

Additional submission to Purbeck D.C. covering:  
Assessment of Alternative Non Green Belt Sites



Prepared for and on behalf of:  
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This document has been prepared for Purbeck D.C. It supplements earlier representations and plan submissions including the May 2015 Vision Document prepared by Pro Vision.

It is understood that the Council are moving forward with a holiday park allocation for the site but that a strategic SANG for the northern part of the District should be proposed, allocated and enabled in parallel. The Council consider the SANG is necessary to demonstrate the “exceptional circumstances” for allocating new holiday park development in green belt.

The Council also require evidence to show that the new holiday park development could not be accommodated in any part of Charborough Estate owned land that is within the District and outside designated green belt. This issue is addressed in this document.

Further information on overall scheme viability is being sought and is to be forwarded in due course.

The Estate and its advisors continue to work closely with Officers at Purbeck D.C. and with Natural England and other key consultees. Information is provided at this stage to assist Officers responsible for plan making but it is acknowledged that the process is ongoing and that further information may need to be provided in due course as the emerging Local Plan progresses through key stages towards Public Examination



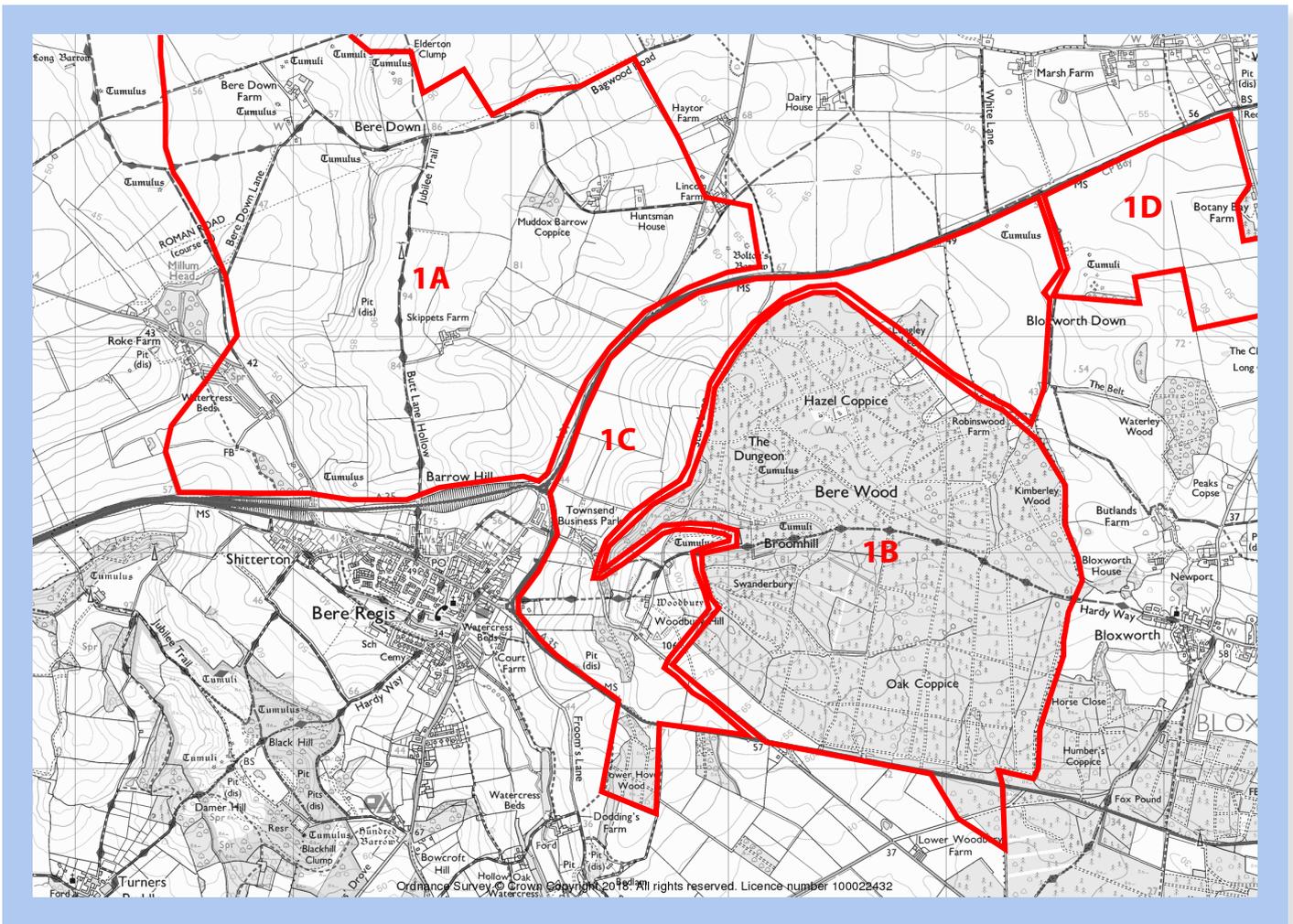
# Morden Park - Assessment of Alternative Non Green Belt Sites

There are two main areas of the Estate within the Purbeck District that are outside the Green Belt. These are:

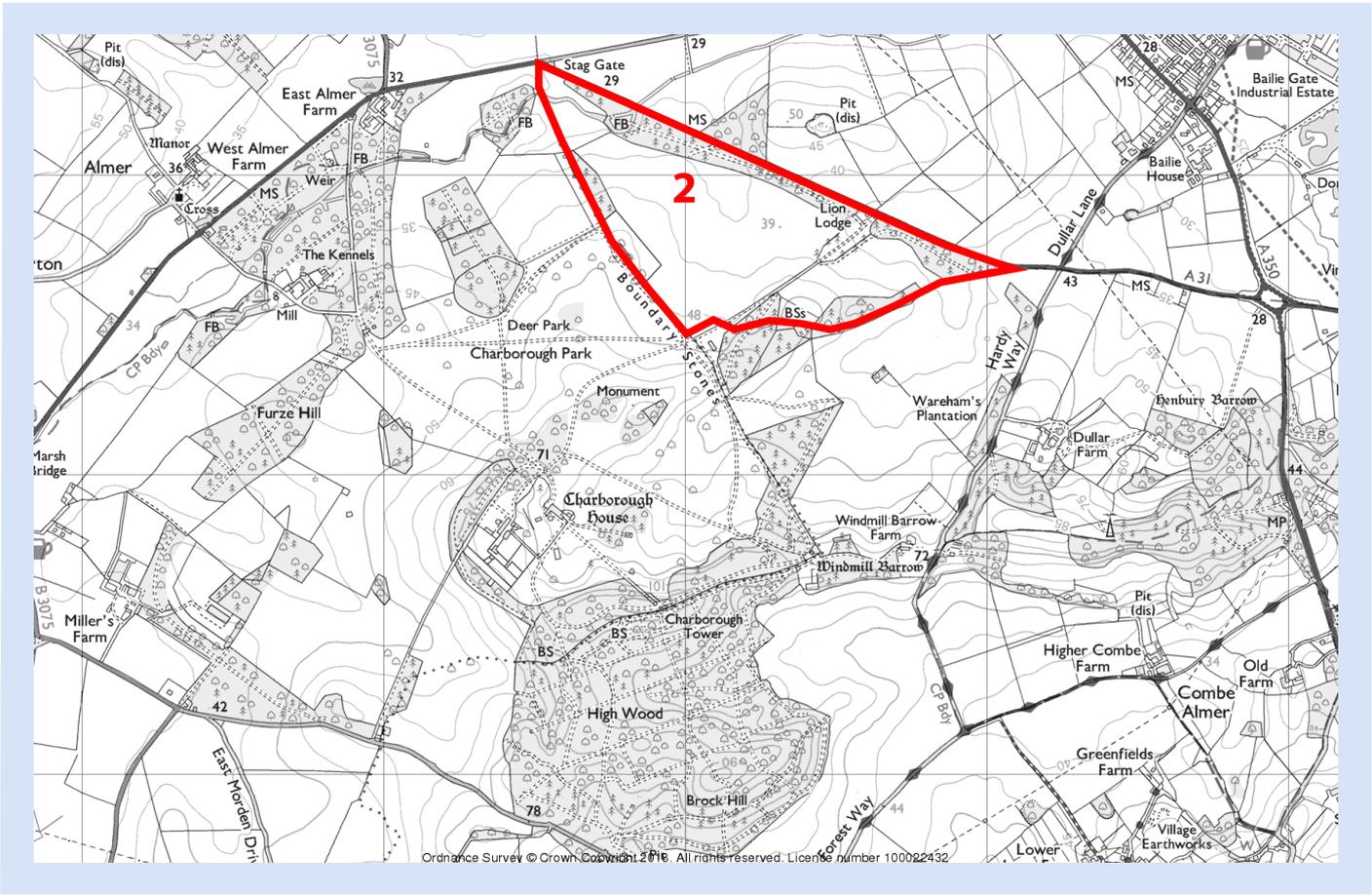
1. Land around Bere Regis
  - a. Bere Down Farm (north of Bere Regis and the A35)
  - b. Bere Wood (East of Bere Regis and north of the A35)
  - c. Townsend Farm (East of Bere Regis between a. and b.)
  - d. Bloxworth Down (North of Bloxworth, south of the A31)
2. Land south west of Sturminster Marshall / South of A31.

These areas are shown indicatively on the plans that follow within this document.





# Plan 2 - Land South of Sturminster Marshall and the A31



# Reasons for Non Suitability for Holiday Park Purposes

1. In considering suitability for Holiday Park purposes a variety of factors must be taken into account. The factors include:
  - a. **Suitability of the land** - does it have the form and characteristics including a variety of landscape character areas, good views and sheltered open areas that are a starting point for a successful holiday park scheme?
  - b. **Policy compliance** - does it take account of statutory designations including heritage, ecology, archaeology, hydrology, access and other relevant policy issues?
  - c. **Commercial viability** - would the location be appropriate in terms of viability when taking account of existing issues, existing use value and the costs of establishing, managing and maintaining a holiday park at the location in question? This issue is considered further in a further document to follow on overall scheme viability in relation to the Morden Park site but in this section specific information on existing use value of alternative sites is referenced.

## Land Around Bere Regis

As shown in Plan 1, there are 4 areas of land (labelled 1A-1D) that are owned by the Estate and are outside the Green Belt. None of these areas are considered to be suitable for the reasons given below:

### 1A Bere Down Farm

This is an area of mainly open downland that is in part elevated. It is a commercial, mainly arable farm with a protected tenancy.

Holiday Park development would be inappropriate in terms of quality and character of landscape and likely issues of landscape and visual impact. Visibility is questionable in view of existing use value of likely compensation payable.

In addition to the above, the entire area is within a Ground Water Protection Zone. Parts of the farm closest to Bere are susceptible to flood risk (the Bere Stream) and the two small areas of woodland are both sites of Nature Conservation Interest.

### 1B Bere Wood

Bere Wood is an area of commercial woodland harvested on rotation in accordance with agreed grant schemes and used in addition for paint balling and commercial shoots. Deer stalking regularly takes place.

The site is bounded by major roads to the north (A31) and south (A35), a scheduled ancient monument (Woodbury Hill) to the west of and open farmland to the east. It is relatively elevated by wide views which are available only from the area around Woodbury Hill.

The entire woodland is a Site of Nature Conservation Interest within the Ground Water Protection Zone.

Holiday Park development would be inappropriate in view of the commercial, shooting and paint balling activities and absence of views and character areas. It is also relatively inaccessible and is impacted by road noise from the north, south and west.

### 1C Townsend Farm

This is an irregular parcel of sloping (mainly west facing) arable land that is part of a tenant farm. It includes the large Iron Age Hill Fort and Middles Sheep fair site of Woodbury Hill (Ancient Monument) where the Estate are planning to restore the existing dwelling and traditional barn to a private dwelling. Low impact development is necessary due to the ancient monument, exposed and highly elevated setting.

Holiday Park development would be inappropriate near to the monument and on the exposed slopes which in any event are unsuitable for development due to proximity to the A31 and A35, to noise, and to prevailing wind.

### **1D Bloxworth Down**

Bloxworth Down is a small part of the Estate that lies on the edge of the Green belt, south of the A35 and west of Botany Bay Farm. It is open arable land with no obvious main access apart from the single track road on the Botany Bay frontage. Major junction improvement works would be needed due to A35 safety related concerns.

Botany Bay Farm has consent for employment uses and the south western part of the site has a range of heritage features (tumuli). When areas affected by noise (road and business) and heritage designations are excluded the remaining area of productive arable land would be unsuitable and insufficient for holiday park use.

### **Land south of Sturminster Marshall**

This is a relatively small parcel of land (labelled 2) that falls within the Estate but outside the green belt. The northern end is within the flood plain and the entire site is within the listed Charborough Park. It is entirely unsuitable for Holiday Park development in terms of its location, character and the impact the development would have on the listed park.

### **Morden Park**

In contrast to the sites referenced above, Morden Park is an area of established park and woodland that has no current use and is in need of restoration. It falls within green belt and areas to the south and west are ecologically constrained. However, it is otherwise entirely outside the ground water protection zone and the parts of the site identified for development are outside the floodplain.

A range of character areas with woodland, wetland and open clearing views are available along with an established and suitable access from Chitten Hill (B3075) and the A35. There are a range of footpath routes leading from the site in several directions.

For these reasons the site is deemed entirely suitable and appropriate for Holiday Park development. It is available and deliverable and part of the Estate's vision to the future of the area.

Morden Park, Wareham  
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