
Purbeck District Council: Core Strategy
Examination in Public
Submission on behalf of ZBV (Winfrith) Ltd

Reference: 4953

MATTER 9: Green Infrastructure, Recreation and Sports Facilities (Policy GI)

9.0.1 National Planning Policy Framework paragraph 73 states that: *‘Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required’.*

9.0.2 In response to PPG17, Purbeck District Council undertook Sport and Recreation Study in 2006 which, amongst other details was intended to inform any review of the 'Strategy for Sport and Recreation in Purbeck District'. It is understood that the Recreation and Open Space Strategy remains incomplete. It is unclear why this evidence has not been updated and why the Recreation and Open Space Strategy has not been finalised.

9.1: Is policy GI consistent with national guidance? What is the justification for the provision of green infrastructure and how will it be provided?

9.1.1 Refer to Matter 11 in relation to heathland mitigation and SANGs.

9.2: What is the status of the South East Dorset Green Infrastructure Strategy?

- 9.2.1 One of the key roles of the South East Dorset Green Infrastructure Strategy is: *'To guide a joint approach towards strategic green infrastructure for Councils preparing local development framework documents'*.
- 9.2.2 The South East Dorset Green Infrastructure Strategy does not however cover all of Purbeck District (and specifically does not cover South West Purbeck or North West Purbeck) and therefore cannot provide a strategic framework for planning or the delivery of green infrastructure, including mitigation of the impacts of housing and employment growth on designated sites, across the entire District.
- 9.2.3 The Dorset Green Masterplan has been landscape led and it includes a network of multifunctional Green Infrastructure (GI) integrated into the mixed use proposals. The GI at Dorset Green would include a range of formal sport facilities including playing fields, MUGAs/LEAPS/NEAPs, informal open space, heathland restoration and support, woodland planning and screening, sustainable drainage features, and cycle and pedestrian routes as well as the SANGs proposals. The GI and SANGs proposals contribute to the promotion of healthy lifestyles, deliver a net gain in biodiversity on the site and ensure that impacts on the nearby heathlands can be mitigated.
- 9.2.4 The SANGs will be easily accessible from the proposed residential areas of the Dorset Green Masterplan by a range of walking and cycling routes. A variety of new habitats will be created in this area including heathland creation and support areas, woodland, wetlands, grassland and improvements to the River Win riverine habitat. The proposed SANGs and Heathland Support Areas have been designed to prevent and offset any adverse impacts on the nearby designated sites and are considered to be of high quality, viable and a suitable alternative to recreational activities on the heathlands, including dog walking.
- 9.2.5 The Dorset Green Masterplan will make a significant contribution to GI in the District. The ZBV (Winfrith)'s landholdings at Dorset Green are 95ha (with the

main DGTP site being c.75ha) and the Masterplan proposes that over one third would be provided as GI including SANGs and Heathland Support Areas.

- 9.2.6 It is considered that the Dorset Green Masterplan proposals for GI and SANGs contribution would be significantly greater than would be possible to be provided on the proposed allocated housing sites or smaller windfall or unallocated sites (which are proposed to deliver a significant proportion of housing with the Core Strategy).
- 9.2.7 The GI and SANGs proposals at Dorset Green are deliverable, with the SANGs and GI land being within ZBV (Winfrith)'s ownership and adjacent to the proposed housing and employment uses, and would be of high quality providing a range of recreation opportunities on-site.