

Dorchester Neighbourhood Plan Examination Clarification Note

Andrew Ashcroft (examiner) via email - Received 22 November 2017

Dear Sam,

I looked through the responses last night. They are very helpful. Now I can see the format of Policy DOT7 much clearer please can you seek the Parish Council's additional comments on the following questions:

- Is the policy intended only to apply to the land identified as excellent/very good on Map 6?
- How do the classifications overlap with the classifications for agricultural land in the NPPF/Planning Practice Guidance (ID: 8-026-20140306)? In particular do they reflect the Natural England Technical Information Note TIN 049 as shown as a link in the PPG section above?
- Is the policy intended to apply (in the relevant areas) outside the built up areas of the parish? Taken literally as submitted the policy would prevent any development in significant parts of the village itself.

(Response below)

Chris Hill (parish council Chairman) via email - Received 24 November 2017

Dear Sam

Please see the answers to the additional queries from Mr Ashcroft regarding DOT7. I have added some more detail in blue and I hope this will help to clarify the land quality situation in Dorchester even further.

"Now I can see the format of Policy DOT7 much clearer please can you seek the Parish Council's additional comments on the following questions:

Is the policy intended only to apply to the land identified as excellent/very good on Map 6?

Yes, the Policy is intended to apply to agricultural land of the highest classification Grade 1, 2 and 3. The aim of DOT7 is to retain the land identified as excellent and very good and specifically at the finite supply of farm land shown on Map 5 and not the built up areas of the parish. The source of the agricultural classifications on Map 6 is the Natural England site map "ALC007 - London and the South-East". Although there are 5 main classifications for land the map around Dorchester shows only Classification 1,2 4 and 5. There is no land classification shown as 3 in Dorchester or Other Land Categories such as Urban, Non Agricultural, Woodland etc.

In addition although not all the Grade 4 and Grade 5 land is on farmland some of it is Floodplain, disused quarry pits that have become lakes, and some is land that was quarried and subsequently land filled to become "brownfield". All are in the Green Belt as Dorchester is a "washed over" village. These factors make the granularity of the ALC maps available for Dorchester somewhat crude. NB Please see the request in the following answer to seek further clarification from the district council on this detail.

How do the classifications overlap with the classifications for agricultural land in the NPPF/Planning Practice Guidance (ID: 8-026-20140306)? In particular do they reflect the Natural England Technical Information Note TIN 049 as shown as a link in the PPG section above?

The source of NDP Map 6 is the Natural England ALC007. We have requested the district council to confirm that the map detail in Natural England Technical Information Note TIN 049 overlap with classifications in the NPPF/Planning Practice Guidance and if necessary update their map accordingly.

Is the policy intended to apply (in the relevant areas) outside the built up areas of the parish? Taken literally as submitted the policy would prevent any development in significant parts of the village itself."

Yes, the Policy is intended to apply to agricultural land of the highest classification Grade 1, 2 and 3 (though there is no land classified as Grade 3 shown in Dorchester Parish) on farmland identified on Map 5, and is not intended to apply to other areas of the parish whether built up or otherwise if it is not part of farm land.