
The Christchurch and East Dorset Councils Core Strategy - Local Plan Examination in Public (EiP)

Hearing Statement
on behalf of Stour Valley Properties Ltd

Matters and Issues 5: Strategic Allocations - East Dorset

Respondent Number: 656251

August 2013

Core Strategy - Local Plan

Examination in Public

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1.0 INTRODUCTION

- 1.1 This Statement has been submitted by Barton Willmore LLP on behalf of Stour Valley Properties Ltd (SVP).
- 1.2 This Statement provides SVP's responses to the Inspector's questions in respect of Matter 5 of the Examination into the Christchurch and East Dorset Councils' Core Strategy-Local Plan DPD.
- 1.3 SVP is actively progressing proposals for the site known as Land at Manor Farm, Wimborne for residential development as part of a wider redevelopment concept of the immediate surrounds, including the provision of an extensive area of open space to the south of the site (the subject of recently approved planning application reference 3/12/0702/COU) and a new rugby club on the site known as Little Burles, Manor Farm, Ham Lane (the subject of current planning application 3/12/0700/COU). It is in this context that SVP's representations to Matter 5 are made, with particular focus on the approach taken to establishing the overall housing requirement for the JCS.
- 1.4 This Statement addresses the Inspector's specific questions and explains further the representations submitted by Barton Willmore LLP on behalf of SVP in June and December 2012 in response to the Proposed Submission and Proposed Changes to the Pre Submission versions of the JCS, respectively.

2.0 RESPONSE TO INSPECTOR'S QUESTIONS

Individual site allocations in East Dorset

Q.1 RA1: Baillie Gate Employment Allocation

- *Is this a sustainable allocation which will meet local employment needs?*

1.1 We have no comments on this matter.

- *Has the environmental impact of the allocation, particularly on adjacent lakes, been taken into account?*

1.2 We have no comments on this matter.

Q.2 WMC7: Leigh Park

- *Is the failure to seek housing for local needs justified and sustainable?*

2.1 No. Given the shortfall in the identified housing figure for East Dorset (SVP's original representations refer) and our research that the housing requirement must be more than is currently the case (see our statement to matter 1), the failure of policy WMC7 to seek housing for local needs on the site following the potential relocation of the rugby club is unjustified. The Site represents a good location for the provision of affordable housing; as per the requirements of the NPPF (para 50) the Councils should be proactively driving the delivery of a choice of high quality homes and opening up opportunities for affordable home ownership.

2.2 SVP have previously made detailed representations to both the Pre Submission and Pre Submission Proposed Changes versions of the CS in respect of Policy WMC7 and interrelated policy WMC6. The covering letter accompanying this Statement explains that given the lack of any specific questions in relation to WMC6 in the Inspector's identified Matters and Issues, we rely on the contents of our previous written representations – however, there have been some material changes in circumstance which we feel the Inspector ought to be aware of, and these are outlined in our covering letter submitted with this hearing statement.

Q.3 FWP6: East of New Road, West Parley

- *Is a convenience foodstore of the size proposed supported by robust and up to date evidence?*

3.1 We have no comments on this matter.

- *Does the policy provide a clear strategy for development?*

3.2 We have no comments on this matter.

Q.4 FWP7: West of New Road, West Parley

- *Does the allocation address the need to sustain and enhance the significance of the heritage asset at Dudsbury Hill Fort?*

4.1 We have no comments on this matter.

- *Does the policy provide a clear strategy for development?*

4.2 We have no comments on this matter.

Q.5 VTSW5: North Eastern Verwood

- *Should the housing allocation for 50 dwellings, proposed in an earlier version of the plan, be reinstated?*

5.1 We have no comments on this matter.

Q.6 VTSW6: Woolsbridge Employment Allocation

- *Is the location and size of this allocation justified?*

6.1 We have no comments on this matter.

Q.7 WMC5 : Cranborne Road New Neighbourhood

- *Is the location and scale of this housing allocation justified by robust evidence?*

7.1 We have no comments on this matter.