



**Purbeck Core Strategy
Examination in Public**

Issues for Discussion

Affordable Housing

**Written Representations on behalf of
Imerys Minerals Ltd.**

April 2012

1.0 INTRODUCTION

1.1 This statement comprises a written representation response to the issues identified by the Inspector in the Examination in Public (EIP) of the Purbeck Core Strategy (CS). It is prepared by Peter Atfield B.Tp MRTPI on behalf of Imerys Minerals Ltd. (Imerys). Mr. Atfield's qualifications and experience is set out in **Appendix 1** to this statement.

1.2 Specifically, this submission deals with Matters 1, 2, 4, 5, 11 & 14 in so far as they are relevant to the consideration the potential residential development (as sought in previous representations) of land owned by Imerys at Steppingstone Fields, West Lane, Stoborough. The land currently comprises grassed fields with hedgerows to the boundaries. The site is identified on the plan at **Appendix 2**. This plan also shows a suggested revised settlement boundary allowing for the allocation of the land as an urban extension.

2.0 MATTER 5: AFFORDABLE HOUSING AND GYPSIES AND TRAVELLERS (POLICIES AH AND GT)

2.1 Our representations here are limited to *Issues 5.1 and 5.2*. Clearly there is a substantial need for affordable housing that the CS fails to satisfy. In particular, small sites are unlikely to deliver large amounts of affordable housing, either because it is not viable, or not physically capable of being accommodated on site. Urban extensions are therefore the most likely source of affordable housing supply; and even these are currently in limited locations in the district.

2.2 Additional urban extensions, such as that suggested at Stoborough, could assist in providing affordable housing in a significant and meaningful way. Whilst it is unlikely that all needs could be met, the additional units from this source would at least contribute to reducing the shortfall.

2.3 As set out in Paragraph 1.1.7 of CS Background Paper 5, very few landowners are willing to gift land so as to achieve 100% affordable housing.

Therefore, urban extension sites that combine appropriate proportions of open market and affordable housing are likely to be the most viable way of achieving affordable housing objectives; and reducing the overall element on need. We consider that the site at Steppingstone Fields is entirely suitable in this respect.

- 2.4 In terms of national policy, the CS fails to meet the full, objectively assessed needs for affordable housing - as required by Paragraph 47 of the NPPF. Additionally, Paragraph 50 sets out a preference to meet affordable housing needs on site. Off site provision or financial contributions need robust justification. This again points to our preference for additional urban extensions to be identified, including at Stoborough, to bring forward affordable housing in accordance with identified need and the requirements of the NPPF.

APPENDIX 1

Qualifications & Experience

This EIP statement is submitted by Peter Atfield, B.Tp MRTPI. I hold a degree in town planning from what is now known as the University of the South Bank, London. I am a member of the Royal Town Planning Institute, having been elected in November 1984. Prior to that date I spent 10 years training and practicing in public service, holding positions as a Planning Technician, Planning Assistant (Design & Conservation) and Planning Assistant (Countryside Policy and Projects).

I am now an Executive Employee and hold the position of Director of Planning, Goadsby Survey and Valuation Ltd. (a trading subsidiary of the Goadsby Group of Companies), having been employed by them for 28 years. I advise the firm and its' clients on a range of planning policy, development control and enforcement matters across Central Southern and South West England; but principally in Dorset, South Wiltshire and South Hampshire. In addition to my employment, I contribute voluntarily to some background work to assist in the formulation of local planning policy and practice. This includes my role as an external advisor to the South East Dorset Strategic Housing Land Availability Assessment Panel. I have also provided input to emerging Community Infrastructure Levy policies and charging schedules in Dorset.

My planning caseload comprises residential, commercial and leisure development. My principal clients include Barratt David Wilson, Christchurch Borough Council, Forrelle Estates, Hall & Woodhouse Ltd., Imerys Minerals Ltd., Libra Homes, Licet Holdings / NCP, London & Henley Group, Network Rail (Infrastructure) Ltd., Newsquest Southern, Persimmon Homes (South Coast) Ltd., The Royal Bournemouth & Christchurch Hospitals NHS Foundation Trust, Seaward Properties, Sembcorp Bournemouth Water and Shorefield Holidays.

APPENDIX 2

Site and Suggested Settlement Boundary

