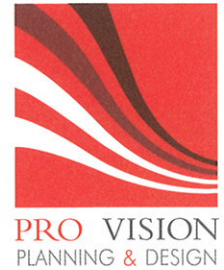


Position Statement



Matter 20
Representor 2574
The Charborough Estate

PURBECK LDF
CORE STRATEGY DPD
EiP

MATTER 20 : TOURIST ACCOMMODATION AND ATTRACTIONS
(POLICY TA)

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

The issue is whether Policy TA is over restrictive>

2

The Charborough Estate (2574) believes Policy TA is over restrictive in respect of the Green Belt for the reasons outlined in para 4 of its Representation in response to Policy TA, hereinafter referred to as Representation 2574/TA. A copy of the front cover of that Representation is attached to enable the Inspector to identify the document.

3

Policy TA would prevent:

- a) Farm diversification in the form of chalets or seasonal camping;
- b) Touring caravan provision along the A31 (T) or A35; and
- c) Restoration and opening to the public of Morden Park.

Morden Park

4

The case for Morden Park is outlined in Representation 2574/TA paras 5 -9 and appendices A, B and C.

5

It is also referred to in Representation 2574/7.3/CEN paras 1.9-1.18, particularly para 1.14. This relates to Evidence Base Document "Purbeck Core Strategy, Implications of Additional Growth Scenarios for European Protected Sites".

"Purbeck Core Strategy, Implications of Additional Growth Scenarios for European Protected Sites." Para 2.62 of that document identifies Morden Park for potential SANGS.

NPPF

6

NPPF 28 supports sustainable rural tourism and leisure developments which respect the character of the countryside and provide tourist and visitor facilities in appropriate locations. The concept for Morden Park outlined in Representation 2574/TA would respect the character of the countryside by restoring the Park and enhancing the SSSI's areas to compliment the neighbouring Morden Bog National Nature Reserve. Previous Inspectors have concluded that this is an appropriate location.

7

Furthermore, NPPF 81 states that the Local Planning Authority should plan positively to enhance the beneficial use of the Green Belt – such as providing access and recreation,

and enhancing landscape, visual amenity and biodiversity. The Morden Park concept would do all these things.

Changes to the Core Strategy

8

The Charborough Estate believes the Core Strategy is unsound in respect of:

- a) Policy TA;
- b) Omission of Morden Park as a strategic recreational site

9

The Estate considers the Core Strategy is unsound in these respects (against the criteria of NPPF 182) because:

- a) It is not "positively prepared": if it had been, it would have taken a positive approach to Morden Park (and other tourism opportunities in the Green Belt);
- b) It is not "justified" for the reasons summarized above at 1.2 and 1.4 of this Position Statement, in the light of which it is not the most appropriate strategy; and
- c) It is not consistent with National Policy, as outlined above at 1.5 – 1.7 of this Position Statement.

10

We attach the complete wording of Policy TA with the changes we proposed in Representation 2574/TA edited to ensure coherence and coordination. These changes would make the Core Strategy sound in respect of Policy TA.



PRO VISION
PLANNING & DESIGN

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

REPRESENTATIONS
on behalf of
THE CHARBOROUGH ESTATE

**IN RESPECT OF
POLICY TA
TOURISM**

AJP/20227/10.12.10

POLICY TA: TOURIST ACCOMMODATION AND ATTRACTIONS

New Tourist Accommodation will be permitted as follows:

New built serviced and self catering recommendation or extension to existing accommodation should ideally be located in the towns and key / local service villages, or in accord with Policy CO : Countryside

Campsites

- Except as indicated below, new chalet or camping sites, or extensions to existing ones, will not be permitted in the AONB or Green Belt
- Due to the adequacy of provision for housing or static caravan sites, and in order to protect the landscape of the District, it is unlikely that additional provision can be supported, except as indicated below.
- Upgrading of existing caravan, chalet or tented camping sites must be in accord with policy CO Countryside

Caravan facilities along the A 35 and A 31 (T)

Since there are currently no touring caravan sites along the A 35 or A 31 (T), consideration may be given to such proposals subject to the criteria of Policy CO Countryside.

Morden Park

In view of the potential landscape, ecology, social and economic benefits, the Council will explore with the landowner the scope for restoring Morden Park (as identified on the Proposals Map) and opening it to the public as a Country Park, together with a modest number of high quality chalets, and a touring caravan / camping park.

New Tourist Attractions

Proposals for new tourist and leisure attractions should be focused in towns and key / local service villages. In the countryside, proposals for new tourist and leisure attractions will only be permitted where they are in accordance with the Policy CO : Countryside.

Safeguarding of Tourism Accommodation

Other proposals that would result in the loss of hotel or accommodation with more than 6 bedrooms (which is not ancillary to the primary residential (C3) use of the dwelling) will not be permitted unless it can be demonstrated that the current use has been sufficiently and realistically marketed for a period of at least 9 months to show that the current use is no longer viable.