

Supplementary Statement of Common Ground

Land west of Church Hill and land off Butts Close and Schoolhouse Lane, Marnhull

LPA ref: P/OUT/2023/02644

Appeal ref: APP/D1265/W/24/3353912

Appellant: Mr P Crocker

Local Planning Authority: Dorset Council

Date of Inquiry: Commences 8th April 2025


1. This is a Supplementary Statement of Common Ground. It recognises further common ground which has been reached between the Dorset Council and the Appellant, Mr Paul Crocker.

It is further agreed that:

2. The North Dorset Local Plan (“NDLP”) can be considered out of date.
3. This is because NPPF §232 protection does not apply to a local plan which is more than five years old. The NDLP was adopted more than five years ago and the unitary authority has been in existence for more than five years.
4. Consequently, the existence of the five-year supply confirmed in the Annual Position Statement (“APS”) does not preclude the Inspector determining that the NDLP is out of date as a result of the material increase in the Local Housing Need (“LHN”) in the December 2024 and more recent Standard Method Figures.
5. If the NDLP is to be considered out-of-date then the ‘Tilted Balance’ in paragraph 11 of the NPPF is engaged. The only difference between the parties on that issue is whether there is a ‘strong’ reason for refusal, as set out in footnote 7 of the NPPF. This is a matter of judgement for the Inspector.
6. The Council have not yet consulted upon nor determined its proposed spatial distribution strategy to accommodate the future increased housing requirement¹ (and

¹ [CD 4.015]

consequential services and facilities) within the Dorset Council administrative area (including Marnhull) following the latest iteration of the NPPF.

Agreed	Name	Date
Chapman Lily Planning (Appellant)	Clare Spiller BSc (Hons) PG Dip TP MRTPI Signed: 	7 April 2025
Dorset Council	Robert Lennis Lead Project Officer (Planning) Signed: <i>Robert Lennis</i>	7 April 2025