



Pimperne Neighbourhood Plan Review

Modifications Statement under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended)

As set out in the Government’s Planning Practice Guidance (Paragraph: 106 Reference ID: 41-106-20190509) there are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

1. Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or the permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
2. Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
3. Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

The analysis below looks at the policies in the ‘made’ Pimperne Neighbourhood Plan and the policies in the proposed Plan to assess which type of modification is being made.

‘Made’ Pimperne Neighbourhood Plan Policy	Pimperne Neighbourhood Plan Review Policy	Type of Modification	Comments
Policy LDC: Locally Distinct Character a) Development should respect the contribution to the character of the area that locally important buildings, groupings and trees (as described and shown on Maps 5a and 5b) make, and their long-term management secured. b) The location and design of new development should respond to and	Policy LDC: Locally Distinct Character and Future Proofing a) Development should respect the contribution to the character of the area that locally important buildings, groupings and trees (as described and shown on Maps 5a and 5b) make, and their long-term management secured.	Material modifications that do not change the nature of the plan.	Policy LDC has been amended with the addition of new criteria relating to design in respect of enhanced energy efficiency/zero-carbon standards, space for trees in new development and parking provision for new or extended dwellings.

<p>reinforce the locally distinctive patterns of development, and the distinctive character of the area. In general, this will mean:</p> <ul style="list-style-type: none"> o design cues should be taken from locally important buildings and groupings relevant to the location o the majority of houses should front the street, and be generally 1½ to 2 storey in height. o sympathetically adapted farm buildings will be supported o a simple palette and styles and materials should be followed, providing a degree of continuity – with the use of banded flint and brick under thatch, slate, clay tile roofs with little local stone other than for dressings. o porches and chimneys should be included in keeping with the local character, with occasional dormers on the roofline to add interest and variety. o boundary treatments characteristic of the area should be used, such as cob, flint and brick walls all with copings and some with incised designs, railings atop walls 	<p>b) The location and design of new development should respond to and reinforce the locally distinctive patterns of development, and the distinctive character of the area. In general, this will mean:</p> <ul style="list-style-type: none"> o design cues should be taken from locally important buildings and groupings relevant to the location; o the majority of houses should front the street, and be generally 1½ to 2 storey in height; o sympathetically adapted farm buildings will be supported; o a simple palette and styles and materials should be followed, providing a degree of continuity – with the use of banded flint and brick under thatch, slate, clay tile roofs with little local stone other than for dressings; o porches and chimneys should be included in keeping with the local character, with occasional dormers on the roofline to add interest and variety; o boundary treatments characteristic of the area should be used, such as cob, flint and brick walls all with copings and some with incised designs, railings atop walls. 		
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	<p>c) The design of new buildings to achieve zero-carbon homes will be strongly supported, and may justify taking a different approach to the traditional vernacular provided that overall the development would still reflect the character of the area. Deviations from the traditional vernacular may be due to (for example):</p> <ul style="list-style-type: none"> o the methods for optimising passive solar gain and cooling, o the use of high quality, thermally efficient building materials, and/or o the installation of water and/or energy efficiency measures such as greywater systems, air / ground source heat pumps and triple glazing. <p>d) The layout of streets and plots (including the subdivision of plots) should include space for trees to mature (using native species) to provide multiple benefits in terms of character, wildlife habitat, carbon capture and improved drainage. The plans should anticipate the full extent of the tree (when grown) to ensure that its root system and spread can be accommodated without problem, and planting secured via appropriate condition.</p>		
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	<p>e) Parking provision for new or extended dwellings (including conversions) should meet or exceed the county car parking guidelines, and include provision for unallocated visitor spaces. Garages should generally be designed as open car ports / car barns to ensure they do not get re-purposed for storage, and multiple “in line” parking spaces should be avoided, particularly in locations where there is limited on-street parking available. The design of parking provision will need to respect the character of the area, use permeable, non-migrating surfacing materials, and clearly indicate the provision of electric vehicle charging points, ensuring that at least one charging point is readily accessible for each dwelling or workplace.</p>		
<p>Policy MHN: Meeting Housing Needs</p> <p>a) Provision is made to achieve at least 45 additional homes in Pimperne between 2016 and 2031, which will meet the projected local needs of the community.</p> <p>b) These homes should be located to the west side of the A354 main road on land within or adjacent to the settlement boundary of Pimperne village (as revised on Map 6). The conversion of existing rural buildings is also allowed under the Local Plan policy.</p>	<p>Policy MHN: Meeting Housing Needs</p> <p>a) Provision is made to achieve at least 61 additional homes in Pimperne between 2016 and 2031, which will meet the projected local needs of the community.</p> <p>b) These homes should be located to the west side of the A354 main road on land within or adjacent to the settlement boundary of Pimperne village (as revised on Map 6). The conversion of existing rural buildings is also allowed under the Local Plan policy.</p>	<p>Material modifications that do not change the nature of the plan.</p>	<p>Criterion (d) in Policy MHN has been amended to reflect the requirement in national policy that where major development involving the provision of housing is proposed, at least 10% of the total number of homes developed should be made available for affordable home ownership. The criterion has also been changed to state that the requirement for market housing sites to provide affordable housing at 40% of the total</p>

<p>c) Sites are allocated in the Neighbourhood Plan, which together with other limited infill and rural conversion opportunities that may arise, should meet and potentially exceed this projected need by a small margin, and protect and respect open spaces and landscape character. The release of unallocated greenfield sites outside the settlement boundary for open market housing should therefore be resisted.</p> <p>d) Although the Local Plan and National policy encourages affordable housing this Neighbourhood Plan requires eligible market housing sites to provide affordable housing at 40% of the total number of dwellings. Restrictions must be included to ensure that the affordable housing is prioritised and remains affordable to local people (with a connection to the parish) in perpetuity. Starter homes that meet these provisos may count towards the affordable housing provision.</p> <p>e) Affordable housing provision to meet identified local need will be encouraged. The type and size of housing should reflect the need and demand for one, two and three bedroom homes, and include a proportion of homes that have flexible / adaptable layouts for home working, and</p>	<p>c) Sites are allocated in the Neighbourhood Plan, which together with other limited infill and rural conversion opportunities that may arise, should meet and potentially exceed this projected need by a small margin, and protect and respect open spaces and landscape character. The release of unallocated greenfield sites outside the settlement boundary for open market housing should therefore be resisted.</p> <p>d) Although the Local Plan and National policy encourages affordable housing, this Neighbourhood Plan requires eligible market housing sites to provide affordable housing at 40% of the total number of dwellings on sites of five or more dwellings. A higher level of affordable housing provision to meet identified local need will be encouraged. Restrictions must be included to ensure that the affordable housing is prioritised and remains affordable to local people (with a connection to the parish) in perpetuity. First homes that meet these provisos will count towards the affordable housing provision and on sites of 10 or more homes (or where the site area is 0.5ha or greater) at least 10% of the total number of homes should be for affordable home ownership.</p>		<p>number of dwellings will apply on sites of five or more dwellings. This specific reference to five or more dwellings reflects the fact that the whole of the neighbourhood plan area is in a designated rural area (the Cranborne Chase AONB). Criterion (d) also includes some additional text stating that a higher level of affordable housing provision to meet identified local need will be encouraged.</p> <p>In addition to the above the figure relating to the provision of additional homes in criterion (a) has been changed from 45 to 61 and is based on updated housing needs evidence that has been produced as part of the neighbourhood plan review process.</p>
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<p>homes suitable for residents with more limited mobility.</p>	<p>e) The type and size of all housing should reflect the need and demand for one, two and three bedroom homes, and include a proportion of homes that have flexible / adaptable layouts for home working, and homes suitable for residents with more limited mobility</p>		
<p>Policy CF: Community Facilities</p> <p>a) Development proposals that facilitate the key community assets, as listed below (in no particular order), to modernise and adapt for future needs in a manner in keeping with the character of the area, will be supported. Every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid any loss of these valued assets.</p> <ul style="list-style-type: none"> o Pimperne Village Shop o Post Office o Pimperne Primary School o Pimperne Pre-School (currently operating at the Priory Sports Pavilion) o Pimperne Village Hall o St. Peter’s Church o The Ryland Room o Anvil Inn o Farquharson Arms Public House o Recreation and Play areas (designated as Local Green Spaces) o Public Footpaths and Rights of Way 	<p>Policy CF: Community Facilities</p> <p>a) Development proposals that facilitate the key community assets, as listed below (in no particular order), to modernise and adapt for future needs in a manner in keeping with the character of the area, will be supported. Every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid any loss of these valued assets.</p> <ul style="list-style-type: none"> o Post Office o Pimperne Primary School o Pimperne Pre-School (currently operating at the Priory Sports Pavilion) o Pimperne Village Hall o St. Peter’s Church o The Ryland Room o Anvil Inn o Farquharson Arms Public House (closed 2021 pending change of ownership, but has not changed use) o Recreation and Play areas (designated as Local Green Spaces) 	<p>Material modifications that do not change the nature of the plan.</p>	<p>Minor updates have been made to Policy CF to reflect the closure of the village shop and the Farquharson Arms Public House.</p>

<p>o Priory Sports Field and Pavilion</p> <p>b) Additional community facilities that should be supported within or well related to the settlement boundary of Pimperne (as revised on Map 6) include:</p> <p>o a site for a pre-school facility that will improve its links with the Primary School</p> <p>o a site for allotments</p> <p>subject to an appropriate assessment of any harm</p>	<p>o Public Footpaths and Rights of Way</p> <p>o Priory Sports Field and Pavilion</p> <p>b) Additional community facilities that should be supported within or well related to the settlement boundary of Pimperne (as revised on Map 6) include:</p> <p>o a village shop and Post Office</p> <p>o a site for a pre-school facility that will improve its links with the Primary School</p> <p>o a site for allotments</p> <p>subject to an appropriate assessment of any harm</p>		
<p>Policy DC: Developer Contributions for Social Infrastructure</p> <p>Developer contributions may be sought where reasonable and necessary for the provision of social infrastructure projects including:</p> <p>o Allotments provision</p> <p>o Pre-School improvements</p> <p>o Former school playing field recreation improvements</p> <p>o Road safety – safer routes to school improvements</p>	<p>Policy DC: Developer Contributions for Social Infrastructure</p> <p>Developer contributions may be sought where reasonable and necessary for the provision of social infrastructure projects including:</p> <p>o Allotments provision</p> <p>o Pre-School facilities</p> <p>o Outdoor recreation and play space improvements</p> <p>o Road safety – 20mph zone within the village, west of the A354</p>	<p>Material modifications that do not change the nature of the plan.</p>	<p>Minor changes have been made to the social infrastructure projects identified in Policy DC. The 2nd project has been changed from ‘Pre-School improvements’ to ‘Pre-School facilities’. The 3rd project has been changed from ‘Former school playing field recreation improvements’ to ‘Outdoor recreation and play space improvements’ and the 4th project has been amended from ‘Road safety – safer routes to school improvements’ to ‘Road safety – 20mph zone within the village, west of the A354’.</p>

<p>Supporting text only in the section of the plan titled 'Locations for new housing development'.</p>	<p>Supporting text only in the section of the plan titled 'Locations for new housing development'.</p>	<p>Material modifications that do not change the nature of the plan.</p>	<p>Factual updates to housing numbers (completions and permissions) in the supporting text of the section of the plan titled 'Locations for new housing development'.</p>
<p>Policy SB: Settlement Boundary</p> <p>The settlement boundary as carried forward into the 2016 Local Plan is amended as shown on Map 6.</p>	<p>Policy SB: Settlement Boundary</p> <p>The settlement boundary as carried forward into the 2016 Local Plan is amended as shown on Map 6. Development outside of this boundary will be treated as 'countryside' in respect of the Local Plan policies.</p>	<p>Material modification that does not change the nature of the plan.</p>	<p>Additional sentence that sets out that development outside of the settlement boundary will be treated as 'countryside' in respect of the Local Plan policies. The relevant policies in the North Dorset Local Plan Part 1 (2016), including Policy 20 (The Countryside), are clear that land outside of the defined settlement boundaries should be treated as countryside.</p>

Other Modifications

Other modifications to the plan, such as factual updates in relation to the name of the local planning authority (now Dorset Council), progress on the local plan and the Blandford + Neighbourhood Plan and changes to improve the clarity of phrasing, are considered to be minor (non-material) modifications.

Conclusion

In terms of the modification status, as per the Modifications Statement required under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended), of the Pimperne Neighbourhood Plan, Dorset Council considers that the Plan review submitted consists of minor (non-material) modifications and material modifications which do not change the nature of the plan. Consequently, the Council considers that the Plan review requires an examination but not a referendum.