

Introduction

By way of general comment Gleeson Strategic Land consider that the Pre-Submission Core Strategy is a sound document which balances the numerous constraints with the need for growth. The Strategy appears to closely relate to the local issues and establishes realistic and deliverable aims that can be achieved within the plan period without detrimental impact on the physical environment of the district. Indeed, as in the case of Leigh Road, Wimborne, the Strategy offers significant enhancements for the Community in general.

Overall Strategy

Having regard to the NPPF it is considered that the Strategy does cater for an adequate level of housing. The Council have progressed a strategy which accords with para 52 of the NPPF which states that new homes are often best delivered through new settlements or extensions to existing towns. This approach has been embraced by the Council and the allocation of deliverable sites on the outskirts of sustainable settlements such as Wimborne accords with this principle.

The high quality of the historic environment, riversides, harbours, coastal and countryside areas enables the area to have a thriving tourist industry. The local economy benefits greatly from this and the Council have to be very careful in balancing the aspirations for growth with a protectionist approach to these sensitive locations.

There is sufficient evidence presented to justify the need for housing outside the urban area in Green Belt locations. It is considered that it has been shown how this can be done sensitively and that the approach to release Green Belt land will ensure that the historic environments of the existing settlements are respected. This is not only in respect to the physical impact of the built form on main towns, such as Wimborne, but also the impact of transport on the wider community. Sites such as Leigh Road would ensure that transport impacts are kept to a minimum.

The strategy of focusing development on the main settlements has to be the correct approach for a district which is as constrained as East Dorset. This will result in new development being developed in the most sustainable locations. Every opportunity should be taken to maximise development potential in the allocated sites and restrictions should not be unduly imposed for future development on or within these areas.