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# Purbeck District Council: Core Strategy Examination in Public Submission on behalf of ZBV (Winfrith) Ltd

Reference: 4953

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## **MATTER 10: Countryside (Policy CO)**

10.0.1 As currently drafted, Policy LD implies that those employment sites located outside Purbeck's existing settlements (which includes DGTP and Holton Heath) will be classed as 'countryside', where policy imposes a general presumption against new development other than in exceptional circumstances. Whilst the policy text has been revised to indicate that an exception will be made for new development at existing employment sites, it continues to be our view that the Council's approach towards new development within these major employment locations is unclear, inconsistent with national policy guidance and (based on the wording of Policy LD) confusing in that no explanation is given as to what level or type of development would be permitted within these employment sites. It is considered that major employment sites should be specifically excluded from Policy CO: Countryside.

10.0.2 The inclusion of the District's major employment sites within Policy CO is not justified (since both sites are long-standing previously developed sites with significant built coverage) or effective (in that it is entirely unclear how this policy would relate to new development proposals within these important employment sites). Rather new development within these employment sites should be subject to a separate positively worded employment policy (as recommended by the NPPF paragraph 21). It is therefore recommended that these major employment sites be deleted from the Countryside and Policy CO.

## **10.1: Is sufficient protection afforded to the AONB?**

10.1.1 The Dorset Green Masterplan site is not within the AONB, and is located approximately 1.3km to the north of the AONB. The proposed mixed use

Dorset Green Masterplan would enable the regeneration of a strategic brownfield employment site along with adjacent agricultural land for employment and housing which would not affect the AONB. Housing areas are set back from the site boundaries closest to the AONB and sit behind existing hedgerows and tree planting. A Landscape and Visual Impact Assessment is being prepared which demonstrate that there would be no impact on the AONB.

10.1.2 It is noted that Swanage, which is proposed for 200 dwellings, is located within the AONB, however no site is currently allocated for housing. Therefore the impacts on the AONB would not be known at this stage. It is considered that DGTP should have been considered as a suitable alternative for housing given that it is not constrained by the AONB designation.

## **10.2: Is the Council's approach towards the re-use and extension of rural buildings justified?**

10.2.1 ZVB (Winfrith) has no comment to make on this matter.