

MM2



**Purbeck District Council**  
 Purbeck Local Plan  
 'Planning Purbeck's Future'  
**Main Modifications to the Core Strategy**  
 Representation Form (June/July 2012)

**Your Details**

**Agent's Details** (where relevant)

Title		
Name	The Charborough Estate	
Job Title (where relevant)	Jason Bowerman RICS Agent	Pro Vision Planning & Design
Organisation (where relevant)	The Estate Office	Grosvenor Court
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Tel. Number		

**Responses should be sent to:**

**Email:** [ldf@purbeck-dc.gov.uk](mailto:ldf@purbeck-dc.gov.uk)

or

**Post:** Planning Policy, FREEPOST RSAX-LTRK-TRKE, Purbeck District Council,  
Westport House, Worgret Road, Wareham, Dorset, BH20 4PP

**Fax:** 01929 557348

**Representations will only be accepted that refer to a change shown in the Schedule of Main Modifications, or to the Habitats Regulations Assessment Update or Addendum to Sustainability Appraisal.**

**Return to Purbeck District Council by Tuesday 31<sup>st</sup> July 2012**

Late or anonymous representations will not be accepted. All representations received will be published on the Council's website, along with your name.

An example of a completed form is available on the Council's website.

Alternatively, if you would like help completing this form please contact the Planning Policy Team.

For further information, visit [http://www.dorsetforyou.com/purbeck\\_consultation](http://www.dorsetforyou.com/purbeck_consultation), email [ldf@purbeck-dc.gov.uk](mailto:ldf@purbeck-dc.gov.uk) or call 01929 557359 to speak to a member of the Planning Policy Team.

You should comment only on the Main Modifications, the Habitats Regulations Assessment Statement and/or the Addendum to the Sustainability Appraisal.

Responses on the above documents will be sent to the Planning Inspector. **Therefore, you do not need to repeat your previous comments or re-submit your previous representations.**

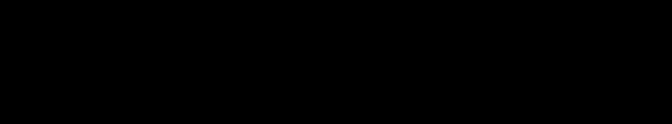
The Inspector will decide if further public hearing sessions are required as part of the examination process. All representations on matters of soundness will be fully considered by the Inspector. You may choose to request to appear at a public hearing to clarify your comments on the Main Modifications. Do you consider it necessary to participate at the oral part of the examination?

<input type="checkbox"/> <b>No</b> , I do not wish to participate at the oral examination	<input checked="" type="checkbox"/> <b>Yes</b> , I wish to participate at the oral examination
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If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary in the space below:

If the Inspector decides further public sessions are required, The Charborough Estate should be included because the Estate is a significant stakeholder in Purbeck District, particularly with regard to the rural buildings, rural housing, SANGS and the relationship between ecology and strategic housing provision.

Please note that the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature 

Date 16-07-2012

**Representations:**

You are asked to comment on the Main Modifications to the Core Strategy, the Habitats Regulations Assessment Statement and/or the Addendum to the Sustainability Appraisal:

**Part A: Legal Compliance** – Has the **process** of preparing this Core Strategy been followed in accordance with national guidance?

**Part B: Soundness** – Is the **content** of the Core Strategy sound, in other words, is it 'justified', 'effective' and 'consistent with national policy'?

Please use the forms overleaf to submit your response.

**FORM A: Your Comments on Legal Compliance**

**Are the Main Modifications to the Core Strategy legally compliant?**

*(In other words, has the **process** of preparing this version of the Core Strategy been followed in accordance with national guidance?)*

Yes

No

No Comment

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)



**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 2

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

**SEE ATTACHED**



**Suggested Alterations:**

Please use the space below to give details of what alteration(s) you consider necessary to make the Main Modification to the Core Strategy sound and why. Please suggest revised wording (expand box as necessary).

**SEE ATTACHED**

Note: Please use a separate sheet when responding to more than one Main Modification. Additional sheets can be photocopied and attached to this form or downloaded from [www.dorsetforyou.com/purbeck\\_consultation](http://www.dorsetforyou.com/purbeck_consultation)

## PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS

### RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO

### MM 2

#### COMMENTS

- 1 MM2 is welcome in principle. However, as the proposed wording stands, the Core Strategy / Local Plan would still not meet the identified housing need . It would thus still be unsound in that it would be:
  - a) Ineffective in meeting Purbeck's housing need, and
  - b) Contrary to national policy (NPPF 47)

Further changes are thus justified in order to make the Core Strategy / Local Plan sound in this respect.
- 2 Proposed paragraph 1.2.1 is unsound in that we understand parts of the District may fall outside the Nature Improvement Area, so the phrase "*the whole District is a Nature Improvement Area*" may not be justified.
- 3) There may be currently no possibility of building roads to alleviate congestion, but during the plan period revised approaches to SPA mitigation and funding may enable new construction to be considered, and this should not be ruled out: the statement at the end of the paragraph is thus unjustified .
- 4 The proposed paragraph 1.2.2 is very badly put and potentially misleading.
- 5 In view of the size of the housing shortfall and the seriousness of the problem, the Review needs to start as soon as the Core Staregy / Local Plan has been adopted; a start date as late as 2015 is not justified – a completion date by the end of that year is justified.
- 6 170 dwellings per annum in the later part of the Plan period will not deliver the 4000 or so homes required over the Plan period ; the rate per annum needs to **average** 170 dpa; therefore, if the rate of delivery is lower over the next few years, as is expected to be the case, the annual delivery rate will need to be higher later on; the only justified figure is for an **average** of 170 dpa across the Plan period.
- 7 Proposed para 1.2.3 needs to emphasise the need to test potential housing sites in depth in respect of heathland SPA mitigation, and traffic.

## PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS

RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO

MM2

### SUGGESTED CHANGES

Para 1.2.1

*“ Purbeck District.....and **much of** the District is a Nature Improvement Area. The only .....particularly during the holidays, and there is **currently limited scope** for building new roads to alleviate the congestion”.*

Para 1.2.2

*“Achieving housing growth to meet local needs is therefore challenging. The previous Purbeck Local Plan (2004) was never statutorily adopted because a strategic housing site allocation at Holton Heath and a Sandford by-pass was deleted (for heathland impact reasons) and the Local Plan thus conflicted with the Structure Plan”*

Para 1.2.3

*The Local Plan makes provision for .....Therefore, following adoption of the Local Plan, the Council will undertake a partial review to **identify** ways of meeting housing needs. The partial review will plan for growth, **will be started immediately following adoption of the Local Plan, and must be completed by the end of 2015.** The partial review will need to consider:*

- ***A particular emphasis on the need to achieve the District housing provision of an average of 170 dpa across the Plan period, with associated mitigation measures tested against the Habitats Regulations and transportation constraints;***

*.....The enhancement of biodiversity and habitats”*



**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 4

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

**SEE ATTACHED**

**Suggested Alterations:**

Please use the space below to give details of what alteration(s) you consider necessary to make the Main Modification to the Core Strategy sound and why. Please suggest revised wording (expand box as necessary).

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PRO VISION  
PLANNING & DESIGN

## PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS

### RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 4

#### COMMENTS

MM 4 is written as if it assumes that the housing requirement definitely cannot be met. In reality, that is not the case. The situation is actually that of uncertainty. It is not yet certain whether or not all the housing requirement can be met, and how, although it is probable that the Partial Review will identify that at least more of the need can be met , and possibly all.

#### SUGGESTED CHANGES

The relevant Spatial Objective should read :

***“ Work to identify how Purbeck’s housing need can be met whilst balancing the needs of ecological, landscape and transportation considerations”***



**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 8

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

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It is not 'consistent with national policy'

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**Comments:**

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## PURBECK CORE STRATEGY / LOCAL PLAN ; MAIN MODIFICATIONS

RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO

MM 8

### COMMENTS

- 1 Proposed para 6.1.5 duplicates proposed para 1.2.1 to 1.2.3 inclusive, and is therefore not justified in the form proposed.
- 2 It would be better to simply make cross – reference to those paragraphs.
- 3 If not, reference in the new para 6.1.5 should be to the prompt commencement of the Partial Review.
- 4 The word “required” is not justified as the objectively assessed requirement is known already.

### SUGGESTED CHANGES

Para 6.1.5

***“The council recognises the requirement to meet its objectively assessed housing needs. It will work with the community and stakeholders to identify how this is to be achieved, whilst balancing the needs of ecological, landscape and transportation considerations”***



**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 20

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

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**PURBECK CORE STRATEGY / LOCAL PLA : MAIN MODIFICATIONS  
RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO:**



**MM 20**  
PRO VISION  
PLANNING & DESIGN

**MM 24**

**COMMENTS**

- 1 The location of SANGS around Wareham was discussed at the EiP. Pro Vision attended that discussion on behalf of the Charborough Estate. Our understanding is that, in very brief summary:
  - a) The large scale Ashvilla proposals west of the bypass at Worgret would incorporate SANGS on low-lying wet land, not attractive to dog walkers or others in wet weather; their proposed SANGS would thus not actually be effective as such, and could not therefore mitigate the potential effects on Heathland SPA;
  - b) The proposed Holme Lane SANGS would not be well related to the Worgret Road strategic housing allocation, or to any existing housing, but it would be reasonably accessible off the main road (the Wareham bypass west of Stoborough) and dog walkers tend to use cars in any case; on that basis the LPA advised by Footprint Ecology consider this proposed SANGS to be effective and hence acceptable;
  - c) North Wareham, as proposed by the Charborough Estate: Footprint were understood to advise SANGS here would be very good, with the potential to serve both new and existing housing.
- 2 It follows that the changes proposed by MM 20 and MM 24 do not represent the best available option in all the circumstances; they are therefore unjustified, and thus unsound.
- 3 SANGS land at North Wareham as proposed by The Charborough Estate is the best alternative available and is large enough to mitigate both the Worgret Road allocation and allocations at Ferncroft and Tantinoby; in view of the serious under-provision of the objectively-assessed housing need, the best available option is thus to allocate land at Wareham Road, at Ferncroft, and at Tantinoby, together with SANGS at North Wareham

## PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS

RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO

MM 20

### SUGGESTED CHANGES

The paragraph to be added to Policy CEN should read :

*“new residential development will be expected to contribute towards mitigation measures for European protected sites. The housing **allocations** will be expected to implement strategic SANGS at **North Wareham (in association with strategic development there)** with support provided from other development. SANGS should include an area where dogs can run freely off the lead and include circular walks. Guidelines on the design of SANGS are set out in Appendix Fig 5*



**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 24

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

**SEE ATTACHED**

**Suggested Alterations:**

Please use the space below to give details of what alteration(s) you consider necessary to make the Main Modification to the Core Strategy sound and why. Please suggest revised wording (expand box as necessary).

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## PURBECK CORE STRATEGY / LOCAL PLA : MAIN MODIFICATIONS

RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO:



PRO VISION  
PLANNING & DESIGN

**MM 20**

**MM 24**

### COMMENTS

- 1 The location of SANGS around Wareham was discussed at the EiP. Pro Vision attended that discussion on behalf of the Charborough Estate. Our understanding is that, in very brief summary:
  - a) The large scale Ashvilla proposals west of the bypass at Worgret would incorporate SANGS on low-lying wet land, not attractive to dog walkers or others in wet weather; their proposed SANGS would thus not actually be effective as such, and could not therefore mitigate the potential effects on Heathland SPA;
  - b) The proposed Holme Lane SANGS would not be well related to the Worgret Road strategic housing allocation, or to any existing housing, but it would be reasonably accessible off the main road (the Wareham bypass west of Stoborough) and dog walkers tend to use cars in any case; on that basis the LPA advised by Footprint Ecology consider this proposed SANGS to be effective and hence acceptable;
  - c) North Wareham, as proposed by the Charborough Estate: Footprint were understood to advise SANGS here would be very good, with the potential to serve both new and existing housing.
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- 3 SANGS land at North Wareham as proposed by The Charborough Estate is the best alternative available and is large enough to mitigate both the Worgret Road allocation and allocations at Ferncroft and Tantinoby; in view of the serious under-provision of the objectively-assessed housing need, the best available option is thus to allocate land at Wareham Road, at Ferncroft, and at Tantinoby, together with SANGS at North Wareham



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## PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS

RESPONSE ON BEHLF OF THE CHARBOROUGH ESTATE TO

MM 24

### SUGGESTED CHANGES

To Map 11 :

- DELETE "Heathland Mitigation" at Holme Lane
- ADD "Strategic mixed development allocation at Ferncroft, strategic housing allocation at Tantinoby and North Wareham SANGS"



**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 43

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

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**Suggested Alterations:**

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**PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS**

**RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 43**

**COMMENTS**

- 1 The proposed Main Modification is sound: it is justified by the circumstances prevailing in the District, the approach is likely to be effective, and it accord with the NPPF.
- 2 MM 43 is therefore SUPPORTED
- 3 The Charborough Estate looks forward to a positive engagement with Councillors, Policy Officers and Development Management Officers in pursuing the aims and objectives of MM 43

**SUGGESTED CHANGES**

NONE

**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 44

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

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**Comments:**

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## PURBECK CORE STRATEGY / LOCAL PLAN ; MAIN MODIFICATIONS

### RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 44

#### COMMENTS

- 1 MM 44 is welcome as far as it goes
- 2 However, it omits to refer to housing being acceptable where this represents the optimal viable use for a listed building, as set out in NPPF 55
- 3 Therefore the proposed modification, although welcome, remains unsound because it remains out of accord with national policy

#### SUGGESTED CHANGE

Proposed para 8.2.4:

*“Re-use of existing buildings, such as traditional agricultural buildings, helps to conserve the District’s cultural heritage. In Purbeck, **employment or tourism accommodation uses will be supported in principle, or housing where that would lead to an enhancement of the immediate setting, or represent the optimal viable use of a listed building.**”*

**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 49

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

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**Comments:**

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## **PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS**

**RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 45**

### **COMMENTS**

- 1 MM 45 is sound : it is justified in the light of the need to maintain and promote sustainability, and it accord with the NPPF
- 2 It is a welcome recognition that development in the countryside can actually achieve positive benefits
- 3 MM 45 is therefore SUPPORTED
- 4 The Charborough Estate looks forward to a positive engagement with Councillors, Policy Officers, and Development Management Officers in pursuing the aims and objectives of MM 45

### **SUGGESTED CHANGES**

NONE

**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 46

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

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It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

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## PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS

RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 46

### COMMENTS

- 1 MM 46 is welcome as far as it goes
- 2 However, it omits reference to housing being acceptable where this represents the optimal viable use for a Listed Building
- 3 Therefore the proposed modification, although welcome, remains unsound because it remains out of accord with national policy

### SUGGESTED CHANGE

The relevant sentence to be added to Policy CO Countryside needs to read :

***“Conversion to housing will also be permitted where that would lead to an enhancement of the immediate setting or represent the optimal viable use of a listed building”***



**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 47

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

SEE ATTACHED

**Suggested Alterations:**

Please use the space below to give details of what alteration(s) you consider necessary to make the Main Modification to the Core Strategy sound and why. Please suggest revised wording (expand box as necessary).

**SEE ATTACHED**

Note: Please use a separate sheet when responding to more than one Main Modification. Additional sheets can be photocopied and attached to this form or downloaded from [www.dorsetforyou.com/purbeck\\_consultation](http://www.dorsetforyou.com/purbeck_consultation)

## **PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS**

**RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 47**

### **COMMENTS**

- 1 MM 47 is sound because it is justified, likely to be effective, and in accord with the NPPF
- 2 MM 47 is therefore SUPPORTED
- 3 The Charborough Estate looks forward to a positive engagement with Councillors, Policy Officers, and Development Management Officers in pursuing the aims and objectives of MM 47

### **SUGGESTED CHANGES**

NONE

**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 48

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

SEE ATTACHED



**Suggested Alterations:**

Please use the space below to give details of what alteration(s) you consider necessary to make the Main Modification to the Core Strategy sound and why. Please suggest revised wording (expand box as necessary).

**SEE ATTACHED**

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## **PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS**

**RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 48**

### **COMMENTS**

- 1 MM 48 is sound because it is justified by the circumstances in Purbeck District, where some market housing may be appropriate to enable significant rural affordable housing to be achieved; it is thus likely to be effective, and in particular it is in accord with the NPPF.
- 2 MM 48 is therefore SUPPORTED.
- 3 The Charborough Estate notes that consultation on the Housing Strategy is currently programmed for late 2012, and looks forward to a positive engagement with Councillors and Officers in pursuing the aims and objectives of MM 48.

### **SUGGESTED CHANGES**

NONE

**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 49

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

SEE ATTACHED

**Suggested Alterations:**

Please use the space below to give details of what alteration(s) you consider necessary to make the Main Modification to the Core Strategy sound and why. Please suggest revised wording (expand box as necessary).

**SEE ATTACHED**

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## **PURBECK CORE STRATEGY / LOCAL PLAN: MAIN MODIFICATIONS**

**RESPONCE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 49**

### **COMMENTS**

- 1 MM 49 is sound because it is justified by being logical, it is likely to be effective, and it is in accord with the NPPF.
- 2 MM 49 is therefore SUPPORTED.
- 3 The Charborough Estate notes that the Housing Strategy will be consulted upon (currently programmed for late 2012) and looks forward to a constructive engagement with Councillors and Officers in pursuing the aims and objectives of MM 49.

### **SUGGESTED CHANGES**

NONE

**FORM B: Your comments on the Schedule of Main Modifications**

**PLEASE USE A SEPARATE SHEET FOR EACH REFERENCE NUMBER**

Please state the relevant reference number that you are commenting on from the Schedule of Main Modifications in the box below (e.g. MM1):

MM 50

*Comments without the relevant reference number will not be accepted.*

**Do you consider this Main Modification (in box above) proposed by the Council to be 'Sound'?**

*(In other words is the Main Modification 'justified', 'effective' and 'consistent with national policy')*

Yes

No

No Comment

If you have chosen 'No', do you consider this change to the Core Strategy be unsound because:

*(tick all that apply)*

It is not 'justified'

*(i.e. the proposed change is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)*

It is not 'effective'

*(i.e. the proposed change is not deliverable, not flexible and not able to be monitored)*

It is not 'consistent with national policy'

*(For explanation of terms refer to guidance notes below)*

**Comments:**

Please use the space below to provide more detailed comments (expand box as necessary)

SEE ATTACHED

**Suggested Alterations:**

Please use the space below to give details of what alteration(s) you consider necessary to make the Main Modification to the Core Strategy sound and why. Please suggest revised wording (expand box as necessary).

**SEE ATTACHED**

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## PURBECK CORE STRATEGY / LOCAL PLAN : MAIN MODIFICATIONS

### RESPONSE ON BEHALF OF THE CHARBOROUGH ESTATE TO MM 50

#### COMMENTS

- 1 MM 50 is sound because it is justified by the circumstances in Purbeck District, where some market housing may be appropriate to enable significant rural affordable housing to be achieved; it is thus likely to be effective, and in particular it is in accord with national policy.
- 2 MM 50 is thus SUPPORTED
- 3 It is understood that consultation on the Housing Strategy is currently programmed for late 2012, and the Charborough Estate looks forward to a positive engagement with both Councillors and Officers in pursuing the aims and objectives of MM50.

#### SUGGESTED CHANGES

NONE