



**Purbeck Core Strategy:  
Examination  
North East Purbeck (Policy NE)**

Further submissions  
on behalf of

**Wyatt Homes**



April 2012



## **Support for Policy NE**

### **Re Allocation of land at Policeman's Lane Upton**

#### **Purbeck Core Strategy Examination**

##### **JD Cramond BSc MRTPI Planning Agent for Wyatt Homes**

*My name is John Douglas Cramond. I hold a BSc(Hons) Degree in Town and County Planning and I am a Member of the Royal Town Planning Institute. I have nearly 30 years experience across a wide spectrum of planning from both public and private sector perspectives. I am very familiar with the Purbeck area and the Upton locality in particular and have been the planning consultant to Wyatt Homes for the Policeman's Lane site throughout the Company's interest.*

*Note: I am a Non Salaried Inspector who works from time to time on a case by case contract basis for The Planning Inspectorate (PINS) on primarily S78 written representations appeals. I exclude myself from undertaking any PINS work within the Purbeck administrative area and I do not know the Inspector for this Examination, Mr Hogger, either professionally or socially.*

1. By form dated 19<sup>th</sup> December 2010 Wyatt Homes confirmed their control over the whole Policeman's Lane allocation area and requisite land beyond. That representation, in summary, supported Core Strategy (CS) Map 11 as was, aligned the Company strongly with the Council's position, and underlined:

- support for the settlement hierarchy and Upton's position within that noting its sustainability credentials;
- the agreed urgent need for affordable homes in the Upton area;
- the insurmountable difficulty of seeking to expand Upton in virtually any direction because of the over-riding ecological SPA designation of the surrounds;
- the role that only Policeman's Lane land, as the exception, can play in the local and District housing delivery plan;
- Green Belt purposes and the suitability of this site for removal from the designation;
- support for the Development Brief approach to further site consultation and its role in refinement of layout and design principles; and
- commitment to timely delivery of high quality development on this site.

2. At the time of the Proposed Changes consultation, October 2011, Wyatts supported:

PC18 –changes to the Vision for Purbeck

PC24 – settlement boundaries going around allocations

PC107 – changes to text relating to allocation of land at Policeman's Lane



PC108 – changes to Map 13 to reflect PC24

PC112 – additional text related to nature conservation and mitigation

PC113 – further aspirations for Green Infrastructure

3. Whilst indicating that the plan would not fall out of soundness the Company did raise an issue related to PC108. Prompted by the setting of settlement boundaries, and stemming from the consideration of longer term housing needs, there was a thought that the plan could be improved in terms of flexibility and long term vision if a 'Phase 2' area for land at Policeman's Lane could be designated as 'Reserve' or 'White Land'.
4. The representation explained how the operation of SANGS, traffic assessment, affordable housing need and public opinion etc, along with the Local Plan review process as a whole, would all be controls on the future release of this land. The site lies south of the allocated area running to a triangle between Watery Lane and the A35. It is identified on the attached plan, used for the PC108 representation, and it would seem to have no over-riding constraints and to not effectively serve any Green Belt purpose. It would ultimately provide around 120 additional homes for Upton as sustainable development and at a settlement where no other quadrant can be developed because of insurmountable nature conservation or real Green Belt constraints.
5. The safeguarded land proposition was put forward for discussion. It is perhaps more pertinent now that the NPPF (para 85) sets out that local planning authorities should:
  - “where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
  - make clear that the safeguarded land is not allocated for the development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes development;
  - satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period”.
6. No doubt this matter will be touched on under Issue 13.3 et al.
7. I return to the substance of the Policeman's Lane allocation, and Wyatt's support for it: Over the intervening period since the December 2010 Core Strategy consultation response the Company has worked with the District and Town Councils, statutory environmental and infrastructure bodies and its own consultants to effectively reach consensus on a future scheme for this site.
8. The following specialist research has been commissioned:
  - Topographical and land survey
  - Phase 1 Ecological appraisal
  - Over-wintering birds survey



- Dormouse survey
  - Bat scoping survey
  - Landscape assessment & winter views analysis
  - Transport appraisal
  - Ground conditions study
  - Noise study
  - Flood Risk Assessment
  - Drainage Strategy
  - Arboricultural study
  - Minerals investigation
9. It is unlikely that the CS Examination process will wish to go into such detail but where completed material is available it can be provided or summarised if deemed appropriate.
10. In parallel with this work Wyatts have been active with all other relevant parties on the collaborative formulation of the Policeman's Lane, Upton, Development Brief. The document was adopted by the District Council on 13<sup>th</sup> March 2012. It achieves its 5 objectives of:
- clarifying the planning and design context relating to the site; and identifying the:
  - known constraints and opportunities within the site;
  - known requirements to be delivered through development of the site;
  - high quality urban design and planning aspirations for this site; and
  - scope of work to be taken forward by the developers / agents for the site.
11. It is representative of the inclusive approach being taken on the Policeman's Lane site.
12. Other illustrations of this collaboration include Wyatts assisting with the public exhibition on and around the 24<sup>th</sup> of September 2011 and attending a number of Town Council meetings including as recently as 20<sup>th</sup> March 2012. Meetings and discussions have been held with Highway Authority personnel, specialist officers within PDC (e.g. Parks & Leisure, Trees and Housing Enabling), County Archaeology, the RSPB and Natural England (on a number of occasions). The latter has led to the Statement of Common Ground on the issue of SANGS which is referred to later in this paper at paragraphs 19-20.
13. The culmination of all the work to date is an emerging masterplan, architectural plans and all other necessary drawings and documents. With these, and having regard to anything which is pertinent at the Examination, Wyatts will be making a *detailed* planning application in the near future. The Company would underline its commitment to delivery of a quality development on this site with its mitigation and benefits at the earliest opportunity. The Council is right to have complete faith and include the land within its 5 year supply trajectory; subject to CS endorsement it will be completed well within this timescale.



14. The above is background information, which I trust helps ensure that the Inspector is comfortable with the CS Policeman's Lane enabling Policy NE. Part of the material above over-laps into the 5 Issues raised by the Inspector for discussion. Those questions are briefly touched on below:

*13.1*

*Is the policy for growth and change in this area appropriate and justified, including in relation to national guidance and local needs, and in terms of economic, social and environmental impact.*

15. Wyatt Homes' interest lies in the site at Policeman's Lane. The Company is entirely satisfied that the policy for this land is a sound one. For reasons from the hierarchical position of Upton to the location of the site; from the unremarkable character of its landscape to the local need for new, well designed, homes; it will be a demonstration of Sustainable Development called for by the NPPF. The economic impact will be helpful; the social impact will be greatly positive; and the environmental impact will neutral if not one of enhancement.

*13.2*

*Are the requirements related to housing sites at both Upton and Lytchett Matravers justified and reasonable? Will those developments be viable as set out in policy NE?*

16. Wyatt Homes is satisfied on this point with regard to the Upton site. The capacity is indeed around 70 dwellings. Clearly there are some 'unknowns' as things stand with precise development form still to be evolved and a lack of explicit costed calls for contributions remaining to emerge from key stakeholders such as the Town Council on the recreation front, the County Council on education matters and the District Council on community facilities. Nevertheless there are no matters within the CS Policy NE 'requirement list' which would be out of the question in principle and the Development Brief leaves everyone in no doubt that precise levels of contribution and their targets are for detailed viability consideration at the application stage.

*13.3*

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

17. One needs to look at the physical attributes of Frenches Farm and the NPPF's content. Bearing in mind the Framework's 5 purposes of Green Belt; the intended permanence of their boundaries with alteration almost exclusively through the development process; the call to define boundaries clearly using physical features that are readily recognisable and likely to be permanent; and the need to sensibly recognise existing development and accommodate longer-term building; it would seem entirely logical that Frenches Farm be incorporated in this way. Agents for the landowner will no doubt take forward this point at the Examination.

18. In so far as Wyatts is concerned, the well-contained area referred to in paragraphs 3-5 above, and shown in the accompanying plan, has great merit to



be taken out of Green Belt and designated as ‘safeguarded land’ between the urban area and the GB. The practical and policy based logic for this is set out in the paragraphs referred to early in this paper and need not be repeated here.

13.4

*Is there sufficient evidence to demonstrate that the proposed SANGS are appropriate in terms of size, location and use and can be fully implemented?*

19. The SANGS proposition for Policeman’s Lane was first drawn up by one of the most respected and experienced ecological consultancies, EPR, and has been refined through detailed discussions with PDC, NE and RSPB personnel as well as local people via the exhibition and Town Council circuit. Wyatt Homes has legal interest in all the requisite land and will deliver the project.
20. The administration of the Upton SANGS Statement of Common Ground and its accompanying Wyatt Homes SANGS plan is being dealt with by the Council and will be available for the Examination – it answers the question.

13.5

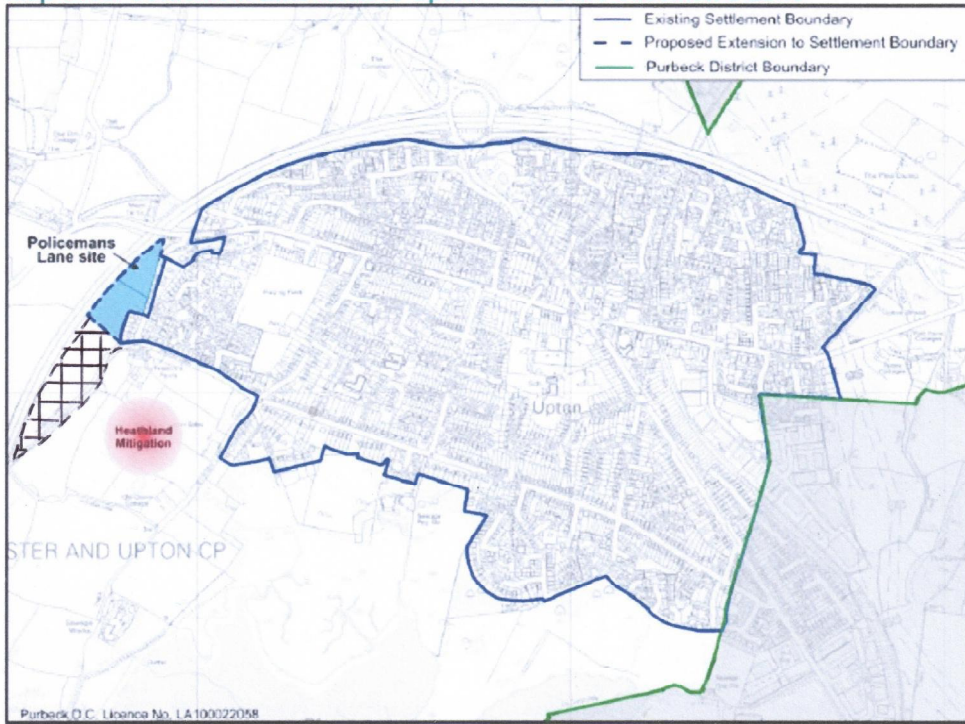
*Is the council’s approach towards the modification of the green belt boundary in North East Purbeck appropriate and adequately justified?*

21. In the main, the modifications seem well argued and there are clearly material considerations on, primarily, the housing supply and needs fronts which amount to very special circumstances to outweigh harm by reason of inappropriateness and any other harm. The position is quite clear cut at the Policeman’s Lane, Upton allocated site, and the issue of the wider area is dealt with above.
22. We doubt there are any aspersions being cast about the quality of product delivered by Wyatt Homes through the generations of local activity. Good design is now a benchmark for how the company operates. Wyatts is committed to early delivery of sustainable development on the Policeman’s Lane site and if any queries of any nature come up during the Examination on matters of the site, surrounds, studies so far or development intentions then comment and information can be provided within or outside the Matter 13 session.

**JD Cramond  
DC Planning Ltd  
April 2012**



Map 4113: Settlement Extension to Upton – Land at Policeman's Lane



Map re PC108 representation by Wyatt Homes – proposal to extend the Settlement Boundary and identify 'white land' outside the Green Belt