



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		Doug Cramond
Job Title (<i>where relevant</i>)		Director
Organisation (<i>where relevant</i>)	Wyatt Homes	DC Planning Ltd
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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:

Note: We are not indicating that an oral examination is necessary bearing in mind the nature of the main modifications and the thoroughness of the proceedings to date. However, if the Inspector is minded to call further sessions we would certainly wish to be part of those given the importance of the housing allocation at Policeman's Lane Upton and the responsibility for the early delivery of that which rests with Wyatt Homes. The evidence of the company's representatives and explanation of the work undertaken to date (much of it in liaison with the LPA) should assist the Inspector's deliberations in respect of the Soundness of the Main Modifications, the Habitats Regulations Assessment, the Addendum to the Sustainability Appraisal and the Plan overall.

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 **D Cramond**

Date **30.7.12**

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
X

No

No Comment

Comments:

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

Please see overall comments below on Form B.

FORM B: Your comments on the Schedule of Main Modifications

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
MM5
MM6
MM28
MM29
MM32
App 3
HRA
SA**

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
X

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 explained within previous representations and attendance at the Examination:

- ***Wyatt Homes has the legal interest in the housing allocation at Policeman’s Lane Upton and the associated SANGS land;***
- ***the allocation is a justified, sound, environmentally benign and sustainable one;***
- ***the company has worked in consultation with the LPA, NE, RSPB, DCC, Town Council and other stakeholders to reach collaborative consensus; and***

- *the land is readily deliverable to bring forward much needed homes within the earliest part of the Plan period.*

The Company has reviewed the full range of Main Modifications. There are no objections to any of the Modifications proposed. Wyatt Homes would wish to go on record as particularly supporting the following Modifications which are of direct relevance to its interest at Upton:

MM2

The Partial Review approach is an entirely logical mechanism bearing in the mind the present and future ramifications of the Habitats Regulations; the urgent need to progress with the allocated and fully tested housing development at sites including Policeman's Lane Upton; and the requirement to have a full strategic review of Green Belt boundaries and long term land reservations. Given wider land holdings Wyatt would be happy to be involved on this latter point in due course.

MM5

The recognition of the Presumption in Favour of Sustainable Development is now effectively a standard requirement.

MM6

Wyatt is content for the capacity at Policeman's Lane to be qualified by 'approximately'.

MM28

Given the joint agreement between PDC, NE and Wyatt the addition of specificity about the nature of the SANG at Upton is logical.

MM29

It is recognised and accepted that nitrogen neutral development is an issue which is pertinent to parts of Purbeck. MM56 draws upon this and acceptably includes an Upton context.

MM32

This effectively ties together MM28 and MM29 and also refers to Appendix 5, and adds logical clarity.

New Appendix 3

Wyatt confirms that the assumption that the Upton allocated site will be completed by 2017 is very readily achievable.

Additionally, the Council's documents 'Habitats Regulations Assessment and the Addendum to the Sustainability Appraisal' are both considered to be a sound approach to assessing and putting on record the finalisation of the evidence base.

*DCP for Wyatt Homes
July 2012*

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).

n/a