

Position Statement



Matter 10  
Representor 2574  
The Charborough Estate

PURBECK LDF  
CORE STRATEGY DPD  
EiP

MATTER 10 : COUNTRYSIDE (POLICY CO)

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

## Overview

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This Position Statement addresses Issue 10.2 – the re-use of rural buildings. It also cross relates to the need to consider the potential for limited market housing in villages “washed over” by “countryside” designation, such as Morden.

2

The Charborough Estate has no land within the AONB and therefore wishes to submit no comments in respect of Issue 10.1 Protection of the AONB.

3

The case for change to Policy CO was set out in the Representation by the Charborough Estate (2574) in response to Policy CO, hereinafter referred to as Representation No 2574/CO submitted on behalf of the Charborough Estate. The front cover of that Representation is attached to enable the Inspector to identify it.

## 4 NPPF

Since then the NPPF has introduced the following relevant policies:

- 7) The need to support strong vibrant and health communities;
  - 16) To provide for positive neighbourhood planning;
  - 17) To enhance and improve the places where people live;
  - 28) Promote the development and diversification of agricultural and other land based rural businesses;
  - 28) To promote the retention and development of local services and community facilities in villages;
  - 55) To promote sustainable development in sustainable areas housing should be located where it will enhance or maintain the vitality of rural communities;
  - 55) Allow isolated new homes in the countryside where this would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - 55) Allow isolated new houses in the countryside where that would re-use redundant or disused buildings and enhance the immediate setting; and
- 183-5) Neighbourhood Plans enabling communities to develop a sustainable vision for their village.

## 5 Conclusions

The Core Strategy is unsound in respect of Policy CO for the reasons outlined in Representation 2574/CO and also now because it is not in accord with the NPPF.

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In respect of Policy CO the Core Strategy is unsound in regard to NPPF 182 because:

- a) It is not positively proposed in its approach to the re-use of rural buildings or the promotion of strong vibrant and healthy rural communities
- b) For the reasons set out in Representation 2574/CO it is not the most appropriate strategy for the Purbeck countryside
- c) It would not be effective in delivering a healthy rural economy or healthy rural communities; and
- d) It would not be consistent with National Policy as outlined at para 1.4 above of this Position Statement.

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The following changes are therefore necessary to Policy CO:

### ***“Spatial Objective 1: Respect the character and distinctiveness of Purbeck’s Settlements and countryside***

#### **Policy CO : Countryside**

Development in the countryside will be permitted where:

- A countryside location is essential; or
- It comprises the reuse, alteration, extension or replacement of a rural building; or
- It comprises small-scale outbuildings within the cartilage of existing buildings; or
- It is for the intensification or expansion of an existing employment use, or it is a sensitive small-scale employment or tourism use ideally well related to a settlement or a complex of buildings; or
- It is a farm diversification scheme; or
- It is a community facility or service, located close to existing settlements and in an accessible location in accordance with Policy CF: Community Facilities and Services; or
- It is a rural exception site providing affordable housing in accordance with Policy RES: Rural Exception Sites; or
- It would meet an identified need in accordance with Policy GT: Gypsies, Travellers and Travelling Show People; or
- Housing is essential to enhance or maintain the vitality of a community which does not have a defined settlement boundary, in accord with a neighbourhood plan strategy for that community; or
- Exceptionally, a dwelling of truly outstanding or innovative design, reflecting the highest standards of design appropriate to the Purbeck countryside, provided that it is particularly sensitive to the defining character of the locality, and which will also significantly enhance its immediate setting.

### **Re-use of Rural Buildings**

The re-use of rural buildings of permanent and substantial construction will be permitted for employment or storage, tourism accommodation, or community facilities, or affordable housing. Market housing will be permitted where:

- It can be demonstrated that such development would represent the optimal viable use of a heritage asset; or
- It would be an appropriate enabling development to secure the future of heritage assets; or
- The development would reuse redundant or disused buildings and would lead to an enhancement of the immediate setting

Where reuse, alteration or extension involves works to a traditional agricultural building, guidelines within the District Design Supplementary Planning Document will be taken into account. The intrinsic character of such buildings and the contribution they make to the interest and attractiveness of the countryside should not be harmed.

### **Replacement Buildings**

The replacement of an existing building in the countryside will be permitted for any appropriate use, provided that the existing building is of a permanent, sound and substantial construction, is not the result of a temporary permission or series of temporary permissions, has an established lawful use, and the proposed replacement building is not disproportionately larger than the size of the building as originally constructed.

### **Extensions**

The alteration an extension of buildings in the countryside should:

- Not materially change the impact of the building on the countryside; and
- Not detract from the character or setting of the original building.

### **Farm Diversification**

Diversification of existing farms will be supported provided that:

- Agriculture, forestry or horticulture is still the primary purpose of the enterprise;
- Diversification will support the current agriculture, forestry or horticulture business;
- Diversification projects either utilize existing buildings or are close to existing buildings.

### **Equestrian Development**

Essential equestrian-related development such as stables and field shelters will be permitted in the countryside provided that:

- They are simple in appearance and small in scale;
- They are sensitively sited (eg adjacent to an existing complex of buildings or, if there are no buildings, adjacent to an existing field boundary);
- They are properly landscaped; and
- They do not have an adverse impact on the environment visually, ecologically and from traffic movements.”



**PURBECK DISTRICT COUNCIL  
CORE STRATEGY**

**PRE-SUBMISSION CONSULTATION**

**REPRESENTATIONS**  
on behalf of  
**THE CHARBOROUGH ESTATE**

**IN RESPECT OF  
POLICY CO  
COUNTRYSIDE**

AJP/20227/10.12.10