



**Purbeck Core Strategy
Examination in Public**

Issues for Discussion

Biodiversity & Geodiversity

**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 11: BIODIVERSITY AND GEODIVERSITY (POLICIES BIO, DH, AND PH)

2.1 Our only comments here are in respect of *Issues 11.1 and 11.4*. In respect of the first issue, although the detail of the proposed heathland mitigation measures are not yet know, Natural England has provided initial advice to landowners and developers about the type, nature and size of Suitable Alternative Natural Green Space (SANGS) needed to support large scale residential development.

2.2 As a principal landowner in the Purbeck area, Imerys is aware of the sensitive nature conservation issues, particularly relating to Dorset heathland. It is able to work with the council and other delivery authorities on suitable mitigation strategies, taking into account the requirements of the Habitat Regulations. Imerys is also sufficiently clear that it only has to provide SANGS for its own development, should the site be allocated as such. This would be in accordance with the guidance set out in Circular 05/2005; 'Planning Obligations'. This is equally applicable to all elements of planning gain.

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

