



Our ref: MSM/07B105384  
Your ref:

30<sup>th</sup> July 2012

Planning Policy,  
FREEPOST RSAX-LTRK-TRKE,  
Purbeck District Council,  
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Worgret Road,  
Wareham,  
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**BY E-MAIL**

Dear Sir / Madam

## **Purbeck Local Plan Part 1 – Main Modifications to Core Strategy** Representations by the Co-operative Group

I write on behalf of my client, the Co-operative Group ('the Co-op'), to submit representations to the current consultation on the 'Main Modifications to the Core Strategy'. The Co-op operates a store in Swanage town centre and therefore takes a keen interest in the changes which are proposed to the 'retail floor space supply' and South East Purbeck sections of the Local Plan document. Outlined below are the Co-op's representations on the proposed main modifications and I attached the necessary representation forms to this letter.

### **Paragraph 6.7.3.1**

The Co-op is supportive of the changes to paragraph 6.7.3.1 which reinforce the strategy not to allocate a new supermarket in Purbeck over the life of the plan. This approach is based on sound reasoning by the Council and the Co-op agrees that this is the only sensible approach to planning for retailing and healthy town centres in Purbeck up to 2027.

The Co-op also agrees with the modification which makes it clear that a new supermarket in Wareham will have an adverse impact on both Wareham and Swanage.

### **Paragraph 6.7.3.2**

The Co-op supports the changes made to paragraph 6.7.3.2, including the balance of new floorspace provision between Swanage and Wareham, plus the reference to insufficient capacity to support a new foodstore. The Co-op has emerging proposals to expand its store in Swanage town centre and therefore the identified capacity will

support these expansion proposals. The Co-op will now be working with the Council on these proposals and therefore welcomes the reference to the Swanage Local Plan within 6.7.3.2.

**Policy RFS: Retail Floor Space Supply**

In line with the comments above, the Co-op supports the changes to Policy RFS, including the support which the policy gives to providing the majority of new food and non-food retail floorspace within Swanage.

**Policy LD: General Location of Development**

The Co-op supports the inclusion of a reference to the need to concentrate new retail development within town centres in Purbeck. This approach supports the NPPF and will enable certainty for retailers such as the Co-op who wish to provide new retail floorspace within town centres such as Swanage.

**Policy SE: South East Purbeck**

The Co-op is pleased to see that amendments have been made to Policy SE in order to reflect the changes made to Policy RFS, including the presumption that the majority of new retail floorspace provision will be directed to Swanage.

**Policy RP: Retail Provision**

Finally, the Co-op is also supportive of the imposition of a threshold of 1,000sq m for requiring impact assessments for retail proposals located outside of town centres. The Co-op would like this new text updated though, in order that it is precise and makes reference to 1,000sq m gross.

I trust that the above representations are clear. However, if you have any queries, or wish to discuss the issues in more detail, please do not hesitate to contact me.

Yours sincerely



**Matthew S Morris BSc(Hons) DipTP MRTPI**  
**Director – Planning, Development & Regeneration**  
**For and on behalf of GVA Grimley Ltd**

enc

cc: Helen Garry / Mike Stone – Co-operative Group (by e-mail)



**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		Matthew Morris
Job Title ( <i>where relevant</i> )		Director
Organisation ( <i>where relevant</i> )	The Co-operative Group	GVA
Address	c/o Agent	St Catherine's Court, Berkeley Place, Bristol
Postcode		BS8 1BQ
E-mail		matthew.morris@gva.co.uk
Tel. Number		0117 988 5334

**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 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:

In order to explain the opportunities within Swanage town centre to accommodate the proposed additional retail floorspace, as set out in the Main Modifications document.

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	
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Date 31 <sup>st</sup> July 2012
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**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):

paragraph  
6.7.3.1

*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 letter

**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

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)

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

paragraph  
6.7.3.2

*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 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:

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Policy RFS

*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

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Policy LD

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

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Yes

No

No Comment

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

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Policy SE

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**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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Policy RP

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