

Steve Boyt

From: Bridget Downton
Sent: 06 November 2018 15:24
To: 'R HOLDEN'
Cc: Steve Boyt
Subject: green belt assessment
Attachments: Mr-Holden-green-belt-assessment.pdf

Categories: Egress Switch: OFFICIAL

Dear Mr Holden

Thank you for your letters dated 22nd May 2018 and 28th October 2018. You explained in your letter (22nd May 2018) that you consider that there is an anomaly in the position of the settlement and green belt boundaries around the north western corner of Lytchett Matravers. On 30th May, I wrote to you explaining that we were carrying out a green belt review as part of our local plan review and that I would pass your letter on to officers to consider as part of that process. However, as we discussed on the phone, because the focus of that green belt review was on land where all other planning constraints had been addressed (meaning that in all other aspects they were deliverable for housing), your suggested anomalies were not addressed as part of that process because of other planning constraints on your land. I appreciate that this meant that we did not actually address the issues that you initially raised in your letter in May in relation to proposed anomalies in the boundaries. I therefore agreed that we would carry out a separate assessment to review your assertions.

A planning policy officer, Steve Boyt, has now considered whether there are grounds for changes to these boundaries – you can find his more detailed assessment in the attached report.

In summary officers do not consider that there are grounds for changing existing settlement and green belt because:

- The site is well related to the surrounding countryside to the north, east and west. The spacing between buildings, soft landscaping and the density of built development across the site provides a transition between the built-up character of the village and the surrounding open countryside.
- The undeveloped parts of the site contribute towards the green belt purpose of safeguarding the countryside from encroachment. Despite the homes / out buildings / other structures (e.g. swimming pools / tennis courts), large parts of the houses gardens, and the field around The Rectory, remain open and make a positive contribution toward this purpose.

The Council has reviewed and updated all its evidence papers in anticipation of submitting a new local plan for examination in 2019. This review takes account of the responses from key consultees and members of the public that were received during earlier consultations, changes to national planning policy / guidance and an audit carried out by the consultants that the Council has employed to help prepare its new local plan. The recently published Green Belt Study (October 2018) will supersede all earlier evidence relating to the green belt that has been prepared in the course of reviewing the existing local plan and represent the Council's position on this matter in the examination of the new local plan. The Council has decided not to take forward any of the recommendations from the settlement boundary reviews that were published in 2015, in part because of a change in its strategy for addressing the District's housing needs in the new local plan (the review which related to Lytchett Matravers did not recommend any changes to the

existing boundary along Jennys Lane in any event which officers have considered in the current assessment).

You have the opportunity of making a response on the Purbeck Local Plan pre-submission draft, and the updated / new evidence that the Council has published, for the independent Planning Inspector to consider when the plan is examined. The publication period when you are able to make comments runs between 22nd October and 3rd December 2018. If you decide to make a response it will need to be made using the Council's form and preferably submitted online (please follow this link for more information: <http://purbeck-consult.objective.co.uk/portal/>). Responses should be confined to addressing whether the draft plan is 'sound' and has been prepared in accordance with legal and procedural requirements. National planning policy defines the term 'sound'. In short a local plan is sound if it includes a strategy that: positively seeks to meet the area's development needs (including the need for homes); can be justified with proportionate evidence; is effective in terms of being deliverable over the plan period, and is consistent with national policy.

Whilst I recognise that this is not the response that you were hoping for, I am satisfied that we have now carried out a full assessment in response to your letter dated May 22nd. As I have mentioned in previous correspondence, there may still be some opportunities for housing development on your land if the local plan proceeds to adoption and you can satisfy the requirements of the small sites policy. If you have specific questions relating to the assessment please contact Steve Boyt on 01929 557385.

Yours sincerely

Bridget Downton

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