



Arne Parish Council

Clerk; Mrs Amanda Crocker

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Peter Wharf
Chair; Partial Review Advisory Group
Purbeck District Council
Westport House
Worgret Road
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BH20 4PP

13th March 2015

Dear Peter

Re: Purbeck Local Plan: Partial Review – Issues and Options Arne Parish Council Response

We note that PDC have been asked by the Inspector to develop by 2017 a partial review of the Purbeck Local Plan to look at a higher rate of house building. We offer this clarification letter in addition to our electronic survey results.

Question 3a

We agree with Option 3a to disperse proportionately in line with existing policy LD, in working down through the towns (options 3b) but keeping any development within the confines of the bypass in the case of Wareham, the key service villages (option 3c) and the local service villages (option 3d). However please apply this policy with consideration to the road infrastructure, in particular the A351 which is already overloaded, and therefore place new housing where it can best access the A35 – although, please take into consideration the capacity and safety of that road too.

Question 4a Option 4b

Of particular concern is that the consultation asks Arne Parish to consider accommodating between 500 and 1000 houses at Worgret. We must inform the Planning Policy Team of our Neighbourhood Plan consultations which are indicating strong support for small pockets of up to 40 smaller and affordable units, not necessarily at Worgret, and we see no indication of any housing need assessment for anything larger.

Still more alarming is that there are six SHLAAs described in the background documentation which would indicate the potential for over 3,300 houses at Worgret. Is the implication that even an alarming 500 houses at Worgret is just the “thin end of the wedge”?

We therefore call on PDC to resist, on behalf of Arne Parish, any pressures for housing development beyond the level of new housing which reflects our reasoned estimate of local need currently being identified in our Neighbourhood Plan consultations.

Building more houses in Purbeck – going well beyond any rational assessment of local need and affordability – would be economic and environmental madness, undermining the area’s environment, natural capital, tourism and green economy. It would transform – and risk ruining – Arne Parish.

Market demand – as opposed to objectively assessed local housing need – in desirable, attractive areas like Purbeck is effectively unlimited, up to the point at which Purbeck and Arne Parish would become no more desirable than the places from which people would like to escape because the beautiful environment has been degraded and spoiled by over-development.

Question 5a, Option 5b

As described in the Issues and Options document, Worgret is in a “sensitive part of the green belt and partly AONB”. The Worgret sites are performing the function of Green Belt well and it is the view of Arne Parish that this should remain so.

Issue 8 Question 8a

It is vital that any proposals for development in Purbeck respect the importance and high sensitivity of the area’s designated landscapes and habitats, including in particular the Dorset AONB, the World Heritage Coast, SSSIs and other wildlife designations, and the Purbeck heaths. The Purbeck heaths should continue to be protected in accordance with current policies. It is clear those throughout Arne Parish who are aware of Purbeck’s internationally important, rare and vulnerable heaths, are at a loss to understand how PDC can even consider weakening the protection of these areas. PDC should signal, clearly and unequivocally, that building houses within the 400m zone, except possible small amounts of infilling within existing settlement boundaries, would be unacceptable and should thus be ruled out of consideration.

We trust this further clarifies our position and would welcome your comments.

Yours sincerely

Amanda Crocker
Clerk: Arne Parish Council