

**Matter 1 Written Representation / 558499
Sembcorp Bournemouth Water**

**CHRISTCHURCH & EAST DORSET CORE STRATEGY
EXAMINATION IN PUBLIC**

MATTER & ISSUE 1/3

OVERALL STRATEGY

AUGUST 2013

1.0 INTRODUCTION

1.1 This written representation submission comprises a response to the issues identified by the Inspector for the Examination in Public (EIP) into the soundness of the Christchurch & East Dorset Core Strategy (CS). This submission is on behalf of Sembcorp Bournemouth Water (“Sembcorp”) and deals with matters that are supplementary to the main evidence submitted on their behalf.

2.0 MATTER & ISSUE 1/3

2.1 IS THE SETTLEMENT HIERARCHY (KS 1) BASED ON ROBUST EVIDENCE? ARE THE FOLLOWING DESIGNATIONS JUSTIFIED AND APPROPRIATE: BURTON?

2.2 Policy KS 1 contains a hierarchy of six settlement types; from main settlements to hamlets. Burton falls within the fifth category. It is defined as a village where only very limited development will be allowed to support the role of the settlement as a provider of services to its home community. There is only one lower settlement category - hamlets.

2.3 Of the residential urban extensions, all are situated within the first category of main settlements. On this basis alone, there is no justification to plan an urban extension at Burton. Given the size of the village, it is wholly inappropriate.

2.4 The policy allocation, CN 2, is stated to be required to allow limited residential development to meet local needs, including the provision of affordable housing. By implication therefore, all of the 45 proposed dwellings are required for both open market and affordable housing to meet the local needs of the village. However, this is not supported by any evidence set out in the Strategic Housing Market Assessment (ED 28).

2.5 A more appropriate policy approach would be to test any new housing development in the village against Policy LN 4 - Affordable Housing Exception Sites. This policy specifically applies to Burton and allows, in

exceptional circumstances, small areas of land to be developed for affordable housing, subject to strict criteria.

- 2.6 The policy approach advocated in these representations will also avoid the acknowledged development constraint; that the site to the south of Burton already suffers from flood risk. Parts of the site are within Flood Zones 2 and 3a (see map Tile 3 of ED 4). The 45 dwellings proposed for development will require protection from this flood risk as well as needing attenuation measures to mitigate against the risk of further surface water run off.
- 2.7 The CS will therefore be sound if the Burton site allocation CN 2 is removed.