

Position Statement



Matter 6
Representor 2574
The Charborough Estate

PURBECK LDF
CORE STRATEGY DPD
EiP

MATTER 6 : EMPLOYMENT

Position Statement
On behalf of:
The Charborough Estate

Pro Vision Planning and Design
AJP/CHA/1233

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Chartered Town Planners and Architects

1 Overview

This Position Statement relates specifically to Issue 6.2 – employment provision at Wareham.

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Although Table 3 of the Core Strategy envisages 35 – 75 ha of employment land in the District:

- a) 33 ha is at Holton Heath and Dorset Green Technology Park (DGTP);
- b) Only 1.2 ha is at Swanage; and
- c) None is at Wareham.

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Wareham has good links to both Holton Heath and DGTP. There are also vacant units in Wareham. Nevertheless, there is no evidence that the failure to identify more employment land in the Town itself is in accord with the need to promote sustainable patterns of development or the need to promote the economy both nationally and locally.

4 NPPF

NPPF7 (Bullet point 3) states that the planning process should **proactively drive** and support sustainable economic development. Bullet point 9 encourages 5 mixed use developments. NPPF 37 says planning policies should aim for a balance of land uses to discourage community to work.

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There is no evidence that the Core Strategy responds to any of these points in respect of Wareham and the opportunity for mixed development (housing employment and SANGS) on the North West side of the Town.

6 Conclusions

In respect of employment at Wareham, the Core Strategy is unsound in omitting the opportunity for employment as part of mixed development at North Wareham, for the following reasons as assessed against NPPF 182:

- a) It has not been positively proposed in that it does not seek to proactively drive employment in Wareham;
- b) It is not justified, since identification of strategic employment land at North Wareham is the most appropriate strategy;
- c) It would not be effective because it would thus not provide for more jobs in the Town nor help to deliver sustainable patterns of development; and
- d) It would not accord with National Policy as outlined in para 1.4 of this Position Statement.

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To make the Core Strategy sound it needs to identify strategic mixed development at North Wareham including employment land.