

Position Statement



Matter 13  
Representor 2574  
The Charborough Estate

PURBECK LDF  
CORE STRATEGY DPD  
EiP

MATTER 13 : NORTH EAST PURBECK

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

1

This Position Statement addresses only Issue 13.1 (is the policy for growth and change in this area appropriate and justified?) and only in respect of Morden.

2

The Charborough Estate objects to the following:

- Policy NE in that development in Morden is restricted to affordable housing; and
- Para 7.4.5 – for the same reason.

3

The Charborough Estate believes that in order to promote Morden as a strong vibrant and healthy community (in accord with NPPF 7) the Core Strategy needs also to allow in principle for employment and market housing. The case for this has been set out in

- a) Representation made by The Charborough Estate (2574) for Policy LD, hereinafter referred to as Representation 2574/LD and;
- b) Morden Village Case Study attached to Representation 2574/LD

A copy of the front cover of both a) and b) is attached to help the Inspector identify the documents referred to.

## 4 NPPF

The following NPPF paragraphs appear to support a more flexible approach to villages such as Morden:

- 17) Planning should be a creative exercise, improving places where people live;
- 28) Sustainable rural business growth should be supported;
- 28) The development of local facilities in villages should be promoted;
- 54) The Local Planning Authority should in particular consider whether some market housing would help provide affordable housing in rural areas;
- 55) Rural housing should be located where it will enhance or maintain the vitality of rural communities; and

183-5) Neighbourhood Plans

## 5 Conclusions

The Core Strategy is not sound in respect of Policy NE in relation to Morden because (in regard to NPPF 182):

- a) It is not positively prepared in the light of NPPF 17 and 28

- b) It is not the most appropriate strategy for Morden for the reasons outlined in Representation 2574/LD
- c) It would not be effective in helping to achieve the employment, facilities or housing Morden needs; and
- d) It would not accord with National Policy, particularly NPPF 54 and 55.

6

By way of cross reference, the changes to Policy LD set out in Representation 2574/LD will make the Core Strategy sound in that respect.

7

In order to make Policy NE sound in regard to Morden, and in line with Policy LD, the section headed "Other Villages" should read:

*"In other villages new development will be considered on appropriate infill, redevelopment or conversion sites, which have been identified as part of a Neighbourhood Plan for the village, for new ways of providing social and market housing in rural areas which are affordable to local people, for employment, and, where practicable, retail and / or community facilities."*

**PURBECK DISTRICT COUNCIL  
CORE STRATEGY  
PRE-SUBMISSION CONSULTATION**

**REPRESENTATIONS  
on behalf of  
THE CHARBOROUGH ESTATE**

**POLICY LD  
“Other Villages without a  
Settlement Boundary”**

AJP/20227/10.12.10

TO GO WITH  
11 Other Villages without a  
Settlement Boundary "

SOUTH WEST RSS

**SECTION 3 DEVELOPMENT POLICY C**

**VILLAGE  
CASE STUDY  
(MORDEN)**

PREPARED ON BEHALF OF

**THE CHARBOROUGH ESTATE**