



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		Mr
Name	Ashvilla Estates (Wareham) Ltd	Nick Paterson-Neild
Job Title (<i>where relevant</i>)		Associate
Organisation (<i>where relevant</i>)		Barton Willmore LLP
Address		Beansheaf Farmhouse, Bourne Close, Calcot, Reading, Berkshire
Postcode		RG31 7BW
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Tel. Number		0118 9430000

Responses should be sent to:

Email: 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 31st 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, email 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.**

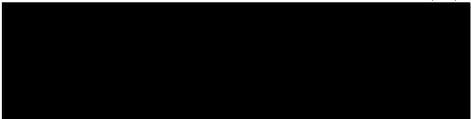
The Inspector will decide if further public hearing sessions are required as part of the examination process. All representations on matters of soundness will be fully considered by the Inspector. You may choose to request to appear at a public hearing to clarify your comments on the Main Modifications.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

<input type="checkbox"/> No , I do not wish to participate at the oral examination	<input checked="" type="checkbox"/> Yes , 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:

Ashvilla Estates (Wareham) Ltd are the promoters of strategic residential development and strategic SANG proposals to the west of Wareham and have taken an active role in the Public Examination hearings held on May 2012.

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 Nick Paterson-Neild 

Date 31st July 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):

MM2

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)

As already set out in our hearing statements to Matter 1 and 4, the Council has failed to meet objectively assessed housing need in the District. This is accepted by the Council in MM2. The modification proposes a review of the Plan to consider a target of 170 dwellings per year for the later part of the Plan period.

There is a lack of clarity with regard to both the timing of the review (other than it will be started by the end of 2015. No account is made for the failure to plan for at least 170 dwellings per annum lost in the early part of the Plan period, in other words no provision is made for catching up as a consequence of the review. Nor is there a clear picture in terms of the timetable for the review or a commitment to completion of the review by an end date.

This is all too little too late in the process: the Council has failed to Plan for objectively assessed need as detailed in our hearing statements to Matters 1 and 4. Whilst the Council has moved from it initial position of a review at the point of the completion of the 2,000th dwelling set out in the statement to Matter 1, it is vital that higher growth options are robustly assessed now rather than put back to a subsequent review. The consequence of this will be to further exacerbate the

housing shortfall in the area, the housing waiting list will rise and house price to income ratio and jobs to homes imbalance will only worsen still further. Assuming this review takes upwards to a calendar year and then formal statutory processes which follow including a Public Examination, it is reasonable to assume adoption of the review to the Plan will not be likely to occur until 2017 onwards at the earliest. If planning applications then follow, outline then reserved matters, housing completions are unlikely to be advanced until 2019.

This serves to underline the need to:adopt a Plan which does address objectively assessed need rather than allow one to proceed which evidentially fails to test growth options which can be delivered and avoid recreational processure on the Special Protection Area.

With particualr regard to Green Belt policy, concerns have already been expressed with regard to the Council's approach in our statement to Matter 14. In considering boundary modifications the Conucil must have regard to their intended permanence in the longer term, beyond the Plan period. The fact that the Conucil are proposing Green Belt alterations now, and seek to make further changes in an early review fatally undermines the approach and lack of strategic direction to the modifications sought to the Green Belt.

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).

The Plan is not considered sound as it will fail to meet objectively assessed needs and has not robustly assessed reasonable alternatives. Moreover, in addition to the failure to justify the Plan, the result of this proposal for an early review is that it will fail to secure delivery of housing to meet identified needs. Accordingly the Plan is neither positively prepared, justified, deliverable or consistent with national policy.

The proposed modification to facilitate an early review should be deleted and more work undertaken now to assess, consider and include additional growth in the Plan prior to its formal adoption.

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

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):

MM3

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 proposed change '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)

The asertion in paragraph 1.5.2 that Christchurch has "nearly" adopted its Core Strategy is unfounded: this has yet to be tested at Public Examination and carries limited weight. It cannot be stated with any certainty that there is no requirement for Purbeck to meet the needs of other Districts.

A large, empty rectangular box with a thin black border, occupying the upper half of the page. It is intended for providing details of suggested alterations.

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).

A large, empty rectangular box with a thin black border, occupying the lower half of the page. It is intended for providing details of suggested alterations.

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

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 to the Core Strategy in the box below (e.g. MM1):

MM4

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 proposed change 'justified', 'effective' and 'consistent with national policy')

Yes

No

No Comment

If you have chosen 'No', do you consider this Main Modification 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)

The dilution of Spatial Objective 2 to state "meet as much or Purbeck's housing need as is possible" is confirmation of the failure to meet objectively assessed need and should be deleted as a modification in light of comments to MM2 above.

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).

Delete proposed modification.

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):

MM8

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)

In light of our representations to MM2, this modification is not considered sound in that it is predicated on an early review which fails to address objectively assessed need.

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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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):

MM20

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)

Without prejudice to our position regarding the efficacy of the Stoborough SANG in Issue 14.4 of Matter 14: reinforced by the deletion of the Nutcrack Lane SANG from the previous version of the Plan, although reference is made to Appendix 5, the wording in this main modification differs from that of MM32 which requires the SANGs at Upton and Lychett Matravers to 'accord' with Appendix 5. For the policies across Purbeck to be fairly balanced, this wording should also be included in Policy CEN regarding the Holme Lane SANG.

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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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):

MM23

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)

The wording of this main modification should be stronger to fully accord with the principles of the NPPF.

Para 118 of the NPPF states that:

"Proposed development on land within or outside a SSSI likely to have an adverse effect on a SSSI (either individually or in combination with other developments) should not normally be permitted."

Effects on the SSSI should be avoided as far as is possible; if this is not possible then mitigation measures to minimise or otherwise compensate for the negative effects of increased recreational pressure on the Common should be proposed, such as contributions to the ongoing management of the Common, to ensure no net loss in biodiversity, and ideally a net gain. This principle is set out more clearly in MM25.

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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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):

MM24

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)

The deletion of Nutcrack Lane SANG at Stoborough is noted in MM24. It is noteworthy that the Council's strategy has been based on support from Natural England: however it is clear that with the deletion of Nutcrack Lane serious questions must now be also placed with regard to the Holme Lane SANG.

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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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):

MM80

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)

We agree with the principle that "the effectiveness of SANGs as mitigation will depend upon its location and design, and that SANGs must be more attractive to visitors than the Dorset Heathlands".

The wording under the heading 'Accessibility' does not reflect the benefit of a SANG that may be less 'attractive' than the heaths in being more 'accessible', for achieving the aim of effectively diverting recreational pressure away from the heaths. If it is possible that a SANG may not be able to compete with the heaths in terms of attractiveness due to its limited size, range of habitats and so on, then if it is also equally accessible then significant uncertainty arises regarding the potential of that SANG to function as an effective mitigation site.

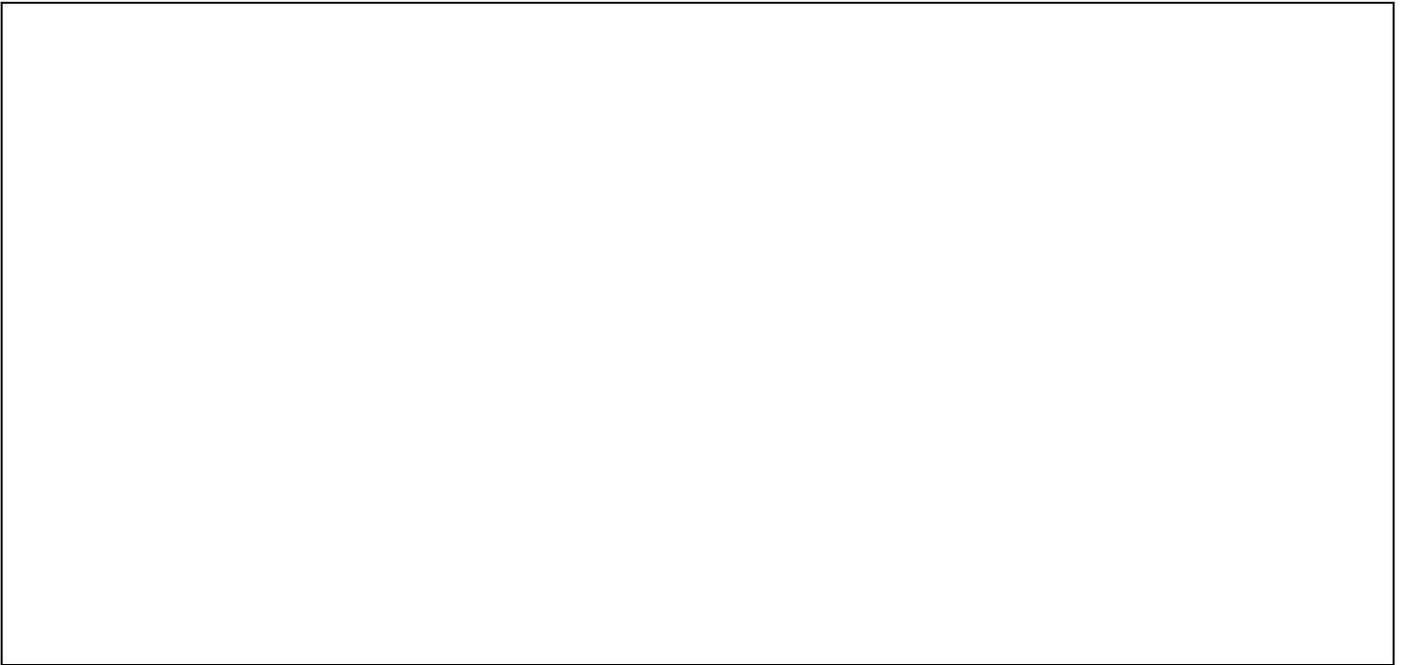
Therefore for bespoke SANGs, i.e. SANGs provided for strategic housing, the most precautionary approach would be to select their location on the basis of the ability to strategically intercept existing visitors to the heaths and new visitors travelling from new development. By being more accessible than the heaths, ideally by removing the need to drive

to access the SANGs altogether, the risk of visitors choosing to travel an equal or slightly greater distance to visit the heaths is reduced, therefore maximising the number of visits to the heaths that are 'intercepted'.

The fourth paragraph under the heading of 'Accessibility' explains that a 2.3-2.5km circular walk may not always need to be provided in certain circumstances, but then Guideline no.7 states that it should be possible to complete a circular walk of 2.3-2.5km around the SANGs; this raises uncertainty as to what exactly may be required. Such contradictions should be resolved within this appendix.

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).



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