

PURBECK DISTRICT COUNCIL

CORE STRATEGY

EXAMINATION IN PUBLIC

Hearing Statement by Andrew Charles Robinson BSc FRICS FAAV of Symonds & Sampson LLP, 5 West Street, Wimborne, Dorset in relation to Matter 20 Tourist Accommodation and Attractions (Policy TA).

1.0 INTRODUCTION

- 1.1 This statement is submitted by Andrew Robinson of Symonds & Sampson to Matter 20 (Tourist Accommodation and Attractions) (Policy TA) of the examination in public into the Purbeck District Core Strategy Examination.
- 1.2 This statement is specifically intended to respond to the Inspector's questions and set out Symonds & Sampson's case on matters of soundness,

2. RESPONSE TO INSPECTOR'S QUESTIONS

- 2.1 Matter 20 Issue 20.1. Is Policy TA overly restrictive?
- 2.2 Policy TA currently makes it clear that extensions to existing holiday chalet and tented camping sites will only be permitted outside the Area of Outstanding Natural Beauty and the Green Belt.
- 2.3 Paragraph 28 of the NPPF is specific instating that planning policy should support economic growth in rural areas in order to create jobs. It is also keen that Local Planning Authorities should promote the development and diversification of agriculture and other land based rural businesses.
- 2.4 Whilst holiday chalet accommodation, which has a far higher degree of permanency to it, should only be permitted outside of the Area of Outstanding Natural Beauty and the Green Belt, camping must be approached in a different manner.
- 2.5 By its nature, it will only take place in the Summer months (May – September) and by its nature the requirement for permanent structures will be minimal. It will, however, allow tourists to take affordable holidays within the Purbeck District, within the AONB and the Green Belt (much of Purbeck District is in the AONB and Green Belt), which will result in much needed income to margin farms/farmers who farm in a low key manners, thereby protecting the heritage of the area.
- 2.6 I, therefore, consider Policy TA of the Core Strategy to be unsound.
- 2.7 I do not consider Policy TA is positively prepared as it does not seek to meet objectively assessed development in infrastructure requirements. As much of

Purbeck District is AONB of Green Belt, effectively the policy places a cap on camping activities quite unnecessarily.

- 2.8 Policy TA cannot be justified because any minor harm created by camping will, by its nature, be temporary and for a comparatively short time during the year. Camping is an entirely different activity to caravanning, holiday chalets, holiday cottages, etc.
- 2.9 I do not consider Policy TA sits comfortably with National Policies set out in Paragraph 28 of the NPPF.
- 2.10 The Core Strategy could be made sound by changing the wording of Policy TA2:
 - New sites or extension to existing holiday chalet sites will only be permitted outside of the AONB and Green Belt.
 - New sites or extensions to tented camping sites which operate between April and September each year may be permitted inside the AONB and Green Belt, providing there is not significant adverse impact, either individually or cumulatively, on the environment visually, ecologically or from traffic movements.
- 2.11 I believe if this approach is taken, affordable holidays within the Purbeck District area remain a possibility, the impact of camping will be minimal and farmers and land owners will be able to obtain income from diversification without significantly impacting upon the AONB or the Green Belt.

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Andrew C Robinson BSc FRICS FAAV

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