

Position Statement



Matter 14
Representor 2574
The Charborough Estate

PURBECK LDF
CORE STRATEGY DPD
EiP

MATTER 14 : CENTRAL PURBECK
(POLICY CEN)

Position Statement
On behalf of:
The Charborough Estate

Pro Vision Planning and Design
AJP/CHA/1233

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1 Overview

1.1

Although the Charborough Estate has a keen interest in Central Purbeck, this Position Statement is brief because much of what needs to be said has already been stated in Representations or other Position Statements.

1.2

The particular documents to which cross reference needs to be made are:

- Representation 2574/HLS
- Representation 2574/CEN
- Position Statement Matter 1 (2574)
- Position Statement Matter 2 (2574)
- Position Statement Matter 4 (2574)
- Position Statement Matter 6 (2574)

1.3

In essence the Charborough Estate believes that the District Council's "Minimum Change" approach will not meet the aspirations or needs of the Community. The Core Strategy is thus unsound. Moderate changes are needed to make it sound. In regard to Central Purbeck these changes are to:

- 1) Allocate land at North Wareham (Tantinoby and Ferncroft) for about 215 homes, 1.3 ha of employment plus SANGS; and
- 2) Retain the "white land" at Sandford within which a further allocation for almost 130 houses (plus SANGS) can be made when appropriate.

2 Issues 14.1, 14.2 and 14.3

2.1

Issue 14.1 – Is the policy for growth and change in Central Purbeck appropriate and justified?

In Representation 2754/HLS and Position Statement Matter 4 (2574) we have explained why, in order to meet local needs:-

- a) the total amount of housing must be increased by about 350; and
- b) the amount of green field housing must be increased (so the additional 350 should be in the form of green field allocations).

The Core Strategy is not sound unless changed in this way because it would fail to meet identified needs.

2.2

In Representation 2754/CEN and Position Statement Matter 2 (2574) we have explained why Central Purbeck is the hub of the District and should be a moderately greater focus for development in order to achieve a more sustainable pattern of development.

2.3

Sites in Central Purbeck at North Wareham (Tantinoby and Ferncroft) and Sandford ("white land") could deliver about 340 or so dwellings. In view of the need, and the issue of sustainable patterns of development, the Core Strategy as submitted is not the most appropriate strategy when the allocation of the above sites is a reasonable alternative. These allocations are therefore needed to make the Core Strategy sound.

2.4

Issue 14.2 – The Green Belt in Central Purbeck

This is addressed in Position Statement Matter 2 (2754). The NPPF now requires "white land" to be identified between the Green Belt and existing built up areas in order to provide for future needs. The Core Strategy fails to do this and is thus not in accord with National Policy. Even if land at Ferncroft, Tantinoby and the Sandford white land were not needed to meet immediate needs, NPPF 85 would require Ferncroft and Tantinoby to be identified as white land, and the Sandford white land to be retained, in order to make the Core Strategy comply with National Policy.

2.5

Issue 14.3 – Wareham Employment Allocation

In our opinion this omission is not justified for the reasons outlined in Representation 2754/CEN and Position Statement Matter 6 (2574).

3 SANGS

3.1

An important issue is the availability or otherwise of SANGS in Central Purbeck. This has been addressed by:

- Representation 2754/CEN
- Position Statement Matter 4 (2754)

3.2

As therein explained, the Charborough Estate wishes to emphasise that they can make extensive SANGS available at North Wareham and Sandford. The Report which purports to give evidence to the contrary has ignored this completely, and has never been discussed with the Estate.

3.3

It therefore needs to be very clearly understood that the potential development sites at Ferncroft, Tantinoby and Sandford would provide at least the full amount of SANGS required, and in appropriate locations which would be directly related to the new development and to existing development in such a way as to provide both a distraction away from Heathland SPA and a buffer between each settlement and the Heathland SPA. In these respects we question whether the SANGS proposed by the submitted Core Strategy are in reality "suitable". The SANGS which the Charborough Estate can provide would clearly be both "suitable" and an "alternative" to Heathland SPA.