

Respondent number 2744

Trustees of Sir T E Lees Estate Settlement

Matter 13: North East Purbeck (Policy NE)

13.3 Is there any justification for including Frenches Farm within the proposed settlement boundary change at Policeman's Lane?

What particular part of the strategy is unsound?

7.4.7 of the Core Strategy is unsound as it redefines the Green Belt in Purbeck needlessly keeping Frenches Farm Buildings within the Green Belt.

Which Soundness criteria does it fail?	It fails all four of the soundness criteria given below.
1) Is the local plan positively prepared?	<p>The Lees Estate submit the Frenches Farm buildings remain in the Green Belt as an oversight and the authority has failed to objectively assess whether their inclusion was required to protect the farm land surrounding these buildings. The surrounding farmland falls within the 400m buffer zone for heathland protection and the remaining land is already allotments or proposed SANG land for the Policeman's Lane development. The field adjacent to the farm buildings is the preferred site for Dorset County Council to build a new primary school for Upton. There is therefore no threat to the open green farmland. Furthermore the Lees Estate would suggest it is environmentally undesirable to have a working farm in the heart of the proposed development. If this is accepted the farm buildings would become redundant and it is proposed to investigate what alternative use they may best lend themselves to. If these buildings were removed from the Green Belt the Lees Estate could promote a positive improvement in the site for the benefit of Upton. A comprehensive plan could be made for this site which would replace the unsightly buildings with a better design concept.</p>
2) Is the local plan justified?	<p>The Lees Estate does not consider it the most appropriate strategy to include the Frenches Farm buildings in the Green Belt. The Green Belt line appears to have been drawn along Policeman's Lane as an easy line on the map as opposed to a considered decision taking into account the reasonable alternatives based on actual evidence. If the Policeman's Lane development is given permission to go ahead and Dorset County Council continue with their plans to build a new primary school, the buildings will find themselves designated Green Belt whilst surrounded by development. The Lees Estate submits this is an anomaly.</p>
3) Is the local plan	If farming becomes non viable due to the proximity of new housing and a primary school the Lees Estate will

effective?	apply following the spirit of s55 of the NPPF for development to re-use redundant or disused buildings. It would therefore seem pragmatic to plan for this eventuality and remove the buildings, which are unnecessarily in the Green Belt. The release of Frenches Farm buildings would not be demonstrably harmful to the Green Belt, which the Lees Estate suggest is in place to prevent a westward urban sprawl.
4) Is the local plan consistent with national Policy?	The NPPF suggest the Green Belt serves five purposes, none of which the removal of the buildings would affect. The maintenance of the Green Belt across the Frenches Farm buildings does not impact on urban sprawl, does nothing to stop neighbouring towns merging into one another, does not protect the countryside from encroachment as it is already protected, does not preserve any setting or special character of Upton and in itself would contribute to the recycling of derelict land.
How can the Core Strategy be made sound?	The Core Strategy can be made sound by taking Frenches Farm out of the Green Belt and amending the Green Belt accordingly.
What is the precise change in wording that you are seeking?	In para 7.4.7 under South East Dorset Green Belt the Lees Estate would like to see the second point altered to say: “To accommodate the settlement extensions at Policeman’s Lane, Upton and Huntick Road, Lytchett Matravers and to remove Frenches Farm Buildings from the Green Belt.”