

Matter C: Green Belt

| Consultee ID | Name/Organisation |
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| 1189887 | Ms Clare Lees |
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Post Green,
Lytchett Minster,
Poole.

5th August 2019.

South Lytchett Estate comment to SD90: Estimation of affordable housing delivery on small sites and windfall in response to action 27.

I would like to challenge the Council's estimation of likely affordable housing numbers through the small sites policy and windfall. I would like to do this by bringing to the attention of the inspector a recent windfall site in Upton of 27 dwellings in which no affordable homes were delivered.

I attach a link to the Planning Application on the Dorset Council website:

<https://planningsearch.purbeck-dc.gov.uk/Planning/Display/6/2018/0014>

The development consists of 15 houses and a block of 12 flats. The site required the purchase of a row of 6 former council houses, which may go some way to explaining the issues relating to viability. However, in the search for windfall this will not be an uncommon situation and the size of development is large.

In SD90 the Council provide the actual numbers of affordable housing delivered from windfall sites:

Windfall

10. *The past delivery of affordable homes on sites not allocated within the local plan gives an indication of the number of homes that may be delivered through the windfall sites allowance.*
11. *Based on past delivery rates over the preceding five years, the delivery of homes on windfall sites is estimated to be around 62 per year. The past delivery of affordable homes over the same period on these windfall sites has been around 0.8 dwellings per year. To avoid double counting, no allowance is made for windfall within the first two years giving a total of approximately 10.4 windfall affordable housing units.*

Please may I suggest the council revise their estimate of affordable houses to be delivered through small sites and windfall to match those achieved in reality.

Yours faithfully,


Clare Lees.

Post Green,
Lytchett Minster,
Poole.

3rd August 2019.

South Lytchett Estate comment to SD93 – Strategy for mitigating the effects of new housing on European sites and justification for changes to green belt boundaries at Morden

I would like to challenge on behalf of The South Lytchett Estate the Council's statement that they have assessed the potential for suitable alternative SANGS in the north of Purbeck (SD93 paras 36-40).

I would like to make the following points:

- * At no time has The South Lytchett Estate been asked to provide or been consulted upon the potential of providing a strategic SANGS by either Natural England or by Purbeck District Council.
- * The SANGS put forward by The South Lytchett Estate and Bloor Homes at Bere Farm and Lytchett Minster were designed to address housing proposals at these sites and these sites alone. The SANGS proposals never progressed beyond crude sketches as both sites were discounted in 2017.
- * The South Lytchett Estate covers over 2000 acres and contains both farmed and wilder areas and over 150 acres of woodland.
- * The South Lytchett Estate lies directly between Sherford Bridge and the postcode of the majority of visitors to this location (SD93 para 35).

Yours faithfully,

Clare Lees.

