



Report on the Wool Parish Neighbourhood Plan 2024 – 2038

An Examination undertaken for Dorset Council with the support of Wool Parish Council on the July 2024 submission version of the Plan.

Independent Examiner: Andrew Mead BSc(Hons) MRTPI MIQ

Date of Report: 16 December 2024

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Main Findings - Executive Summary

From my examination of the Wool Parish Neighbourhood Plan (WPNP/the Plan) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – the Wool Parish Council (WPC);
- The Plan has been prepared for an area properly designated – the Wool Neighbourhood Area as shown on Figure 1 of the Neighbourhood Plan;
- The Plan specifies the period during which it is to take effect: 2024 - 2038; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Wool Parish Neighbourhood Plan 2024–2038

- 1.1 The parish of Wool, including Wool village and the settlements of Bovington and East Burton, is located in level to gently undulating countryside through which flows the River Frome. Dorchester lies about 18km to the west via the A352, or by rail, and Poole is about 24km by road to the east, to which direct access is also possible by rail. Wool Railway Station has a regular direct train service to London Waterloo. The Dorset National Landscape extends across the southern part of the parish. In 2021, the population of Wool parish was about 5,400.¹
- 1.2 The preparation of a neighbourhood plan for Wool began in 2018. Evidence was collected and consultations were held during the intervening period and the final version of the Plan was submitted to Dorset Council (DC) in August 2024, representing about 6 years' work for those involved.

The Independent Examiner

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the WPNP by DC with the agreement of WPC.

¹ 2021 Census.

- 1.4 I am a chartered town planner and former government Planning Inspector and have experience of examining neighbourhood plans. I am an independent examiner, and do not have an interest in any of the land that may be affected by the Plan.

The Scope of the Examination

- 1.5 As the independent examiner, I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:
- Whether the plan meets the Basic Conditions.
 - Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
 - Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.
 - Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').
- 1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

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The Basic Conditions

- 1.8 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies of the development plan for the area;
 - be compatible with and not breach European Union (EU) obligations (under retained EU law)²; and
 - meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.³

2. Approach to the Examination

Planning Policy Context

- 2.1 The current Development Plan for the Wool area, excluding policies relating to minerals and waste development, includes the Purbeck Local Plan (PLP) which was adopted by Dorset Council on 18 July 2024. This is being replaced by the Dorset Council Local Plan. The Local Development Scheme for Dorset Council suggests an adoption date for the new Local Plan in May 2027.⁴
- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF).⁵ In addition, the Planning Practice Guidance (PPG) offers advice on how the NPPF should be implemented.

² The existing body of environmental regulation is retained in UK law.

³ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

⁴ [The Local Development Scheme for Dorset Council March 2024 - Dorset Council](#)

⁵ All references in this report read across to the December 2023 version. Following a government consultation earlier this year, it is anticipated that a revised NPPF will be published in late 2024/early 2025: [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](#)

Submitted Documents

2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, as well as those submitted which include:

- the draft Wool Parish Neighbourhood Plan 2024 – 2038 (submission version July 2024);
- Figure 1 of the Plan which identifies the area to which the proposed Neighbourhood Plan relates;
- the Consultation Report (July 2024);
- the Basic Conditions Statement (July 2024);
- the Strategic Environmental Assessment (SEA) Screening Report (December 2023);
- the Habitats Regulation Assessment (HRA)(September 2024);
- the evidence base documents available on the Dorset Council web site;
- all the representations that have been made in accordance with the Regulation 16 consultation; and
- the joint response dated 19 November 2024 from WPC and DC to the questions of clarification in my letter of 4 November 2024 and the additional comments from DC dated 19 November 2024.⁶

Site Visit

2.4 I made an unaccompanied site inspection to the WPNP area on 29 October 2024 to familiarise myself with it and visit relevant locations referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum. No requests for a hearing session were received.

Modifications

2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix to this report.

⁶ View all the documents at: <https://www.dorsetcouncil.gov.uk/w/wool-neighbourhood-plan>

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The WPNP has been prepared and submitted for examination by the WPC, which is a qualifying body. The WPNP extends over all the parish designated by the then Purbeck District Council in June 2018 (the designation is preserved for the purposes of Dorset Council). I am satisfied it is the only Neighbourhood Plan for Wool Parish and does not relate to any land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.2 The Plan period is from 2024 to 2038 as clearly stated on the front cover.

Neighbourhood Development Plan Preparation and Consultation

- 3.3 The Consultation Report (CR) describes the thorough preparation of the Plan with involvement of the public and various stakeholders at the stages of the process. The CR refers to the Parish Plan which preceded the WPNP and which was published in 2011. Reference is also made to the Annual Parish Meeting in April 2018 where the intention to prepare a neighbourhood plan was aired and the Wool Carnival later in 2018 where a stall was staffed and views were given on a wide range of issues. A survey of residents took place in 2019, together with a school pupils survey and several community walkabouts in 2021. An informal consultation event took place in March 2022 followed by a local bus survey.
- 3.4 The pre-submission Plan was published for consultation under Regulation 14 of the 2012 Regulations from 15 January 2024 until 29 February 2024. An overview of the analysis of comments made by statutory consultees, excluding DC, and members of the public are summarised on pages 16 to 28 of the CR together with the responses of the Neighbourhood Plan Steering Group and any resulting changes to the Plan. The comments by DC and the responses are listed separately on pages 29 to 42 of the CR.
- 3.5 The final version of the Plan was submitted to DC on 14 August 2024. Consultation in accordance with Regulation 16 was carried out from 6 September 2024 until 18 October 2024. 12 responses were received about the Plan, including those from DC. I am satisfied that a transparent, fair and inclusive consultation process has been followed for the WPNP, that has had regard to advice in the PPG on plan preparation and engagement and is procedurally compliant in accordance with the legal requirements.

Development and Use of Land

- 3.6 The Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

Excluded Development

- 3.7 The Plan does not include provisions and policies for 'excluded development'.⁷

Human Rights

- 3.8 The Basic Conditions Statement (BCS) states that no issues have been raised in relation to the possible contravention of Human Rights. These are fundamental rights and freedoms guaranteed under the European Convention on Human Rights. I am aware from the CR that considerable emphasis was placed throughout the consultation process to ensure that no sections of the community were isolated or excluded. I have considered this matter independently and I am satisfied that the policies will not have a discriminatory impact on any particular group of individuals.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The BCS notes that a screening opinion for Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) were sought from DC. The subsequent SEA report noted the presence of ecological designations of European or international value in the Plan area, but that significant impacts upon the natural environment and also upon the historic environment are considered unlikely. Statutory consultees did not dissent from these conclusions and raised no objections to the submitted Plan.
- 4.2 The HRA screening exercise considered the potential threats, pressures and activities which may affect the European sites within 20km of the Plan area and concluded that the Plan would cause likely significant effects on the Dorset Heaths Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar from issues related to recreational pressure, air quality, water quality and habitat fragmentation. Likely significant effects on water quality would also be caused on the Poole Harbour SPA and Ramsar. Therefore, an Appropriate Assessment (AA) was undertaken to determine whether the Plan would result in an adverse effect upon the integrity of the European sites. The AA concluded that protection provided by Policies E7 to E9 in the PLP, the mitigation strategy and Policy WOOL 15 of the WPNP will not result in an adverse effect upon the integrity of a European Site caused by the Plan.
- 4.3 I have read the SEA screening, the HRA (screening and AA), and the other information provided. Having considered the matter independently, I

⁷ See section 61K of the 1990 Act.

agree with the conclusions. Therefore, I am satisfied that the WPNP is compatible with EU obligations as retained in UK law.

Main Issues

- 4.4 Having considered whether the Plan complies with various procedural and legal requirements, it is now necessary to deal with whether it complies with the remaining Basic Conditions, particularly the regard it pays to national policy and guidance, the contribution it makes to the achievement of sustainable development and whether it is in general conformity with strategic development plan policies. I test the Plan against the Basic Conditions by considering specific issues of compliance of all the Plan's policies.
- 4.5 As part of that assessment, I consider whether the policies are sufficiently clear and unambiguous, having regard to advice in the PPG. A neighbourhood plan policy should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.⁸
- 4.6 Accordingly, having regard to the Wool Parish Neighbourhood Plan, the consultation responses, other evidence and the site visit, I consider that the main issues in this examination are whether the WPNP policies (i) have regard to national policy and guidance; (ii) are in general conformity with the adopted strategic planning policies; and (iii) would contribute to the achievement of sustainable development?

Vision and Objectives

- 4.7 The vision and objectives for the WPNP are based on issues raised by local people during the initial stages of the consultation process. The succinct vision is described on page 19 of the Plan. The vision is then used to develop five objectives which form the basis for the chapters of the Plan and fifteen specific land use based policies.

SUSTAINABLE BUILDINGS AND GOOD DESIGN

Policy WOOL 1. Design Principles for New Development in Wool Parish

Policy WOOL 2. New Residential Development Form

- 4.8 Policy WOOL 1 aims for well designed development through character area styles set out in Table 2 of the Plan and Figure 12. Policy WOOL 2 describes five principles to be followed when considering proposals for new residential development. Subject to recommended modifications to each policy **(PM1)** **(PM2)** to enable effective development management which have been suggested by DC and agreed by WPC, the policies have

⁸ PPG Reference ID: 41-041-20140306.

regard to national guidance⁹, generally conform with Policy E12 of the PLP and meet the Basic Conditions.

Policy WOOL 3. Improvements to the Local Environment

- 4.9 Policy WOOL 3 considers the need for improvements to infrastructure in the parish, including flood protection, drainage, facilities, structures and other items within the public realm. The policy has regard to national guidance¹⁰, generally conforms with Policies I1 and I7 of the PLP and meets the Basic Conditions.

Policy WOOL 4. Environmental Performance of Buildings

- 4.10 Policy WOOL 4 supports proposal for development which include measures to achieve lower carbon emissions, improved energy efficiency, better heat management and lower operating costs with new heating and energy generation technologies. The policy has regard to national guidance¹¹, generally conforms with the strategic objective in the PLP of ensuring high quality and sustainable design and meets the Basic Conditions.

HOUSING NEEDS IN WOOL PARISH

Policy WOOL 5. Affordable Housing Tenure

- 4.11 Policy WOOL 5 considers the provision and tenure of affordable housing. The first sentence of the policy gives the misleading and incorrect impression that 40% affordable housing will be required in all cases. Therefore, upon the suggestion by DC, and agreed by WPC, I shall recommend a modification to delete the reference to 40%. In addition, I shall recommend altering the beginning of the second sentence from "Where possible," to "Where viable,". **(PM3)**
- 4.12 I questioned whether the maximum 50% discount for First Homes described in the second paragraph of the policy was appropriate given the nationally advised minimum of 30% and am satisfied by the justification provided in the response from WPC, especially as the qualification of viability would be introduced by PM3. Therefore, I shall not recommend a modification of the second paragraph.
- 4.13 The local connection qualifications for affordable homes is described in the fifth paragraph of the policy. Following initial comments and further responses from DC and WPC, I have concluded that I shall recommend modifying the paragraph by introducing a sequential test prioritising Wool Parish, adjoining parishes and, finally, the wider Dorset Council area, including the deletion of criterion e). **PM4** is set out in full in the

⁹ NPPF: paragraphs 28, 114, 124, 129, 132, 134 & 135.

¹⁰ NPPF: paragraphs 28-30, 167 – 175.

¹¹ NPPF: paragraphs 158, 162 & 164.

Appendix. The policy would then have regard to national guidance¹², would generally conform with Policies H5, H9 and H11 of the PLP and would meet the Basic Conditions.

- 4.14 I considered whether the reasonable exceptions to satisfying the local connection test should be specified in Policy WOOL 5. However, the policy states that the allocations will be in accordance with the Dorset Allocation Policy which lists, at length, the exceptions which will apply. Therefore, I am satisfied that those exceptions will be used to assess applicants where appropriate and there is no need to explain them in the policy.

Policy WOOL 6. Housing Types and sizes in Wool Parish

- 4.15 Policy WOOL 6 seeks a balanced provision of sizes of dwellings. The policy has regard to national guidance¹³, generally conforms with Policies H5, H9 and H10 of the PLP and meets the Basic Conditions.

COMMUNITY INFRASTRUCTURE

Policy WOOL 7. Burial Space Provision in Wool Parish

- 4.16 Policy WOOL 7 aims for the provision of more burial space in Wool Parish. The policy has regard to national guidance¹⁴, generally conforms with Policies I1 and I7 of the PLP and meets the Basic Conditions.

Policy WOOL 8. Protection of sites in local community use

- 4.17 Policy WOOL 8 seeks to protect sites which are in local community use. Following representations from DC and the Defence Infrastructure Organisation (DIO), which included concerns about using Use Classes in policies because they can be amended at very short notice, I shall recommend modifications to the policy which I canvassed and which WPC has in principle agreed. **(PM5)** The policy would then have regard to national guidance¹⁵, would generally conform with Policies I1 and I7 of the PLP and would meet the Basic Conditions.

Policy WOOL 9. Priorities for new community infrastructure and services for Wool Parish

- 4.18 Policy Wool 9 supports measures to secure improvements to community infrastructure and services. The policy has regard to national guidance¹⁶, generally conforms with Policies I1, I4 and I7 of the PLP and meets the Basic Conditions.

¹² NPPF: paragraphs 63, 64 & 66.

¹³ NPPF: paragraphs 63, 64 & 66

¹⁴ NPPF: paragraphs 28-30.

¹⁵ NPPF: paragraphs 96, 97, 108, 109, 110 & 127.

¹⁶ NPPF: paragraphs 28-30.

TRAVEL AND TRANSPORT IN WOOL PARISH

Policy WOOL 10. Bus services for Wool Parish

- 4.19 Policy Wool 10 supports financial contributions towards a new bus service to connect Bovington with the Dorset Innovation Park via Wool Station and key community facilities in Wool. The policy would also welcome direct bus connections between Dorchester and Wool. The policy has regard to national guidance¹⁷, generally conforms with Policy I2 of the PLP and meets the Basic Conditions.

Policy WOOL 11. Improvements to walking and cycling infrastructure in Wool Parish

- 4.20 Policy Wool 11 seeks improvements to walking and cycling and has regard to national guidance¹⁸, generally conforms with Policies I2, I3 and H5 of the PLP and meets the Basic Conditions.

Policy WOOL 12. Improvements to Wool Railway Station

- 4.21 Policy Wool 12 supports measures to improve the facilities and surroundings at Wool Railway Station. The policy has regard to national guidance¹⁹, generally conforms with Policies H5 of the PLP and meets the Basic Conditions.

GREEN INFRASTRUCTURE

Policy WOOL 13. Local Green Space Sites

- 4.22 Policy Wool 13 designates two Local Green Spaces (LGS) detailed in Appendix 8 and listed in the policy; each of which I visited on my inspection of the area. LGS designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.²⁰

LGS should also be capable of enduring beyond the end of the Plan period.²¹

¹⁷ NPPF: paragraph 116.

¹⁸ NPPF: paragraphs 108 & 110.

¹⁹ NPPF: paragraph 109.

²⁰ NPPF: paragraph 106.

²¹ NPPF: paragraph 105.

- 4.23 I agree that each LGS meets the designation criteria. The policy has regard to national guidance as referenced above, generally conforms with Policy I3 of the PLP and meet the Basic Conditions.

Policy WOOL 14. Allotments for Wool Parish

- 4.24 Policy Wool 14 supports the provision of additional allotments when opportunities arise. The policy has regard to national guidance²², generally conforms with Policy I7 of the PLP and meets the Basic Conditions.

Policy WOOL 15. Biodiversity Net Gain Opportunities for Wool Parish

- 4.25 Wool 15 considers the need for a net gain in biodiversity and also the requirement to avoid development which would cause an adverse effect on the integrity of a European Site. The policy has regard to national guidance²³, generally conforms with Policies E7 and E10 of the PLP and meets the Basic Conditions.

National Landscape

- 4.26 In addition, the use of the term 'Area of Outstanding Natural Beauty' (AONB) has been replaced (November 2023) with the term 'National Landscape'²⁴ (albeit the relevant statutory provisions continue to refer to AONBs). Therefore, I recommend that all references to the Area of Outstanding Natural Beauty and AONB, such as in paragraph 9 of the Plan, are replaced by the term National Landscape. **(PM6)**

Overview

- 4.27 Therefore, on the evidence before me, with the recommended modifications, I consider that the policies within the WPNP are in general conformity with the strategic policies of the PLP, have regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.
- 4.28 A consequence of the acceptance of the recommended modifications would be that amendments will have to be made to the explanation within the Plan in order to make it logical and suitable for the referendum. Further minor amendments might also include incorporating factual updates, correcting inaccuracies, typographical and punctuation errors, text improvements suggested helpfully by DC in their Regulation 16 consultation response and any other similar minor or consequential changes (such as paragraph numbering) in agreement with DC. None of these alterations would affect the ability of the Plan to meet the Basic Conditions and could be undertaken as minor, non-material changes.²⁵

²² NPPF: paragraphs 28-30, 96.

²³ NPPF: paragraphs 185 & 186.

²⁴ See: <https://national-landscapes.org.uk/news/welcome-to-national-landscapes>

²⁵ PPG Reference ID: 41-106-20190509.

5. Conclusions

Summary

- 5.1 The Wool Parish Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard to all the responses made following consultation on the WPNP, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify four of the fifteen policies to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether the referendum area should be extended beyond the designated area to which the Plan relates. The WPNP, as modified, has no policy which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be that of the designated Neighbourhood Plan Area.

Concluding Comments

- 5.4 The WPC, the Neighbourhood Plan Steering Group and other voluntary contributors are to be commended for producing a very comprehensive Plan. The Plan is logical, very informative and well-illustrated. I enjoyed examining it and visiting the area. The Consultation Report and the Basic Conditions Statement were extremely useful. The Plan also benefitted from the constructive Regulation 16 comments from DC and others, and the helpful responses from WPC and DC to my questions. Subject to the small number of recommended modifications, the WPNP will make a positive contribution to the Development Plan for the area and should enable the attractive character and appearance of Wool and its surroundings to be maintained whilst enabling sustainable development to proceed.

Andrew Mead

Examiner

Appendix: Modifications

Proposed modification no. (PM)	Page no./ other reference	Modification
PM1	Policy WOOL 1	Amend the second sentence to: "New buildings and property boundaries should use good quality and durable materials, the details of which should be included in planning applications."
PM2	Policy WOOL 2	Amend principle a) to: "The height of new development should not be overbearing in relation to neighbouring land uses, should not result in significant harm to the character of the surroundings and should aim to create a design which respects the character of the area." Amend principle c) to: "Private front gardens should be provided where appropriate and where they are compatible with the character of the surrounding area. Street patterns should be legible and designed to provide rear garden space where overlooking is minimised." Amend principle e) to: "Car parking provision should reflect the car parking strategy as agreed by the Local Planning Authority."
PM3	Policy WOOL 5	Delete from the first sentence: "a proportion of 40% from qualifying developments in." Delete from the second sentence: "Where possible," and substitute: "Where viable, " .
PM4	Policy WOOL 5	Delete the fifth paragraph and substitute: "Social Rented and Affordable Rented homes should be allocated in accordance with Dorset Council's Allocation Policy. First Homes, discounted market sales housing and other affordable routes to home ownership should be prioritised for people with a local connection using the following criteria: a) Residency in Wool Parish for the last 2 years or 3 years out of the last 5 years;

		b) Close family continuous residency in Wool Parish (parents, siblings, non-dependent children) of 5 years; c) Paid employment in Wool Parish of 16 hours per week average for minimum period of 1 year (including zero hours contracts); d) Offer of permanent employment to social tenant in Wool Parish of 16 hours per week average for period no less than 1 year (including zero hours contracts) and where it is unreasonable to travel from current housing property. If there is no qualifying applicant, applicants will be considered from adjoining parishes using the same criteria. If there is still no qualifying applicant, applicants will be considered from the wider Dorset Council area using the same criteria."
PM5	Policy WOOL 8	Delete the policy and substitute: "Proposals that will result in either the loss of or cause significant harm to a local community facility will be resisted, unless it can be clearly demonstrated that the facility is no longer financially viable. Unless otherwise agreed by the local planning authority, this will require a site to be genuinely marketed for a continuous period of at least 9 months at a price which reflects its existing or last use. The following sites/properties are considered to be local community facilities, etc ... Applications for development to improve local community facilities, including shops, will be supported in principle. New residential development within the Plan area on sites larger than 1 hectare should be planned to promote walkable neighbourhoods and active travel. Local grocery shops should exist or be provided within 800m of the whole of the development."

PM6	Throughout the document	Replace all references to Area of Outstanding Natural Beauty and AONB with “ National Landscape ”.
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