

Purbeck Local Development Framework

Core Strategy Examination

Statement submitted by Savills on behalf of the Redwood Partnership on Matter 6:
Employment (Policies ELS and E)

Respondent reference: 4948

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Matter 6: Employment (Policies ELS and E)

6.1 Does the Core Strategy provide sound guidance for economic growth in the District relative to its needs? Is policy ELS sufficiently detailed and clear? PPS12 advises that there should be a delivery strategy setting out how much development is intended to happen, when, where and by what means it will be delivered. Where is that strategy in relation to employment provision?

1. The approach to employment provision set out in the Core Strategy fails to reflect the guidance at paragraphs 18 to 22 of the NPPF which highlight the significant weight that should be placed on the need to support economic growth through the planning system. In particular the Core Strategy fails to plan proactively to meet the needs of businesses and does not address the requirements of paragraph 21 of the NPPF to: set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth; identify strategic sites for local and inward investment; plan positively for the location, promotion and expansion of clusters of knowledge driven, creative or high technology industries; identify priority areas for economic regeneration, infrastructure provision and environmental enhancement.
2. Policy ELS fails to provide sufficiently clear guidance on employment land supply. It does not identify any of the locations on which new employment will be focused, instead relying on the settlement hierarchy in Policy LD. This creates ambiguity over key employment sites such as Dorset Green Technology Park. It also appears to delegate important decisions on employment land supply to a future Employment Land Review and subsequent plan.

6.2 What opportunities for additional employment provision have been assessed at Bere Regis, Wareham and Swanage. Why is the allocation of up to 1.2ha at Prospect Business Park not identified on Inset Map 11? Why have no other specific employment allocations been proposed? Why is the Dorset Green Technology Park not referred to in policy ELS?

3. Policy ELS fails to identify the key employment site at Dorset Green Technology Park. The Local Economic Assessment for Bournemouth, Dorset and Poole (June 2011) recognises Dorset Green Technology Park as a strategic employment site which offers significant opportunities for new employment growth and facilitates the clustering of firms involved in the environmental goods and services sector.
4. The Local Economic Assessment highlights the role of Dorset Green Technology Park as a location for high skilled employment, and its potential to make an important

contribution to economic regeneration in neighbouring districts such as Weymouth and Portland. It also highlights the linking up of economic and housing strategies as one of the key challenges in increasing the rate of growth in productivity and competitiveness in Dorset. It is therefore considered essential that Dorset Green Technology Park is recognised as a key employment site in the Core Strategy, and that a co-ordinated and comprehensive approach is taken to planning for the future growth of Dorset Green Technology Park alongside the adjoining settlements of East Burton and Wool.

6.3 Is there sufficient clarity regarding the infrastructure required to enable economic growth?

5. The improvement of physical infrastructure and transport connectivity to help bring forward strategic employment at Dorset Green Technology Centre (formerly Winfrith Technology Centre) is a long standing objective, as set out in the Economic Development Strategy 2005-2016.

6. Whilst long standing major infrastructure improvements such as a relief road at Wool have been dropped from the Purbeck Transport Strategy and have not been carried forward in the Core Strategy, the need for infrastructure investment to improve sustainable transport links and address highway problems such as Wool level crossing remains. New development has the potential to make a significant contribution to such improvements.

6.4 Policy ELS refers to existing employment sites being carried forward on the Proposals Map. Where are these sites and what policy would apply to them?

7. One such site is identified on Inset Map 25 of the Local Plan Final Edition (2004) as Winfrith Technology centre (now Dorset Green Technology Centre), with the accompanying Policy SS32: Development at Winfrith Technology Centre. Although Policy ELS proposes to carry forward the allocation on the proposals map, it is unclear what status Policy SS32 would have.