

## **Examination of the Purbeck Core Strategy Development Plan Document**

### **Statement of JS Bloor (Newbury) Ltd**

#### **Matter 2: General Location of Development (Policy LD)**

##### **Foreword by JS Bloor (Newbury) Ltd**

JS Bloor (Newbury) Ltd considers that a deliverable, strategic, housing-led development proposal exists at Lytchett Minster.

Land at and around this village offers the potential to address the District housing allocation shortfall, and to deliver in tandem a high quality strategic SANG that has the potential to avoid and mitigate recreational impacts on the Dorset Heathlands as part of a wider package of mitigation measures.

The local planning authority has not taken a positive approach to exploring the delivery potential and scenarios for this area. It has looked for difficulties and problems, rather than working collaboratively to provide solutions for delivery that work within the framework of the Habitats Regulations. In failing to take a positive approach it has overlooked the obvious strategic location in the District for increasing the supply of homes that Purbeck District – and the wider South East Dorset conurbation – requires now and in the longer term.

## 2.1 What evidence led to the inclusion of each of the settlements within each category? Does the sustainability appraisal support the chosen hierarchy?

It is entirely wrong to leave Lytchett Minster out of a District development hierarchy, which is why it was identified as a development location by the RSS. Our response to 2.2 expands upon the suitability of the settlement.

## 2.2 Is the apportionment of growth between the settlements properly justified? Why are no settlement extensions proposed at Corfe Castle, Sandford and Wool which are all identified as key service villages?

Neither the *apportionment* of growth, nor the limit placed on the *overall level* of growth, is properly justified. The apportionment of growth should have regard to the proximity of settlements to the South East Dorset conurbation given the spatial relationships that exist here.

It is considered that an *immediate* partial review is required to fully accommodate the development requirements of the District in accordance with a clearer and more logical development strategy.

Notably, Lytchett Minster village offers significant opportunity for growth in view of the range of accessible local facilities that it offers, accessibility to good quality potential SANG land at the surrounding farmland / woodland, and the connectivity of the village to the conurbation. By way of example:

- The village sits on major arterial transport routes, including the main Poole / Purbeck bus route
- Lytchett Minster School is a large secondary school serving a catchment from a wide area of Purbeck and Poole
- The village has two churches, two public houses, a sports and community hall and sports pitches, but with the potential for greater use of the facilities.

It is considered that there is an obvious opportunity for further growth at the village to be pursued, which enhances the sustainability of the village and its facilities, encourages wider range of transport choices, puts homes near a major secondary school, and minimises the distances travelled to work by the majority of working age who will look to the conurbation (and Holten Heath) for local employment opportunities.

2.3 Have the proposed amendments to the green belt boundary been properly justified and has the Council's approach heeded national guidance? What are the exceptional circumstances that exist to justify such revisions? Has sufficient consideration been given to opportunities for development within urban areas and on other sites beyond the green belt?

There is insufficient rationale provided for the District development strategy having regard to paragraph 84 of the NPPF.

Purbeck District has not properly considered, for example, the opportunities for promoting sustainable patterns of development by channelling development towards Lytchett Minster in close proximity to the South East Dorset conurbation versus a strategy of distributing growth towards locations beyond the outer green belt boundary.

This exercise was undertaken by the RSS Examination in Public Panel, concluding that Lytchett Minster offers a suitable strategic development location to meet housing need in preference to sites beyond the green belt. The village is close to the major new hubs of proposed employment in Poole and at Holten Heath, with attractive opportunities to access these areas by a variety of transport modes.

2.4 Paragraph 83 of the National Planning Policy Framework refers to the permanence of the green belt in the long-term so that they should be capable of enduring beyond the plan period and paragraph 85 refers to the identification of safeguarded land. How does the Core Strategy address the possible need to safeguard land? Should a review of the complete green belt boundary have been undertaken?

Purbeck District Council has not considered any additional growth either within or beyond the plan period. In reviewing green belt to accommodate only the current proposed allocations, it is not setting boundaries that are capable of enduring beyond the plan period (contrary to the guidance in NPPF paragraph 83).

It is considered that an *immediate* partial review of the Core Strategy is required, including a review of the complete green belt boundary, to fully accommodate the development requirements of the District and to consider sustainable long-term growth directions.

If required, continued growth of a settlement extension at Lytchett Minster would be achieved beyond the plan period through the identification of safeguarded land.

2.5 How and when will settlement boundaries be reviewed?

An immediate partial review of the Core Strategy is required to address this and related matters.

2.6 Bearing in mind the environmental constraints within the District is there sufficient flexibility within policy LD to ensure that the formulation of the 'subsequent plans' is not unduly constrained?

No.

Purbeck District has not properly considered, for example, the opportunities for promoting sustainable patterns of development by channelling development towards Lytchett Minster in close proximity to the South East Dorset conurbation.

An immediate partial review of the Core Strategy is required, to be prepared in tandem with the joint Heathlands DPD.