

**Matter 1 Evidence / 656661  
Site Developments (Ferndown) Ltd.**

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

**MATTERS & ISSUES 1/9**

**OVERALL STRATEGY**

**AUGUST 2013**

## 1.0 INTRODUCTION

1.1 This statement 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 Site Developments (Ferndown) Ltd. The company own land to the east of the Ferndown Industrial Estate, which is the subject of the submission of evidence in respect of other Matters & Issues, including 8/2.

## 2.0 MATTER & ISSUE 1/6

2.1 IS THE PROPOSED QUANTUM OF EMPLOYMENT LAND (KS 5) JUSTIFIED BY THE EVIDENCE?

2.2 The evidence to support the development of new employment land is contained within the Bournemouth, Dorset & Poole Workspace Study - Employment Land Projections 2012 Update (ED 43). The final results of the study indicate that there is an estimated requirement for 260 hectares (HA) of employment land to be developed in the Bournemouth, Dorset and Poole area in the period 2011 - 2031. In the defined area of the Bournemouth & Poole Strategically Significant City or Town (SSCT), within which Christchurch & East Dorset are situated, the estimated demand for land over this period is set at 160.1 HA. Table 21 of ED 43 also compares demand with supply:

	2011-2021	2021-2031	2011-2031
Demand	104.8 HA	55.3 HA	160.1 HA
Supply	82.9 HA	67.3 HA	150.1 HA
Surplus/Deficit	-21.9 HA	12 HA	-10 HA

2.3 This indicates a deficiency in employment land in the overall SSCT area, particularly in the period to 2021. Additionally, this table of ED 43 demonstrates a shortfall with no allowance for flexibility. The following tables of the study do introduce flexibility into the demand and supply comparisons; at 10% and 20% rates. As a consequence, the deficit increases

to 23 HA and 36.1 HA respectively; again with the most acute shortfall appearing in the period to 2021. The latter scenario predicts demand for land as high as 186.2 HA. However, supply is fixed at 150 HA for the SSCT; and it is this figure that is contained within Paragraph 4.25 of the CS. It subsequently forms the basis of the 80 HA requirement as set out in Policy KS 5.

- 2.4 It is considered that the CS is not making a suitable allowance to meet the predicted demand for the development of employment land. The evidence suggests that there will be at least a 10 HA deficit, albeit over a longer timeframe, and potentially much more if flexibility is introduced. There are restrictions in other parts of the SSCT, and many CS's elsewhere are already adopted. The shortfall would therefore be most appropriately accommodated in East Dorset District through the allocation of one or more additional sites.
- 2.5 This approach is supported by the National Planning Policy Framework (NPPF), with Paragraphs 18-21 placing emphasis on the need to support economic growth, plan proactively; and identify strategic sites for anticipated needs over the plan period.

### **3.0 MATTER & ISSUE 1/9**

- 3.1 IS THE NEED FOR EMPLOYMENT LAND TO BE LOCATED ON GREENFIELD / GREEN BELT LAND JUSTIFIED BY THE EVIDENCE?
- 3.2 Paragraph 4.27 of the CS makes it clear that the projected 80 HA of land required for employment development cannot be accommodated solely within the existing urban areas. New greenfield employment sites are therefore allocated in East Dorset district. This approach is endorsed, as there is no evidence to suggest that major employment sites are likely to be developed from within the existing urban areas.
- 3.3 Indeed, the CS actually proposes to reduce the amount of employment land in the urban area. Policy WMC 4 proposes the re-development of the Stone Lane Industrial Estate at Wimborne, with 90 dwellings. This is a 1.9 HA site

accommodating 1,564 m<sup>2</sup> gross floor space. Its loss to an alternative use exacerbates the need for new employment floor space to be developed in alternative greenfield locations.

- 3.4 It is within this context that the land east of the Ferndown Industrial Estate is advocated for development - as set out in separate evidence in response to Matters & Issues 8.