

Planning Purbeck's Future



**Core Strategy Pre-Submission - 1 November - 20 December 2010
Consultation Responses
Part 11**

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Ragamuffins Pre-school



Purbeck District Council
Local Development Framework (LDF)
'Planning Purbeck's Future'
Core Strategy Pre-Submission Document
Representation Form (Nov/Dec 2010)

	Your Details	Agents Details (where relevant)
Title	Mrs	
Name	Debra Greatorex	
Job Title <i>(where relevant)</i>	Manager	
Organisation <i>(where relevant)</i>	Ragamuffins Pre-School	
Address	Rye Hill, Bere Regis, Wareham	
Postcode	BH20 7LP	
E-mail	ragamuffinspreschool@btinternet.com	
Tel. Number	01929 472125	

Responses should be sent to:

Email: ldf@purbeck-dc.gov.uk

Post: Planning Policy, FREEPOST RSAX-LTRK-TRKE, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP

Fax: 01929 557348

Return to Purbeck District Council by 4pm, Monday 20th December 2010

Late or anonymous representations will not be accepted. All representations received will be published on the Council's website along with your name.

If you choose to type a response it would be appreciated if you could email the Microsoft Word version, making it easier to copy the responses into an examination database.

Briefings on how to complete these forms and the process involved will be held on:

- 10th November, 7pm in the District Council offices, Wareham
- 18th November, 7pm, Community Hall, The Mowlem, Swanage
- 1st December, 7pm in the District Council offices, Wareham

An example of a completed form is available on the Council's website.

Alternatively, if you would like help completing this form please contact the Planning Policy Team.

For further information, visit http://www.dorsetforyou.com/purbeck_consultation, email or call 01929 557273 to speak to a member of the Planning Policy Team.

As your representation will be passed to an Inspector you should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change.

After this stage, further submissions will be only at the request of the independent Inspector appointed by the Secretary of State, based on the matters and issues he/she identifies for examination.

All representations on matters of soundness will be fully considered by the Inspector. You may choose to request to appear at a public hearing to clarify your comments. Do you consider it necessary to participate at the oral part of the examination?

<input checked="" type="checkbox"/> No , I do not wish to participate at the oral examination	<input type="checkbox"/> Yes , I wish to participate at the oral examination
--	---

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary in the space below:

Please note that the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature

Date 16 December 2010

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : North West Dorset - Bere Regis	Paragraph: 7.1	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because:			
<i>(tick all that apply)</i>			
It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>	<input type="checkbox"/>		
It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>)</i>	<input type="checkbox"/>		
It is not 'consistent with national policy'	<input type="checkbox"/>		

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

Ragamuffins Pre-School support the move to a more central location in the village, away from the busy main road with through traffic including heavy HGV's, tanks etc, provided provision is made for the Pre-School to move with the school to maintain the close relationship and links with the school, therefore, continuing the excellent transitions for children between the two settings. As a registered charity and non profit making organization we would require full financial support to make the move possible.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Redwood Partnership

20 December 2010
Core Strategy covering letter 20.12.10.doc

Planning Policy
Purbeck District Council
Westport House
Worgret Road
Wareham
Dorset
BH20 4PP

Tim Hoskinson
E: thoskinson@savills.com
DL: +44 (0) 1202 856861
F: +44 (0) 1202 856801

Wessex House
Priors Walk
East Borough
Wimborne BH21 1PB
T: +44 (0) 1202 856 800
savills.com

Dear Sir / Madam

Purbeck Core Strategy Pre-Submission Document – Consultation Response

Please find enclosed completed response forms and supporting information in response to consultation on the Purbeck Core Strategy Pre-Submission Document, submitted on behalf of the Redwood Partnership in relation to land at Wool.

I trust that the comments will be of assistance as you prepare the submission Core Strategy. Please do not hesitate to contact me should you wish to discuss any aspect of the consultation response.

Yours sincerely

Tim Hoskinson
Associate

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Purbeck District Council
Local Development Framework (LDF)
'Planning Purbeck's Future'
Core Strategy Pre-Submission Document
Representation Form (Nov/Dec 2010)

Your Details		Agents Details <i>(where relevant)</i>
Title		Mr
Name		Tim Hoskinson
Job Title <i>(where relevant)</i>		Associate
Organisation <i>(where relevant)</i>	Redwood Partnership	Savills
Address	c/o Agent	Wessex House, Priors Walk, Wimborne
Postcode		BH21 1UD
E-mail		thoskinson@savills.com
Tel. Number		01202 856851

Responses should be sent to:

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<input type="checkbox"/> No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/> Yes, I wish to participate at the oral examination
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If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary in the space below:

Savills have for some time been highlighting the need to address the long term development of the Wool area as an essential component of sustainable and deliverable plan for Purbeck. We consider that the Core Strategy has failed in this respect. Our representations relate primarily to the overall level of housing provision in the plan, the identification of strategic allocations, and the approach to the Wool area in particular. These issues are considered to be of strategic importance and fundamental to the overall soundness and deliverability of the Core Strategy, and in our view will require thorough exploration at the oral examination.

Please note that the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature	Signature has been blanked out
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Date 20 December 2010

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy :	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because:			
<i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not deliverable, not flexible and not able to be monitored)</i>			<input type="checkbox"/>
• It is not 'consistent with national policy'			<input type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

The first four paragraphs of the vision are supported. In particular the first sentence of the second paragraph is supported as this recognises that it is important for housing provision to meet local needs as well as the wider needs of the housing market. A significant level of demand for housing in Purbeck comes from outside the district, provision needs to be made for this otherwise the situation in relation to local needs will worsen significantly.

The last paragraph of the vision refers to reducing the need to travel by increased self containment and the concentration of employment, shops, services and community facilities. This objective is fully supported in principle, however as currently worded it fails to recognise the need to balance housing and employment growth as an essential and integral component of the strategy.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

In order to improve the clarity of the vision and reflect the principles of sustainable development, the last paragraph should be amended as follows:

'... the need to travel will be reduced by increased self-containment to balance housing and jobs growth and concentrate housing, employment, shops, services and community facilities at locations that are accessible by a wide range of transport methods to encourage a shift in travel choices and patterns.....'

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : 4.3 Spatial Objectives	Paragraph: 4.3 Spatial Objectives	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
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• It is not 'consistent with national policy'	<input type="checkbox"/>		

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Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

The spatial objectives reflect the characteristics of Purbeck and the issues identified in sections 2 and 3 of the Core Strategy. In particular objectives 2. Meet Purbeck's housing needs, and 8. Promote a prosperous economy are supported.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

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Please state the part of that document you are commenting on:

Policy :	Paragraph: 5.6.1 – 5.6.3	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
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It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>)</i>	<input checked="" type="checkbox"/>		
It is not 'consistent with national policy'	<input checked="" type="checkbox"/>		

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Comments:

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The development strategy set out at section 5.6 seeks to distribute development around the towns and key service facilities, however the evidence base for the Core Strategy demonstrates that if the District's housing needs are to be met in a sustainable manner, additional development needs to be provided for at Wool.

The Core Strategy only considers the Settlement Extensions that require changes to the Green Belt to be strategic, with all other settlement extensions passed down to the Site Allocations Plan. However, there is no strategic development plan policy requiring a review of Green Belt boundaries in these locations, and we consider that the selection of strategic allocations for inclusion in the Core Strategy should take into account wider issues such as the size of the settlement extension, its location, and the mix of land uses proposed.

The development strategy proposed in the Core Strategy is based on a narrow interpretation of what constitutes strategic and does not provide a deliverable or flexible plan. A consequence of this approach is that the first five years of housing supply in the Core Strategy is heavily reliant on

a small number of sites that are currently within the Green Belt. This approach does not reflect housing needs across the majority of the District which lies outside the Green Belt, it does not deliver a flexible or responsive supply of land as required by PPS3.

In the context of Purbeck District, with its acknowledged housing needs, environmental constraints, limited opportunities for new development, and the findings of the Additional Growth Scenarios Report (Footprint Ecology, 2010), we consider that provision needs to be made within the Core Strategy for additional growth at Wool.

The most appropriate strategy is to include a requirement for 50 dwellings at Land off East Burton Road as an allocation in the Core Strategy, as supported by the findings of the consultation on *Where Shall we Build in Purbeck?* (page 16 of Consultation Results report, November 2010) with a further requirement to deliver a settlement extension of 1,000 dwellings at Wool (in line with the Additional Growth Scenarios Report) through the Site Allocations Plan or an Area Action Plan.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Land off East Burton Road at Wool should be included as a strategic allocation at paragraph 5.6.2, with a further requirement to deliver a settlement extension of 1,000 dwellings at Wool through the Site Allocations Plan or an Area Action Plan. This will help to contribute to delivering a flexible, responsive supply of land for housing to meet identified local needs, whilst respecting environmental constraints.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : Policy LD	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>

(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because:

(tick all that apply)

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(i.e. the Core Strategy is not deliverable, not flexible and not able to be monitored)
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(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

Policy LD fails to provide any strategic guidance for the general location of development beyond the outdated Local Plan settlement boundaries.

Policy LD requires that new development is concentrated within existing Local Plan settlement boundaries, with land falling outside these settlement boundaries being classed as open countryside. The task of reviewing settlement boundaries is delegated to the Site Allocations Plan, which is not scheduled to commence until 2011, and is likely to take several years to adopt. This is at odds with the Housing Trajectory (section 6.3), which anticipates strategic sites to commence by 2013, and shows that the Core Strategy is entirely reliant on settlement extensions within the Green Belt for the delivery of new housing between 2013 and 2017.

A consequence of this is that the Core Strategy fails to address the immediate shortage of housing land in the District, does not provide a flexible and responsive supply of land for housing, and does not identify a supply of specific, developable sites for at least 15 years from the date of adoption.

The settlement hierarchy set out in Policy LD does not represent an accurate reflection of the

different roles and characteristics of the settlements identified as Key Service Villages. The settlement hierarchy should reflect the potential of settlements to accommodate sustainable growth.

The Core Strategy Background Paper Volume 10: Settlement Strategy illustrates the range of services available at Wool, there is potential to improve and revitalise many of these to increase self-containment and enhance the settlement's role as a service centre. There is an existing concentration of business and employment at the Dorset Green Technology Centre (formerly Winfrith Technology Centre), with realistic potential for considerable expansion of employment opportunities. Wool lies at a strategic location at the intersection of the A352 and the Weymouth to London mainline railway, with rail services from Wool station to Weymouth, Dorchester, Wareham, Poole, Bournemouth, Southampton and on to London operating hourly and half hourly services at peak times, and bus services to neighbouring towns and village. It also lies on a key north south route between the A31 and A35 and is at a gateway to many of Purbeck's main tourist attractions

Several of the Key Service Villages identified in Policy LD function as dormitory / commuter settlements with limited opportunities for employment development and sustainable transport modes. Conversely, the Wool area has a high level of services, good transport links including bus and rail services, and a significant employment site which is allocated for further development. The Wool area has few of the constraints to growth experienced by other settlements in Purbeck, as illustrated at Map 1 of the Core Strategy, and the *Additional Growth Scenarios Report Footprint Ecology, 2010*, which finds that the Wool area is the only location with the potential to support additional development within the environmental constraints imposed by Habitats Regulations. It is uniquely placed to act as a sustainable and self contained community serving a wider rural area, and should be identified as a key location for growth in Policy LD.

The settlement hierarchy in Policy LD separates Wool and East Burton, categorising Wool within 'Key Service Villages' and East Burton within 'Other Villages with a Settlement Boundary'. However, East Burton lies immediately to the west of Wool and functions as part of this larger settlement rather than as an isolated village. Development along Burton Road and Dorchester Road effectively links the two settlements. East Burton's location between Wool and the sub-regional employment site at Dorset Green Technology Park (the former Winfrith Technology Centre) offers the potential for sustainable growth at a location that is within walking distance of the sub-regional employment site and a range of shops, services, facilities and public transport links. A number of sites adjoining the settlement boundary at East Burton have been included in the SHLAA as suitable sites for housing subject to a review of settlement boundaries. Development in this area has the potential to deliver a number of benefits including improved links to WTC, public open space and recreation facilities.

Proposed Changes:

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In view of its range of services, good transport links, expanding role as an employment centre, and potential to accommodate development within environmental constraints, the Wool / East Burton / Dorset Green Technology Centre area should be identified as a key location for further development in the settlement hierarchy alongside the market and coastal towns of Wareham and Swanage by amending policy LD as follows:

Towns and other key locations for growth:

Swanage, Wareham, and the Wool/East Burton/Dorset Green Technology Centre area

In order to ensure a flexible and responsive supply of land is available, and to make the clear spatial choices needed in the Core Strategy, Policy LD should include clear reference to the location of all of the settlement extensions that are needed to implement the plan, including an allocation at Land of East Burton Road, Wool, and a further requirement to deliver a settlement extension of 1,000 dwellings to the west of Wool through the Site Allocations Plan or an Area Action Plan.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy :	Paragraph: 6.2.1 – 6.2.3	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
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Comments:

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The approach to calculating Character Area Development Potential set out at paragraphs 6.2.1 to 6.2.3 has the effect of building a significant windfall allowance into the District's housing land supply. This is contrary to the approach to determining housing land requirements set out at paragraphs 58 and 59 of PPS3, which states that windfalls should not be included in the first 10 years of land supply.

The Core Strategy and the supporting evidence base does not provide robust evidence of genuine local circumstances that prevent specific sites being identified. Furthermore there is no testing of delivery to support the 47 dwelling per annum figure suggested in 6.2.3. Whilst we agree that uncertainty in the future housing market, fewer opportunities for infill, and the impact of new affordable housing thresholds, will significantly reduce the scope for future opportunities, we consider the 50% reduction applied to Character Area Potential will still result in an unacceptably high proportion (46%) of the District's future land supply coming from unidentified windfall sites.

Proposed Changes:

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The Council has not demonstrated robust evidence of genuine local circumstances that prevent specific sites being identified. As such there is no justification for including a windfall allowance in the housing figures and no allowance should be made for Character Area Development Potential. Section 6.2 of the Core Strategy should be deleted and the housing trajectory and supply tables updated accordingly.

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'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : 	Paragraph: 6.3.1 – 6.3.4	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

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(For explanation of terms refer to guidance notes below)

Comments:

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The housing trajectory set out at paragraphs 6.3.1 to 6.3.4 and the accompanying figure does not represent a flexible, responsive supply of housing to enable continuous delivery of housing for at least 15 years from the date of adoption, as required by PPS3: Housing.

The assumptions implicit in the table raise serious doubts about the delivery and implementation of the plan. The housing trajectory illustrates that 100% of the existing commitments will be completed by 2013, but, contrary to paragraph 58 of PPS3, there is no evidence to demonstrate that the sites are developable in the timescale envisaged. The proposed housing strategy relies on a small number of strategic settlement extensions to deliver 100% of the housing land supply in the critical period from 2013-2016, but beyond the first 5 years, the housing trajectory relies on a high proportion of windfall and non-specific sites.

The approach does not incorporate any scenario or contingency planning to identify different delivery options in the event that actual housing delivery does not occur at the rate expected. The Core Strategy is reliant on a number of subsequent DPDs and SPDs to deliver the proposed

strategic allocations, and delays to any of these or during the application, site assembly and mobilisation/lead-in stages represents a significant risk to housing delivery.

A strategic allocation at Wool is needed as part of a flexible and responsive supply of land for housing, and to help ensure that there are sufficient specific, developable sites identified to underpin the delivery and implementation of the plan.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

The housing trajectory illustrates serious delivery and implementation concerns with the proposed approach. A more balanced strategy can be achieved by bringing additional strategic allocations and specific sites into the housing trajectory, including the allocation of land off East Burton Road, Wool, and the identification of a settlement extension to the west of Wool as referred to in our representations on Policy HS.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : Policy HS: Housing Supply	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2 (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because: <i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>).</i>			<input checked="" type="checkbox"/>
• It is not 'consistent with national policy'			<input checked="" type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

Policy HS: Housing Supply is not considered to be consistent with PPS3 for the following reasons:

- The level of housing provision set out is contrary to paragraphs 32 and 33 of PPS3 as it does not take account the evidence of current and future need and demand for housing and affordability levels, the availability of suitable land for housing as identified in the SHLAA, and overall Government ambitions to increase housing supply and improve affordability,
- The policy relies on a small number of Green Belt sites for housing provision in the early stages of the plan and fails to make sufficient suitable land available to ensure that the overall housing provision can be met, contrary to paragraph 52 of PPS3;
- The policy relies on windfalls or subsequent DPDs to deliver a significant proportion of future housing land supply, and does not identify broad locations or specific sites to enable continuous delivery of housing for at least 15 years from the date of adoption, contrary to paragraph 53 of PPS3;
- The policy fails to identify sufficient deliverable sites for the first five years from adoption,

contrary to paragraph 54 of PPS3;

- The policy fails to identify a further supply of specific, developable sites for years 6-10 and 10-15, contrary to paragraph 55 of PPS3;
- There is no mechanism within the policy or elsewhere in the plan to manage supply of land to ensure a continuous supply of deliverable sites is maintained, contrary to paragraphs 57, 60, and 61 of PPS3;
- There is insufficient evidence to demonstrate that existing commitments will be delivered within the timescale envisaged, contrary to paragraph 58 of PPS3;
- There is a significant windfall allowance incorporated in the first 10 years of land supply, contrary to paragraph 59 of PPS3
- There is no evidence of contingency planning or risk assessment to identify different delivery options and management strategies to ensure housing delivery occurs at the rate expected, contrary to paragraph 62 of PPS3;

The policy is not considered to be justified or effective as the overall level of housing provision fails to meet the needs of the area. The policy relies on a small number of sites that are currently within the Green Belt and does not identify sufficient specific sites elsewhere to ensure the delivery of the Core Strategy objectives in relation to housing provision.

The latest CLG household projections show that the number of households in Purbeck is forecast to rise by 4,000 over the plan period. The number of people on the housing register has reached over 1,600 and is growing year-on-year. The Council's Housing Market Assessment forecasts the future housing need for Purbeck at over 400 households per year. Against this context, the Core Strategy would have the effect of reducing housebuilding in Purbeck to 80 homes per year in the latter part of the plan period – this would be the lowest for over 20 years, and will result in problems of overcrowding, sub-standard housing, social exclusion, homelessness and out-migration of younger people and families.

The Secretary of State's proposed changes to the South West RSS required Purbeck to plan for 5,150 new dwellings between 2006 and 2026. This included provision for an urban extension of 2,750 new dwellings at Lytchett Minster, referred to as the Western Sector. Whilst we do not consider that the Western Sector represents a suitable location for an urban extension of 2,750 new dwellings, the need to plan for a sufficient level of housing to meet the needs of the District and the wider HMA is paramount. Our previous representations to Purbeck District Council on this matter suggested that the Core Strategy should therefore work within the overall total housing requirement of 5,150 new dwellings for the District, but alternative locations to the Western Sector should be identified which can meet development in a sustainable manner, taking into account access to jobs, community facilities and sustainable transport links. Comments from GOSW also suggested a similar approach.

Purbeck District Council has since undertaken further work to investigate this approach. The last paragraph of Policy HS states that *'further technical work is being undertaken to consider the potential for strategic housing growth in the longer term. Should an achievable strategy be found, it could trigger a review of the Core Strategy or preparation of an Area Action Plan.'* The main component of this work, the Additional Growth Scenarios Report by Footprint Ecology was completed in September 2010. The findings of this work indicate that due to the environmental constraints present in the District, Wool is the only location with the potential to accommodate additional growth in line with the Habitats Directive, and that with a range of mitigation measures, Wool could support higher growth and an additional 1,000 houses.

Given the evidence available, and the pressing need for new housing in Purbeck and the Wool area, it is unsound for the Core Strategy to defer consideration of additional housing provision to a subsequent review. The preparation of an Area Action Plan may be an appropriate mechanism for the delivery of additional housing in the Wool area, however in order to be deliverable, this needs clear support in Policy HS, including identification of the level of housing to be delivered, and the

contrary to paragraph 54 of PPS3;

- The policy fails to identify a further supply of specific, developable sites for years 6-10 and 10-15, contrary to paragraph 55 of PPS3;
- There is no mechanism within the policy or elsewhere in the plan to manage supply of land to ensure a continuous supply of deliverable sites is maintained, contrary to paragraphs 57, 60, and 61 of PPS3;
- There is insufficient evidence to demonstrate that existing commitments will be delivered within the timescale envisaged, contrary to paragraph 58 of PPS3;
- There is a significant windfall allowance incorporated in the first 10 years of land supply, contrary to paragraph 59 of PPS3
- There is no evidence of contingency planning or risk assessment to identify different delivery options and management strategies to ensure housing delivery occurs at the rate expected, contrary to paragraph 62 of PPS3;

The policy is not considered to be justified or effective as the overall level of housing provision fails to meet the needs of the area. The policy relies on a small number of sites that are currently within the Green Belt and does not identify sufficient specific sites elsewhere to ensure the delivery of the Core Strategy objectives in relation to housing provision.

The latest CLG household projections show that the number of households in Purbeck is forecast to rise by 4,000 over the plan period. The number of people on the housing register has reached over 1,600 and is growing year-on-year. The Council's Housing Market Assessment forecasts the future housing need for Purbeck at over 400 households per year. Against this context, the Core Strategy would have the effect of reducing housebuilding in Purbeck to 80 homes per year in the latter part of the plan period – this would be the lowest for over 20 years, and will result in problems of overcrowding, sub-standard housing, social exclusion, homelessness and out-migration of younger people and families.

The Secretary of State's proposed changes to the South West RSS required Purbeck to plan for 5,150 new dwellings between 2006 and 2026. This included provision for an urban extension of 2,750 new dwellings at Lytchett Minster, referred to as the Western Sector. Whilst we do not consider that the Western Sector represents a suitable location for an urban extension of 2,750 new dwellings, the need to plan for a sufficient level of housing to meet the needs of the District and the wider HMA is paramount. Our previous representations to Purbeck District Council on this matter suggested that the Core Strategy should therefore work within the overall total housing requirement of 5,150 new dwellings for the District, but alternative locations to the Western Sector should be identified which can meet development in a sustainable manner, taking into account access to jobs, community facilities and sustainable transport links. Comments from GOSW also suggested a similar approach.

Purbeck District Council has since undertaken further work to investigate this approach. The last paragraph of Policy HS states that *'further technical work is being undertaken to consider the potential for strategic housing growth in the longer term. Should an achievable strategy be found, it could trigger a review of the Core Strategy or preparation of an Area Action Plan.'* The main component of this work, the Additional Growth Scenarios Report by Footprint Ecology was completed in September 2010. The findings of this work indicate that due to the environmental constraints present in the District, Wool is the only location with the potential to accommodate additional growth in line with the Habitats Directive, and that with a range of mitigation measures, Wool could support higher growth and an additional 1,000 houses.

Given the evidence available, and the pressing need for new housing in Purbeck and the Wool area, it is unsound for the Core Strategy to defer consideration of additional housing provision to a subsequent review. The preparation of an Area Action Plan may be an appropriate mechanism for the delivery of additional housing in the Wool area, however in order to be deliverable, this needs clear support in Policy HS, including identification of the level of housing to be delivered, and the

broad location of development.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

In order to be considered sound, the overall level of housing provision should be increased to about 4,000 dwellings 2006-2016. Additional strategic allocations and specific sites should be identified within the housing supply, including the identification of land off East Burton Road, Wool as a strategic site allocation for 2012-16, and a further 1,000 homes to be accommodated as a settlement extension to the west of Wool for 2016-2027.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy :	Paragraph: 7.2.7	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because: <i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)</i>	<input type="checkbox"/>		
• It is not 'effective' <i>(i.e. the Core Strategy is not deliverable, not flexible and not able to be monitored)</i>	<input type="checkbox"/>		
• It is not 'consistent with national policy'	<input type="checkbox"/>		

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

The Vision for South West Purbeck does not recognise the full potential of Wool and Winfrith to accommodate balanced housing and employment growth. In view of its range of services, good transport links, and expanding role as an employment centre, the Wool / Winfrith area should be identified as a sustainable location for further development alongside the market and coastal towns of Wareham and Swanage. Reference should also be made to the transport improvements for the area proposed in the Purbeck Transport Strategy.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

The Wool / Winfrith area should be identified as a sustainable location for further development to meet the identified housing needs of Purbeck and support the expansion of Dorset Green

Technology Park. Reference should also be made to the transport improvements for the area proposed in the Purbeck Transport Strategy.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : Policy SW: South West Purbeck	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because:			
<i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>)</i>			<input checked="" type="checkbox"/>
• It is not 'consistent with national policy'			<input checked="" type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

Housing provision

Policy SW: South West Purbeck states that around 355 dwellings are needed to meet housing supply needs from 2006-2026. This statement is considered inaccurate: the Core Strategy is proposing 355 dwellings for this area, but in reality the housing needs are much higher. The latest CLG household projections show that the number of households in Purbeck is forecast to rise by 4,000 over the plan period. The number of people on the housing register has reached over 1,600 and is growing year-on-year. The Council's Housing Market Assessment forecasts the future housing need for Purbeck at over 400 households per year.

The Purbeck Housing Market Assessment (p81) highlights the Wool area as having the highest level of future housing need in the District, estimated at 90 households per year. The Core Strategy will provide fewer than 5 homes a year for people in housing need in the Wool area (less than 5% of need). This is considered an unacceptable situation which the Core Strategy must address.

The need for a strategic approach to Wool and East Burton

A strategic approach to the long term planning of the Wool area, including East Burton and the Dorset Green Technology Centre, is needed to address housing needs and avoid the problems associated with piecemeal development. The case for considering the Wool area as a strategic location for development is summarised as follows:

- Wool has good transport links, including a station on the Weymouth to London mainline railway.
- It is not within the Green Belt or AONB and does not have the same level of environmental constraints that limit growth in other areas of Purbeck.
- It has a good range of services and facilities.
- There is significant employment growth planned for Dorset Green Technology Park – the additional 20ha of employment land identified in the Core Strategy translates to potential for 4,000 new jobs.
- The Core Strategy fails to balance the planned jobs with new homes, services, facilities and transport improvements needed to make it sustainable and the Area Action Plan which was originally proposed as a way of addressing these issues appears to have been abandoned.
- Suitable sites are available for development, as identified in the SHLAA and the 'Where shall we build in Wool' consultation.

Savills has been highlighting the need for a strategic approach to the long term planning of the Wool and East Burton area. In 2005 Savills, on behalf of the Lulworth Estate and Redwood Partnership, prepared *Wool – Vision for a Sustainable Community*. A copy of the document is submitted alongside these representations. This report considered the economic, environmental and social issues facing the area and set out a long term vision, masterplan and regeneration strategy for Wool and Winfrith based on a thorough investigation of the needs of the area and the District as a whole.

The Redwood Partnership has further developed proposals for its landholdings in the area in an illustrative masterplan submitted to the Council in response to consultation on the SHLAA in November 2007, a copy of which is submitted alongside these representations. It demonstrates the potential for Wool and Winfrith to develop as a sustainable community, and when considered alongside the emerging masterplan for significant jobs growth at Dorset Green Technology Park, provides a strong case for the identification of Wool as a location for balanced housing and employment growth.

An Enquiry by Design Exercise undertaken by the Princess Foundation for the Built Environment for the new owners of the Winfrith Technology Centre (since re-branded as Dorset Green Technology Park) in 2008 highlighted the need to improve links and better integration between Wool, East Burton, and Dorset Green Technology Park, and the opportunity to create a sustainable community with new employment, housing and open space provision.

More recently, Purbeck District Council has commissioned further work to examine the potential for additional housing development at several key locations in the District, including Wool. The findings of this work are presented in the *Additional Growth Scenarios Report* (Footprint Ecology, 2010), and indicate that due to the environmental constraints present in the District, Wool is the only location with the potential to accommodate additional growth in line with the Habitats Directive, and that with a range of mitigation measures, Wool could support higher growth and an additional 1,000 houses. Wool is uniquely placed to act as a sustainable and self contained community serving a wider rural area, and should be identified as a key location for growth in Policy SW.

Land at East Burton Road

Land at East Burton Road was identified as Site A in the Council's *Where shall we build in Wool and Bovington 2012-2026?* consultation in June 2010. The site is in single ownership; it is relatively flat, free from environmental constraints, readily accessible and is contained in the wider landscape by adjoining development and the railway line. The Council's assessment in the *Where shall we build in Wool?* consultation document that 50 homes could be built on land at East Burton Road without major impact is supported, and no evidence to the contrary has come to light through the consultation to change this assessment.

Savills prepared a set of display boards to provide further analysis of the site and sets out how development could be delivered, including an indicative masterplan which illustrates the proposed approach. A copy of the display boards are submitted alongside these representations.

The site is already surrounded by residential development to the north, east and west, and the railway to the south. The size of this site makes it ideally suited to a 50 unit scheme. This level of development would sit comfortably within the wider townscape, and can be achieved without detriment to the amenity of neighbouring properties.

It can be delivered as a stand alone site, and is available and deliverable immediately. Due to its self containment within the wider landscape, it would not set a precedent for the direction of future growth in the area, which needs to be planned for on a comprehensive basis. The site therefore represents the most appropriate site for a 50 unit development.

Representatives from Savills and the Redwood Partnership attended a public consultation event hosted by the Council in Wool on 5 July 2010. Savills presented a set of 4xA1 display boards which included a site assessment and a preliminary masterplan setting out the potential for the site to accommodate 50 dwellings. A copy of the display boards have been submitted alongside these representations

Feedback from the consultation is reported in the *Where shall we build in Purbeck? Consultation Results* report in November 2010. The response was split fairly evenly between sites A, B and C, but due to concerns regarding the deliverability of Site C, the consultation also asked which was the preferred alternative in the absence of Site C. The results clearly show that Site A is the preferred option if Site C is unavailable (site C has now been withdrawn by the landowner). This gives a clear mandate for the allocation of Site A in the Core Strategy.

The draft Core Strategy that was presented to the Council at the special committee meetings on the 5th and 12th October 2010 included provision for a settlement extension for 50 dwellings at Wool, with the location to be identified through the Site Allocations Plan.

Following discussion by Members at the 12th October committee meeting, the Council resolved to remove the proposed 50 dwellings for Wool from the Core Strategy as it was considered that the Purbeck Gate development had met housing growth requirements for the plan period. There is no evidence to justify this position. The site for the Purbeck Gate development was originally identified in the 1997 Purbeck District Local Plan Deposit Draft in order to help meet housing requirements to 2011. The site has since been taken forward through the various stages of the planning process and is now nearing completion. Housing need in the Wool area remains a critical issue, with 565 households currently on the housing register in the South West Purbeck area. The Survey of Housing Need and Demand for Purbeck highlights Wool as having the highest level of housing need, with 111 households currently in need and a future need of 90 households per year. It is now imperative for the Core Strategy to identify further sites in the Wool area to provide for identified housing needs to 2026.

Documents submitted in support of this representation

The following documents are submitted alongside of these representations in support of additional development at Wool:

Wool – Vision for a Sustainable Community, Savills, December 2005

Land west of Wool: Concept Masterplan and illustrative sketch, Savills, November 2007

Land off East Burton Road – Core Strategy public exhibition boards, Savills, July 2010

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

The first two paragraphs of Policy SW: South West Purbeck should be amended to read as follows:

In South West Purbeck, the Wool and Bovington area (including East Burton and Dorset Green Technology Park) will provide the main focus for service provision, where new housing development will be managed through the extension of settlement boundaries to meet housing needs.

The settlements of Winfrith Newburgh and West Lulworth will provide the focus for service provision in the rural areas. Development outside settlement boundaries will be strictly controlled.

The following bullet point should be added under the section of Policy SW relating to the role of the Wool area.

The role of Wool and East Burton will be supported through:

- *The allocation of a settlement extension at East Burton Road, to include:*
 - *approximately 50 dwellings including affordable housing;*
 - *New open space to mitigate potential impacts on nearby heathland;*
 - *Contributions for transport and open space/recreation provision;*
 - *Highway junction improvements;*
 - *Improvements to walking and cycling links;*
 - *Contributions to new or improved community and education facilities;*
- *An additional provision for a settlement extension for 1,000 dwellings to the west of Wool, incorporating public open space, community, healthcare and education facilities, and provision for transport improvements, to be delivered through the Site Allocations Plan or an Area Action Plan.*

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy :	Paragraph:	Map: Map 7
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2 (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because:			
<i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>).</i>			<input checked="" type="checkbox"/>
• It is not 'consistent with national policy'			<input checked="" type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

Map 7 fails to identify the settlement of East Burton. East Burton lies immediately to the west of Wool and functions as part of this larger settlement. Development along Burton Road and Dorchester Road effectively links the two settlements. East Burton's location between Wool and the sub-regional employment site at Dorset Green Technology Park (the former Winfrith Technology Centre) offers the potential for sustainable growth at a location that is within walking distance of the sub-regional employment site and a range of shops, services, facilities and public transport links. A number of sites adjoining the settlement boundary at East Burton have been included in the SHLAA as suitable sites for housing subject to a review of settlement boundaries, and development in this area has the potential to deliver a number of benefits including improved links to WTC, public open space and recreation facilities.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Map 7 should include the settlement boundary for East Burton, including an allocation for 50 dwellings at Land of East Burton Road, Wool. The Plan should also indicate a further requirement to deliver a settlement extension of 1,000 dwellings to the west of Wool, along with improved linkages between Wool, East Burton, and Dorset Green Technology Park.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy :	Paragraph: 7.2.8	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because: <i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not deliverable, not flexible and not able to be monitored)</i>			<input checked="" type="checkbox"/>
• It is not 'consistent with national policy'			<input checked="" type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

Paragraph 7.2.8 states that recent major housing development at Purbeck Gate, Wool, meets housing growth requirements for the plan period, without a need for a further settlement extension. There is no evidence to justify this position in any of the evidence for the Core Strategy, indeed this is contrary to the position put forward by the Council in the *Where shall we build in Purbeck?* consultation.

The site for the Purbeck Gate development was originally identified in the 1997 Purbeck District Local Plan Deposit Draft in order to help meet housing requirements to 2011. The site has since been taken forward through the various stages of the planning process and is now nearing completion. Housing need in the Wool area remains a critical issue, with 565 households currently on the housing register in the South West Purbeck area, and the Survey of Housing Need and Demand for Purbeck highlighting Wool as having the highest level of housing need, with 111 households currently in need and a future need of 90 households per year. It is now imperative for the Core Strategy to identify further sites in the Wool area to provide for identified housing needs to 2026.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Paragraph 7.2.8 should be re-worded as follows

Recognising the need for additional housing in the Wool area, and in view of its range of services, good transport links, expanding role as an employment centre, and potential to accommodate development within environmental constraints, the Wool / East Burton / Dorset Green Technology Centre area is identified as a key location for further development. Land at East Burton Road is allocated in the Core Strategy for 50 dwellings, and a further settlement extension of 1,000 dwellings to the west of Wool will be delivered through the Site Allocations Plan or an Area Action Plan.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : Policy AHT	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because:			
<i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>).</i>			<input checked="" type="checkbox"/>
• It is not 'consistent with national policy'			<input checked="" type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

The proposed tenure mix in policy AHT lacks sufficient flexibility and will be difficult to attain with the current economic climate and spending cuts. Government policy in relation to affordable housing is changing and a more flexible approach is required in order to ensure the Core Strategy remains consistent with national guidelines and initiatives.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Delete the percentage tenure mix requirements from Policy AHT.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input type="checkbox"/>	Sustainability Appraisal <input checked="" type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : 	Paragraph: 2.5	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because: <i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>)</i>			<input checked="" type="checkbox"/>
• It is not 'consistent with national policy'			<input checked="" type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

The sustainability appraisal does not appear to provide an objective framework for the assessment of all of the options for development, and as such it is not possible to demonstrate that the plan is the most appropriate taking into consideration all reasonable alternatives.

Table 2.6 of the sustainability appraisal notes that Option 7: Improving self-sufficiency of Wool has not been taken forward for consultation 2009 as it did not conform to the RSS at the time, but there is no further explanation. We do not consider that the option of improving the self-sufficiency of Wool did not conform to the RSS at the time. Paragraph 3.4.2 of the Draft Revised RSS for the South West Incorporating the Secretary of State's proposed changes specifically notes that where there are few towns which meet all the criteria of Development Policy B, districts should identify those settlement with potential to play a more strategic role locally and allocate development accordingly. The following criteria are set for Development Policy B settlements:

- an existing concentration of business and employment and realistic potential for employment opportunities to be enhanced
- shopping, cultural, faith, education, health and public services that meet the needs of the settlement and surrounding area
- there are sustainable transport modes that can be maintained or developed to meet identified community needs in the settlement and the surrounding area

Wool meets all of these criteria and clearly has the potential to play a strategic role locally. It has strong sustainability credentials and is not constrained by Green Belt, landscape or nature conservation designations. The settlement benefits from a range of community facilities including shops, schools, library, and doctors surgery. Public transport provision includes a range of bus services and a railway station on the Weymouth – London line with regular services to Dorchester and Weymouth, Poole, Bournemouth, and Southampton.

The settlement adjoins Winfrith Technology Centre, which has recently been sold by the Homes and Communities Agency, the new owners have re-branded the site Dorset Green Technology Park and are developing a masterplan for the development of the site as a zero carbon employment centre. The regeneration and expansion of the site has the potential to deliver over significant employment growth over the plan period.

Wool meets all of the criteria set out in the RSS for policy B settlements, and clearly has the potential to play a strategic role locally. In view of its range of services, good transport links, lack of constraints, and expanding role as an employment centre, the Wool / Winfrith area should have been identified as a sustainable location for further development, the option of providing for further growth in the Wool area was been dismissed prematurely from the emerging Core Strategy.

The Additional Growth Scenarios Report (Footprint Ecology, September 2010) indicates that due to the environmental constraints present in the District, Wool is the only location with the potential to accommodate additional growth in line with the Habitats Directive, and that with a range of mitigation measures, Wool could support higher growth and an additional 1,000 houses.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

In view of its range of services, good transport links, lack of constraints, and expanding role as an employment centre, the Wool / Winfrith area should be identified in the Sustainability Appraisal as a sustainable location for further development.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input type="checkbox"/>	Sustainability Appraisal <input checked="" type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : Table 5.1	Paragraph: Table 5.1	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because: <i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not deliverable, not flexible and not able to be monitored)</i>			<input type="checkbox"/>
• It is not 'consistent with national policy'			<input type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

The assessment matrix at Table 5.1 assesses Wool Site A as negative against the criterion 'Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking, and use of public transport'. However, a range of local services and facilities including employment, schools, shops, healthcare, recreation facilities, bus and rail links are available within 1 km of the site.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

The assessment of Wool Site A against 'Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking, and use of public transport' should be changed from '-' to 'n'.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input checked="" type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : 	Paragraph: 5.3.8	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because: <i>(tick all that apply)</i>			
• It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
• It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>)</i>			<input type="checkbox"/>
• It is not 'consistent with national policy'			<input type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

The HRA suggests at paragraph 5.3.8 that the block of heathland that encompasses Winfrith, Tadnoll and Knighton heaths is predicted to see a relatively small increase in recreational use compared to other heaths in the vicinity of Wareham and Upton. Although Winfrith Heath is noted in the HRA as being easily accessed by car from the west of Wool and the number of alternative options for residents in Wool is fairly limited in comparison with other parts of Purbeck, these are factors that can be addressed through mitigation.

The recent Additional Growth Scenarios Report (Footprint Ecology, September 2010) indicates that due to the environmental constraints present in the District, Wool is the only location with the potential to accommodate additional growth in line with the Habitats Directive, and that with a range of mitigation measures, Wool could support higher growth and an additional 1,000 houses. The findings of this report need to be incorporated into the Core Strategy and the HRA.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

The HRA should be updated to take into account the findings of the Additional Growth Scenarios Report (Footprint Ecology, September 2010), which indicates that due to the environmental constraints present in the District, Wool is the only location with the potential to accommodate additional growth in line with the Habitats Directive, and that with a range of mitigation measures, Wool could support higher growth and an additional 1,000 houses.

Note: Additional sheets can be downloaded from the website and submitted alongside this form.

Figure 1. Concept Masterplan



© Savills LLP. All rights reserved. This document is for internal use only. It is not to be distributed outside the organization. All rights reserved. Wropt Masterplan 2007 (10/07/07)

Date | November 2007
 Project | 405
 Reference | WPL/131500001





Welcome...

These display boards have been prepared on behalf of the landowner, Redwood Partnership, in order to provide further information on how Option 1 in Purbeck District Council's *Where shall we build in Wool and Bovington 2012-2026?* consultation document could be delivered.

We would welcome your comments on the scheme's preliminary design and layout, in order to further shape the emerging design process. The following details and proposal drawings are at an early stage, however they highlight the potential of the site to contribute to meeting the housing and community needs of the area, and outline the guiding principles for the development including, in particular, the underlying principles of sustainable development and design quality.



Background – Planning Purbeck's residential growth

Purbeck District Council's draft Core Strategy sets out the long-term vision for the District for the period 2006 – 2026, including a housing strategy. This recommends a settlement extension for Wool of 50 dwellings.

Context

Wool lies at a strategic location at the intersection of the A302 and the Weymouth to London mainline railway. It also lies on a key north-south route between the A31 and A35 and is at a gateway to many of Purbeck's main tourist attractions. It plays an important role as a transport and service hub for the wider rural area.

Wool has a good range of services and facilities, including schools, shops, a post office, a library, pubs, a village hall, churches, a GP surgery, petrol stations with garage/facilities, and recreation ground. There is potential to improve and revitalise many of these, to increase self-containment and enhance the settlement's role as a service centre.

Dorset Green Technology Park (the re-branded Winfrith Technology Centre) is located to the west of Wool and is a strategic employment site with potential to expand.

The Purbeck Housing Needs Survey 2008 highlights the Wool area as having the highest level of housing need in the District, with 111 households currently in need and 90 households per annum likely to be in need in the future.

Site location

Land off East Burton Road, to the east of Sandhills Crescent, has been identified as Site A in Purbeck District Council's consultation leaflet.

The site comprises a field of approximately 1.8ha (4.4 acres) currently in agricultural use. The field is enclosed by residential development to the north, east and west, and the mainline railway line runs along the southern boundary.

The site is in the ownership of the Redwood Partnership, a locally based developer.



2: Site analysis



This conceptual illustration has been developed from the site analysis below. It reflects the surrounding development and provides soft landscaped edges to frame the development.

Entry to the site uses the existing natural access points. A green open space provides a sense of place and will be accessible by new and existing residents in the area.



Response to the Council's assessment

We agree with the Council's assessment that 50 homes could be built on the site without having a major impact. The following points are noted:

Ecology – The site is currently used as grazing land and is not subject to any nature conservation designations. Development would provide an opportunity for additional hedgerow planting to enhance wildlife value.

Flood Risk – The site is not located within an area of high flood risk. A surface water drainage strategy would be prepared to ensure that surface water can be effectively drained from the site and that development would not increase flood risk.

Townscape – A sensitive layout and high quality design would ensure that the development contributes to and enhances the existing character of East Burton.

Landscape – The site is enclosed by residential development on three sides and the railway line to the south, providing a natural limit to the extent of development. Additional buffer planting around the edge of the site would help ensure development is well screened.

Accessibility – The site has good access to a range of local facilities and public transport services within a 2km walking catchment. In particular, the site benefits from good accessibility to jobs at Dorset Green Technology Park.

Highways – Vehicular access would be via East Burton Road and Sandhills Crescent, and the proposals could provide for traffic calming along East Burton Road.

3: Design response



Indicative masterplan
 An indicative masterplan for the site has been prepared as a starting point for discussion; we would welcome your comments on the draft plan and its approach to design.



The key features can be summarised as follows:

- Potential for up to 50 new homes, including a mix of house types and tenures, with appropriately sized gardens and adequate car parking.
- Affordable housing provision would include shared ownership to help provide local people with the opportunity to buy their own home.
- New buffer planting, hedgerows and trees would enhance biodiversity and landscape quality.
- An attractive public open space, incorporating a play area would provide a local amenity for new and existing residents.
- Hard surfaces, such as roads and parking areas, would be designed to ensure safe ease of movement to prioritise pedestrians and cyclists.
- Building heights would be up to 2 storeys, to be sympathetic to the existing streetscape, with height changes providing variation in the roofscape.
- Elevation design would integrate a mix of materials to create interesting and attractive streets, courtyards and individual homes.
- The design would seek to reinforce the existing local architecture and character.
- Continuity to street frontages and enclosure to open spaces and courtyards would provide natural surveillance. Private and public spaces would be clearly defined.
- Landmark buildings in key locations would help to create a sense of place.
- The layout aims to integrate new development with existing buildings, whilst respecting local amenity.
- Incorporation of sustainable construction principles within the design and use of locally sourced materials to reflect local buildings would be encouraged.



Land off East Burton Road
4: Summary



savills

Energy efficiency and sustainable construction

Standards of energy efficiency in new housing are improving through the Code for Sustainable Homes. The following standards and design methods to promote the energy efficiency of the buildings will be explored further as the scheme progresses:

- A Code for Sustainable Homes rating of 4*, 5* or 6*
 - energy, water, and waste efficient to reduce carbon emissions and household running costs.
- Solar water heating – using solar panels to provide hot water.
- Grey water systems – using water from showers / baths for flushing toilets.
- Rain water harvesting systems – for non-drinking water uses within homes, to complement grey water systems.
- Heat pumps – potentially including ground source heat pumps that collect heat from the ground by circulating water through buried pipes.
- Sustainable drainage systems.
- Passive solar design – layout, orientation and design of homes to make best use of the sun's energy for heating and cooling.

Measures to promote sustainable construction will be used in line with the principles set out in the Government's 'Strategy for Sustainable Construction'.



In summary... Site A is in single ownership, it is relatively flat, free from environmental constraints, readily accessible and is contained in the wider landscape by adjoining development and the railway line.



A range of local services and facilities including employment, schools, shops, healthcare, recreation facilities, bus and rail links are available within a 2km walking catchment of the site. Development would help to support and revitalise existing shops, services and facilities.



The site is well placed to deliver a mix of family sized house types and tenures, including affordable housing, with appropriately sized gardens and car parking. New homes would be designed to be highly energy efficient and a range of sustainable construction methods would be incorporated from the outset.




Sensitive layout, high quality design and landscaping will ensure that neighbours' residential amenities are considered and respected, and that the development is in keeping with its surroundings. In addition to on-site open space, development would contribute to the enhancement of existing community facilities and open space.

Thank You... We hope you found the display boards informative and we would welcome your views on the exhibition material and your support for Site A.



CORE STRATEGY PUBLIC CONSULTATION - JULY 2010

Wool settlement extension options



Wool - vision for a sustainable community

Final Draft December 05

The image contains a large map on the left with color-coded zones and labels: 'A302 from Dorchester and Weymouth', 'A302 from Dorchester and Weymouth', 'A302 from Dorchester and Weymouth', and 'To World Heritage Site and key visitor attractions'. To the right is a detailed street map of Wool with labels for 'East Burton' and 'Wool'. Below the street map are three photographs: a traditional stone building, a road with a triangular warning sign, and a road with trees.



The Wool Partnership



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Wool - vision for a sustainable community - December 2005

Executive Summary

Wool - Vision for a Sustainable Community

Executive Summary

This document has been prepared on behalf of the Wool Partnership to support the future vision for the Wool / Whitfriars area as a gateway to the Purbeck area and a strategic location for growth. The Wool Partnership is a collaboration between The Ljwerth Estate and the Purbeck Partnership. The document articulates the vision and provides a Master Plan for the sustainable development of the area alongside a regeneration strategy.

The document sets out long term aspirations for the Wool and Whitfriars area, identifying potential solutions to key issues that will affect the area over the next 30 or even 40 years and beyond. In doing so, the document identifies the start to medium term phases of growth and regeneration that are necessary to meet identified economic, community, and transport needs whilst contributing to environmental improvements.

Wool benefits from a strategic location at the threshold to the Isle of Purbeck, with its world renowned coastline, outstanding scenery and many of the County's most popular tourist destinations. The settlement has good road and rail transport links and is one of Purbeck's most self contained settlements. It has a good range of services and facilities, although many would benefit from reinvestment.

The Wool Partnership considers that further development in the Wool and Whitfriars area is likely and the document sets out the range of benefits that this could bring. By promoting a broad ranging vision for the area, the document provides the opportunity to consider growth in the Wool and Whitfriars area as part of a long term strategy for sustainable development that will meet the needs of current and future generations. The Wool Partnership anticipates that the vision and Master Plan will inform debate over the future development of the Wool and Whitfriars area through the Community Plan, Local Development Framework, and the Area Action Plan for Whitfriars Technology Centre / Wool / Baylham. The involvement of the local community will be important to ensure that growth of Wool delivers benefits that respond to local needs and aspirations.

Whitfriars Technology Centre is located to the west of Wool and is a strategic employment site employing around 1,600 people with the potential of the site to accommodate an additional 2,400 jobs. Wool has few of the constraints to growth experienced by other settlements in Purbeck. It is uniquely placed to act as a sustainable rural community serving a wider area and as a tourism gateway to the Purbeck Hills and coast.

Planning policy at a national level supports the growth of larger rural settlements where there is a good range of community facilities and employment opportunities. Larger settlements such as Wool, which play a vital role as local service centres, provide a focus for new development and can be considered suitable for significant housing growth where this strengthens community, leisure, shopping and employment provision.

Emerging strategic policy at the regional level allows for creative planning policy responses to the challenges faced by rural areas. The emerging Local Development Framework (LDF) provides the opportunity to establish planning policies that respond to the needs of the local community, taking advantage of the opportunities for growth at Wool, and that unlock the area's potential to develop as an exemplar sustainable rural community.

The vision, Master Plan and regeneration strategy have been developed in response to the economic and social issues facing Wool. The more sustainable management of tourism will become increasingly important as visitor numbers increase to the World Heritage Site. Agriculture is under pressure to respond to new markets and the rural economy needs to adapt to these changes. Whitfriars is being planned for major regeneration and new jobs are expected alongside sustainable development. New housing is required to meet open market and affordable housing needs, whilst new community facilities and infrastructure would deliver a sustainable community. Major transport infrastructure improvements are necessary to reduce congestion and encourage public transport.

The vision has been developed over many years based on a thorough understanding of the needs of the area and the District as a whole. The vision is to transform Wool into:

- A tourism gateway to the Isle of Purbeck;
- A centre of excellence for agricultural diversification;
- An exemplar of a sustainable rural community with a strong rural economy;
- High quality natural and physical environment;
- A socially sustainable community.

The vision has been developed into a package of initiatives and developments that could be delivered in a co-ordinated manner over the period of the LDF and beyond. These include tourist infrastructure; an enhanced urban and rural environment; sustainable transport; new / improved community facilities; and additional housing. The vision and Master Plan are deliverable and viable. They rely on the co-operation of many parties and a partnership approach between the landowners, the Council and local stakeholders. Public engagement will be an important part of the process. The Wool Partnership commends the vision and Master Plan as a basis for further dialogue with the local community.



Part one: Introduction



Figure 1.1: Location plan

Description of the area

In addition to the strategic links noted above, Wool has a number of key services providing links between Wool and Weymouth, and nearby towns (including Weymouth, Poole, Bourne-mouth, Dorchester and Weymouth), villages and tourist attractions.

Wool is described in the Local Plan as a 'Larger Settlement', with a population of around 2,300. If Bournemouth is included the total population of the planning area is over 4,100. It has a good range of services and facilities although the quality of these may be more modest. These include schools, shops, a post office, a library, pubs, a village hall, churches, a GP surgery, petrol stations with garage facilities, and recreation grounds. Many of these are in need of refurbishment or replacement. If the needs of the wider area are to be served effectively

the historic core located to the east of the settlement is a designated Conservation Area and contains a number of listed buildings and several shops located on the High Street. The recreation ground lies at the centre of the settlement, with predominantly suburban residential development to the west, and a number of commercial and retail premises fronting the A352 Dorchester Road. The smaller settlement of East Barton lies to the west of Wool and linear development along Burton Road links the two settlements.

Weymouth Technology Centre is situated to the west of Wool. This site is currently home to over 40 businesses employing a total of about 1,600 staff, including the Dorset Police Headquarters. In 2016, 30.3 ha of the site was acquired by English Partnerships, the national regeneration agency, continuing its status as one of the region's most significant employment areas with scope for expansion. English Partnerships are currently developing their proposals for Weymouth Technology Centre.

Purpose

This document sets out a long term sustainable vision for the Wool area, including Weymouth Technology Centre and its surrounding areas. The vision takes a long term view of how Wool and Weymouth could play a key role in the economy and sustainability of the Purbeck area. A comprehensive package of measures are proposed, to be implemented over the next 30 or even 40 years and beyond. These measures include short to medium term phases of growth and regeneration that are necessary to meet identified economic, community, and transport needs.

The vision has been prepared on behalf of The Wool Partnership, which is a collaboration between The Luwerth Estate and the Bournemouth Partnership that has a close working relationship with The United Kingdom Atomic Energy Authority (UKAEA). The Partnership consists of directors of areas of local authority Wool and Weymouth and is the provider of local housing and community services.

The Wool Partnership considers that further development in the Wool and Weymouth area is likely and that the vision, Master Plan, and regeneration strategy are needed in order to ensure that the potential benefits that growth could bring in terms of tourism, employment, housing, transport infrastructure, and community facilities are delivered. By promoting a broad range and comprehensive vision for the area, this document provides the opportunity for the local community, strategic and local planning authorities, and other stakeholders to consider growth in the Wool and Weymouth area as part of a strategy for sustainable development that will meet the needs of current and future generations.

It is intended that the vision, Master Plan, and regeneration strategy will contribute towards the debate over the future of the area through the Community Plan, Local Development Framework and the Weymouth Technology Centre / Wool / Bournemouth Area Action Plan. The involvement of the local community will be important to ensure that growth of Wool delivers benefits that respond to local needs and aspirations. The Partnership considers that the vision could form the basis of planning policy to create an exemplar sustainable rural community.

Wool and WTC - a strategic location

Wool is situated between the river Frome to the north and the edge of the Purbeck hills to the south. It benefits from a location that is less sensitive to change than the other larger settlements in the District. It lies at a strategic location at the intersection of the A352 (Dorchester to Poole) and the Weymouth to London mainline railway. It also lies on a key north-south route between the A31/A35 and a major tourist area centred on the Purbeck Hills and the Heritage Coast (East Dorset and Dorset World Heritage Site).

It therefore lies at the threshold to the life of Purbeck, a major tourist destination with its world renowned coastline, outstanding scenery, and many of the County's most popular visitor attractions.

The remaining 81 ha of land at Weymouth is owned and operated by the United Kingdom Atomic Energy Authority (UKAEA). Remediation of the contamination in this area continues with completion scheduled for about 2015, making it available for future non-nuclear use.

The Wool / Weymouth area has few of the constraints to growth experienced by other settlements in Purbeck. In view of its range of services, good transport links, and expanding role as an employment centre, the area has been recognised as a sustainable location for further development in the draft Re-development County Structure Plan (2004). The Structure Plan recognised Weymouth Technology Centre as particular special case.

The Vision discussion

This document sets out the rationale for the vision for Wool and how this fits in with the employment and other developments possible at Weymouth. This has been achieved by evaluating developments into the issues facing the area and the District and the influence on land use change from agriculture to the need for local housing. The following sections set out the rationale:

- Chapter 2 - Key aspects of national, regional and local planning policy provide a context for the vision of a sustainable new settlement at Wool and Weymouth.
- Chapter 3 - Sets out the key issues facing the area and how these influence the vision and proposals.
- Chapter 4 - The vision for the area is characterised in a way that is ambitious, achievable, area-specific and relevant to Purbeck.
- Chapter 5 - The Master Plan and regeneration strategy articulates the vision by setting out a long and medium term spatial plan for the area and the related regeneration objectives.
- Chapter 6 - The conclusion plots a course for the delivery of the vision.



Regional priorities
Spatial strategy - distribution of growth

Current regional guidance (RPG10, 2001) focuses development on Principal Urban Areas (PUAs), and Other Designated Centres for Growth (ODCGs). The Burnmouth-Peak construction is identified as a PUA, with Doncaster and Weymouth/Portland as potential ODCGs.

Outside these areas, development at identified market towns and key villages should generally be smaller in scale relative to settlement plan.

Shortcomings of RPG10

A report to the South West Regional Assembly (SWRA) noted that RPG10 did not adequately deal with rural areas, and in particular that a "one size fits all" approach to development did not allow sufficient flexibility to respond to the different characteristics and needs of rural areas across the region.

The report concluded that a finer grained approach was needed, recognising the diversity of rural parts of the region. This indicates the need for a spatial strategy that is more responsive to the needs of areas such as Wool / Writtle.

Emerging Regional Spatial Strategy

A new Regional Spatial Strategy (RSS) for the period up to 2026 is being developed and a draft version was published in October 2009. The draft strategy moves away from the "one size fits all" approach. The core strategy is to focus change on a small number of strategically important cities and towns in order to support their economic role. Outside these areas, smaller scale change is proposed to achieve more balanced communities and a better local environment.

This more flexible approach will allow LPA to assess the needs of their areas and provide for these in a way that reflects the characteristics of the area. This will provide for strategies that are sensitive to local circumstances and provide area-specific solutions to achieving sustainable development. The Partnership's proposals for the Wool area represent a response to this approach that meets the aims of regional policy, but in Purbeck-specific way. This response is consistent with Policy G of the Replacement Structure Plan that provides for further employment growth at Writtle with additional housing at Wool tied to new jobs.

Regional and district-level housing requirements will be derived following ongoing consultation on the RSS. At the district level, Purbeck needs about 763 houses per (up to 2011) to meet affordable housing requirements. The Purbeck housing issues paper (March 2005) states that the demand for market housing in the District is high and a conservative estimate would put this at about 110 houses per annum. The confirmed requirement for the District is therefore about 293 houses per annum.



Figure 2.1: Context plan

Although this is somewhat higher than the past average annual completion rate of 156 houses per between 1994 and 2004, it more clearly reflects the needs of the area and to deliver new housing consistent with national policy. The recent drop in completion rates reflects the tight supply of housing land within the District and is noted in the housing issues paper as "...worrying, especially due to the low level of allocations in the current local plan".

The Draft RSS suggests that the provision for Purbeck should be in the range of 80 - 140 houses per year, some way short of the (likely) needs of the District based on known social and market requirements. The Wool Partnership has made representations supporting growth at Wool / Writtle to achieve a range of social, economic and environmental objectives.

For the countryside, the emerging RSS recognises several pressures for change and how these can be managed:

- A flexible approach to support the diversification of land based businesses
- Promote sustainable tourism by supporting destination management to retain visitor spending in the local economy
- Promote the restoration and re-creation of important wildlife sites and their expansion and linkage across the landscape



Part 3 - Planning Issues

The key issues

The vision, Master Plan and regeneration strategy has been developed following investigations into the key issues facing Purbeck District and the Wood / Wimbish area. The main issues are set out below:

Tourism:

- Increasing visitor pressure on Purbeck's sensitive countryside and coastal areas with over one million visitors a year to key attractions in the vicinity of Wood.
- Increasing visitor expectations in relation to facilities and accommodation.
- Traffic congestion during peak times on the main routes into the Purbeck hills and coast, with particular problems at 'Money pot' sites.
- Restricted parking supply at key destinations during peak times.

Employment

- An acknowledged shortage of serviced employment land.
- Below average wages and over-reliance on low value added employment sectors.
- An over-reliance on Bournemouth / Poole for higher value employment.
- A lack of employment opportunities to help retain young people.
- The strategic status of WTC and its relationship to unskipped potential for job growth

Housing:

- An acute shortage of available housing land.
- A strong unmet demand for new market housing.
- An increasing unmet need for affordable housing to address the severe affordability gap.
- A growing need to provide housing suitable for young families.
- Pressure to deliver new housing that is more energy efficient and less damaging to the environment.

Transport:

- Traffic congestion on the A382 / A311 during peak times and the holiday periods.
- Poor accessibility to Bournemouth and Poole.
- Traffic congestion as the level crossing in Wood.
- Inadequate public transport services with limited provision for visitors.

Built environment:

- The challenge of revitalising existing neighbourhoods.
- The challenge of delivering higher density and innovative development whilst respecting the existing built up areas and rural setting.
- Poor pedestrian and cycle connectivity to local services and facilities.
- A poor quality public realm characterised by inadequate maintenance.

Agriculture and Natural Environment:

- Pressure for change with increasing competition for traditional food markets and a need to identify markets for new non-food crops.
- Reforms in agricultural subsidy schemes to increase the levels of countryside stewardship and conservation initiatives.
- Pressure to diversify farms into leisure and other rural businesses to reduce reliance on agriculture.
- Accommodating new infrastructures to deliver new rural business opportunities.

Quality of Life:

- Limited access to public amenities and facilities.
- Poor quality of public amenities and facilities.
- The under-provision of certain community and recreation facilities.



Part 4 - A vision for Wool and Winfrith



Figure 4.1: Strategic Context-Wool as a gateway to the Isle of Purbeck

The Vision

The current and emerging policy framework provides the basis for developing a vision for a sustainable rural settlement around Wool and Winfrith. Government policy provides for sustainable development in rural areas, including transport and tourist infrastructure. Villages with access to jobs and community facilities can be considered as locations for growth and for diverse economic activity alongside producing and enhancing the environment. More new development should be focused on local service centres, including larger settlements such as Wool.

The changing nature of agriculture and tourism should also be addressed through policy and in turn, reflected in growth proposals in rural areas. The needs of tourists must be accommodated in a more sustainable way. Agricultural production is shifting towards environmental sustainability and in the medium to long term, the possible production of non-food crops for renewable energy or fuel production. The rural economy will change and the land will offer different income streams related to these activities. The Wool area can make a contribution here through shifts in production, enhanced access to the countryside and facilities to help accommodate the tourist economy.

Emerging strategic policy at the county and regional levels allow for creative planning policy responses to these challenges. These need to be site-specific and able to address identified needs and opportunities, not a one size fits all' approach. Changes in agriculture may require different skills and farm infrastructure, whilst tourism needs to be encouraged in ways that do not harm the environment. Wool, Winfrith and the surrounding rural area must be encouraged to help diversify the economy, create new employment opportunities and retain younger people. Affordable housing and new community facilities will be required to achieve sustainable communities.

Wool is positioned at a strategic location near the fringe of the Purbeck Hills in an area that has low sensitive environments. Wool has good access to key road and rail links and major employment opportunities at Winfrith. It also lies near to leisure touring opportunities such as the coastal World Heritage Site, Lulworth Cove and Cadiz, the Purbeck Hills, Monkey World and Bournemouth Bulk Harbour. It is therefore uniquely placed to act as a gateway to the Purbeck Hills and coast and as a sustainable rural community serving a wider area.

Part 4 - A vision for Wool and Winfrith

The vision therefore envisages Wool as:

- A tourism gateway to the life of Purbeck
- A centre of excellence for agricultural diversification
- An exemplar of a sustainable rural community with:
 - A strong rural economy
 - A high quality natural and physical environment
 - A socially sustainable community

This vision is illustrated in Figures 4.1 and 4.2. Figure 4.1 shows how Wool could act as a gateway for tourism from which visitors could access the key destinations mentioned above and a wide range of other attractions. How this could be achieved alongside sustainable development is illustrated in Figure 4.2, which shows how a strategic visitor park-and-ride could be accommodated south of the settlement in association with a southern tourist corridor. The result is a unique vision of a sustainable self contained rural community based on Wool and Winfrith acting as an economic and tourism focus. The creation of a sustainable rural community forms a key part of the vision and is illustrated in a Master Plan and a related regeneration strategy.



Figure 4.2: A vision for Wool and Winfrith



Part 5 - Master Plan & Regeneration Strategy

The key features of the Master Plan include:

- A southern tourist relief road to divert tourist traffic away from the 'old village' integrated with a path-and-cycle, tourist reception centre and a country hotel.
- A country park and woodland to the south of Wood taking advantage of the existing woodland and new attractive landscape.
- A new village square with tourist information, retail outlets, cafes / restaurants, community facilities, public seating and landscaping, as illustrated in Figure 5.3.
- A new recreation ground and indoor sports facility centrally located for optimum access.
- A site for a new / replacement primary school centrally located with safe access for pedestrians.
- About 1,700-2,000 houses of which about 30% could be affordable for rent, shared ownership and key workers, to meet the needs of the area, related to growing employment at Whitfrith and surrounding areas.
- A relief road for the A352 through Wood as part of the Parkbeck Transport Strategy to reduce traffic levels and allow for streetscape enhancement.
- Streetscape enhancements to the A352 through Wood and to the setting of the existing commercial uses along this route, as illustrated in Figure 5.2.
- Enhanced public realm to the area surrounding the railway station.
- Areas of informal paths to act as accessible green space.
- An enhanced landscape setting for the settlement.
- A network of pedestrian and cycle routes to secure a high level of connectivity between residential areas, employment at Whitfrith and retail / community facilities.

The proposals represent a comprehensive range of benefits for the local community of Wood and East Barton also able to serve the wider area of Whitfrith, Northton and other villages. Proposals for the English Partnership land at Whitfrith have yet to emerge, any consent will need to interface with these proposals, and initial discussions with EP have taken place with that aim in mind. The detailed Master Plan illustrating key features is shown in Figure 5.3.

The relief road alignment has been protected since the 1950s and is indicated in the Local Plan. There is a need to rethink the options for the relief road under the provision governing the preparation of the overall Environmental Impact Assessment. It will therefore be necessary to assess other options such as a southern route as there may offer a more sustainable solution and could avoid the need for a consent and other structures. It is considered that the vision and Master Plan proposals could be accommodated with any of the relief road options that may be investigated.

Phasing

The future vision combines long and short term applications. In the short term, implementation could commence through the Area Action Plan. Elements such as the southern tourist route and the path-and-cycle may not come forward for many years, whereas some housing areas could come forward in the short term, in part to deliver on immediate needs, but also to act as enabling development for community facilities or the relief road. In broad terms, the housing and community elements will need to be phased over many years to meet the needs of the District.

The Local Development Framework will guide the phasing of development. A significant residential allocation will be needed in the early stages of the plan period in order to secure the delivery of the relief road, meet the backlog of housing need, and accompany job growth at Whitfrith Technology Centre. The local centre and associated community facilities will need to be carefully phased to come forward once sufficient development has taken place to ensure their viability. Delivery of new tourist facilities will need to be phased in order to integrate with the World Heritage Site Management Plan Transport Strategy.

Delivery

The proposals are deliverable and viable, and generate a critical mass of enabling development to ensure that the community benefits can be provided in a timely manner. The Area Action Plan could set out a delivery and development framework plan as a basis for a comprehensive agreement between the landowners and other stakeholders.

Most of the land is in the control of The Wood Partnership apart from some areas proposed for housing to the south east of the settlement. With any two key landowners and the co-operation of LHA&A and EP, the delivery of the regeneration, development and community components would be manageable.



Figure 5.2: Environmental enhancements to the A352 and illustrations of a new mixed use centre

Part 5 - Master Plan & Regeneration Strategy

Regeneration Strategy

Economy

Tourism?

The annual tourism related spend in Purbeck is around £120 million, with 3,700 tourism related jobs accounting for 17% of the District's employment. Each year, tourism in Purbeck attracts around 2.6m day visits and 1.3m staying visitor nights. The figures for visitor numbers in Table 5.1 show that the key attractions within the vicinity of West experiences in excess of one million visitors per annum.

The vision for West sees the settlement as acting as a gateway for the Purbeck area through the provision of a southern boarder route, seasonal park-and-ride, visitor reception centre, and high quality country hotel. This vision will enable a more sustainable pattern of tourism to emerge and is consistent with the Government's tourism strategy (Department for Culture, Media and Sport, 2004) that seeks to develop growth in day trips and short breaks based around cultural and heritage attractions; interest in outdoor activities such as walking and cycling, and rural tourism in attractive countryside areas.

The future vision for West will enable the gateway function to develop over three to facilitate access to The Dorset and East Devon World Heritage Site ('The Jurassic Coast' - England's only natural World Heritage Site), Lulworth Cove, Dorset Doo, Lulworth Castle, the Purbeck Hills and the Studland beaches and wildlife sanctuaries. Other key visitor attractions include Nobbay World, Bovington Tank Museum, Corfe Castle, and the excavated village of Tisbury. Estimates of visitor numbers at key attractions in the West and Dorset areas are shown in table 5.1:

Table 5.1 - Visitor numbers to key attractions

Attraction	2000	2001	2002
Corfe Castle, Wareham	144,543	153,151	167,502
Lulworth Castle	37,817	43,915	49,761
Bovington tank Museum	119,119	121,194	126,294
Lulworth Cove Heritage Centre	408,330	386,361	418,595
Nobbey World Ape Rescue Centre	-	-	350,000
Durville Door	106,481	94,468	117,318

Source:ournemouth University Market Research Group and figures agreed for publication, English Tourism Council 2001

The Jurassic Coast World Heritage Site Management Plan (JMSMP) aims to improve the provision, integration and use of sustainable forms of transport. The plan is implemented by a series of core strategies, including a Transport Strategy. The core strategies identify World Heritage gateway towns that lie on the coast immediately adjoining the site, as well as market towns inland from the site, including Wood, that play an important role in supporting the site.

Many of the gateway towns and "honey pots" along the Jurassic Coast suffer from significant peak season congestion problems. The development and implementation of a parking strategy is considered fundamental to the delivery of the Transport Strategy. The investigation of possible park and ride sites is identified as an action point in the strategy. The provision of a park and ride facility at Wood can help meet the aims and objectives of use of the Jurassic Transport Strategy, protecting high quality public transport and relieving congestion problems at peak times.

Establishing a gateway role for Wood, with associated improvements to southern infrastructure (including the new rail park and rick, visitor reception centre, and country hotel) has the potential to bring a significant number of jobs to the area.



Part 5 - Master Plan & Regeneration Strategy

Rural economy

The future of farming lies in a more diversified range of products, influenced by climate change, the changing economics of food production and globalisation. An increasing emphasis on non-food crops is likely to emerge as changes in the Common Agricultural Policy bite and the market for bio-fuels increases for transport and energy generation uses.

Wool is well located near to a major science park at Wincoburn where many of the new bio-based processing techniques and bio-crops may be developed. The Lulworth Estate lands will be well placed to adapt to and serve these changing farming methods alongside methods of environmental stewardship as a model for the future. A number of the proposals contained in the County Councils "Rural Pathfinder" initiative could also be integral to the future farming on the Estate lands.

Examples of farm diversification projects that could be pursued on the Estate lands include:

- The growth of locally distinctive produce or produce grown specifically for local markets which maintain food miles.
- On farm or local processing which add value to locally grown produce, including forest and woodland products.
- Alternative (non-food) crops for sustainable energy production or other purposes.

Employment

A study of the Economic prospects of Dorset and Neighbouring Towns by Roger Tom and partners (2003) identified a pressing shortage of serviced industrial land in Poole. Wincoburn has the potential to make a significant contribution to meeting this need. The site has considerable scope for further business expansion and about 4,000 jobs (currently about 1,600 people are employed at WPC).

EP has recently acquired the site as part of their national strategy to increase the use of surplus public sector land and to support the Government's growth agenda for the South West. This is important recognition of the site's importance and the potential of the area to deliver sustainable growth.

Environment

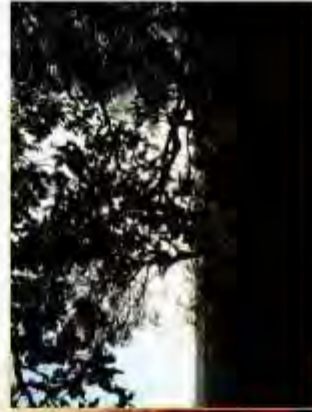
Ecology

WPC produced by Dorset Environmental Records Centre (DERC) in 2003 identifies a number of priority habitats in the vicinity of Wool / Wincoburn including:

- Lowland heathland to the west of Wincoburn at Wincoburn Heath (DNR reserves) and sites of International Importance for Nature Conservation.
- Lowland mixed deciduous woodland to the north of the River Frome at Wool.
- Lowland mixed deciduous woodland at Westwood Copple to the south of Wool.
- Lowland dry acid grassland at Mucknoll, south west of Wincoburn.

The River Frome to the north of Wool is also designated as a Site of Special Scientific Interest (SSSI). New Buntingford Road to the south of Wool is managed by DERC as a Conservation Vedge. The Purbeck Local Biodiversity Action Plan (1998) identifies these areas and the priorities for their protection.

Land use change or development is not proposed in areas that are identified as priority habitats or are designated for their nature conservation value. However, there are significant opportunities for development at Wool to contribute to new and ongoing local projects to enhance nature conservation in the area. The opportunity to establish a new country park / informal recreation area offers scope to improve and enlarge existing areas of woodland and their habitat value.



Part 5 - Master Plan & Regeneration Strategy

Landscape

To the north of Wood, the landscape is characterised by the water meadows of the River Frome, and the historic Woodbridge Farm. To the west of Wood, along the A352, the landscape is described as East Dorset Woods and Farmland. The low rolling hills contain a patchwork of pastures, deciduous woodland and dense hedgerows, with views limited by the many blocks of deciduous woodland.

To the south, the chalk uplands form an expansive, rolling landscape occasionally broken by branching valley systems. Large arable fields are defined by straight, narrow hedgerows, with few trees apart from the occasional small, isolated blocks of woodland.

The vision for Wood envisages an enhanced landscape setting for the settlement through woodland planting and an improved urban - rural interface. Strategic planting at an early stage will provide a mature landscape setting for new development. Opportunities to enhance local biodiversity, reduce soil erosion and improve soil fertility will also be taken. The proposed community woodland would also bring recreational benefits to residents as well as offering landscape and nature conservation improvements.

Archaeology

There are a number of archaeological remains in the Wood area that are of national importance and are protected as Scheduled Monuments. Development will need to ensure that any such remains are preserved in situ, and the settings of visible remains are protected as part of the proposals. Current archaeological recording would be adapted during development and any artefacts removed placed on display at an appropriate location.

Water environment

As well as making an important contribution to the setting of the settlement, the water meadows are important for flood storage. The Master Plan seeks to ensure new development avoids the flood plain and does not have an adverse impact on the river catchment hydrology and drainage characteristics. Careful design of surface water drainage systems can help reduce flood risk.

A variety of techniques are available including underground storage and the use of sustainable drainage systems (SUDS). Possible SUDS techniques applicable within Wood could include soakaways, permeable surfacing, swales and basins, filter drains or strips, infiltration trenches, rainwater re-use and green roofs. SUDS can also enhance the amenity and wildlife interest of developments and can facilitate natural groundwater recharge. SUDS should be incorporated into all parts of the Wood proposals where ground conditions allow.

Grey water recycling systems will also be incorporated, supplemented by the collection and storage of rainwater, which can either be used in the garden, or filtered and mixed with grey water for toilet uses.



Part 5 - Master Plan & Regeneration Strategy



Build environment

The old village and other historic buildings contribute significantly to the visual character of the area, helping to form its identity. Development at Wood will make use of traditional building materials, in both vernacular and contemporary styles, complemented by the use of sustainable construction techniques. New and the existing development can be blended together by area-based enhancements to the public realm. The aim will be to develop Wood to an exemplar of a sustainable rural settlement.

The following standards and design methods to promote the efficient use of energy in buildings could be applicable in Wood / Writth.

- A BREEM EcoHome rating of 'excellent' - Energy efficient to reduce carbon emissions and household running costs.
- National Home Energy Rating (NHER) of 99 out of 100 - A high score to achieve a more energy-efficient building.
- Energy efficiency through passive solar design - PSD requires houses to have a principal (i.e. front or rear) elevation oriented within 23 degrees of south, to collect the light and warmth of the sun for most of the day.

- Neighbourhood combined heat and power / district heating - The simultaneous generation of heat and power is a highly efficient way to use either gas or renewable sources of energy.

- Micro-CHP - Micro gas turbines are now available at a size suited to domestic use and are a means of making best use of natural gas.

Development at Wood / Writth provides an opportunity to establish a CHP plant with associated heating networks linked to a new waste treatment plant at Writth. Wood / Writth could be an exemplar of sustainability in this respect.

Renewable energy

It is possible that in the future, new development will be required by condition to secure a certain proportion of their energy from renewable sources. This is already happening in London and could be extended to the future new housing in Wood. Examples of renewable energy sources include:



- Solar water heating systems - use solar panels to provide hot water.
- Photovoltaic systems - use solar radiation to stimulate an electrical current.
- Wind energy.
- Biomass - Organic materials such as straw, wood, energy crops and agricultural waste can be used as a source of heat.
- Heat pumps - Ground warmth can be collected by circulating water through pipes embedded into the ground.

Sustainable construction

The use of locally-sourced materials will minimise transport related pollution whilst supporting the local economy and helping to ensure that the development responds to local architectural traditions. Other measures to promote sustainable construction will be utilised through the development.

Waste management

The Bourneourt, Dorset and Poole Waste Local Plan (September 2005) identifies a preferred site for a Mechanical Biological Treatment (MBT) plant with Refuse Derived Fuel (RDF) at Writth. MBT is a combination of mechanical and biological processes used to treat waste and produce fuel to be converted to energy.

This creates an opportunity to use the heat produced to supply new development at Wood through a district heating scheme. The RDF power station can be designed to accommodate biomass fuel. This offers the potential to develop a local market for energy crops, allowing local farmers to diversify into non-food products, and making a significant contribution to the Dorset's renewable energy targets.



Community

Housing provision

Between 1994 and 2004, the number of new houses built in Purbeck averaged 136 dwellings per year. This represents a significant shortfall in housing provision compared to the requirement in the adopted Structure Plan of 224 per year. This situation is worsened by the low levels of housing allocations in the current Local Plan, only two allocations remain which are unlikely to deliver more than 180 units.

Only 24 social housing units were built in 2003 / 04. The situation is worsened as the stock of social housing is already low; the proportion of homes rented from the Council / Housing Association in Purbeck is 5%, less than half the national average of 15%. The Purbeck Housing Needs Survey also highlights that the level of house building is falling well short of meeting the District's housing needs.

The latest data available shows that the average house price in Purbeck is £238,798, almost 10 times the annual average wage of £24,697. Research undertaken by the Joseph Rowntree Foundation ranked Purbeck as 8th in the country in terms of household income versus average house price.

Purbeck Housing Needs Survey undertaken in 2002 demonstrated a shortfall of affordable housing in Purbeck of 162 units per year. This level of need is significantly higher than the number of units being delivered resulting in growing levels of unmet. In addition, over 330 households failed to leave Purbeck District because of a lack of affordable housing over the next five years.

Analysis shows a net actual affordable need in Wood of 275 homes between 2002 and 2007, or 55 per year.

In order to make up for existing shortfalls in housing, and to provide affordable housing, the LDF will need to identify significant new housing allocations in Purbeck. It is also clear from the scale of housing need that private landowners and developers will play an essential role in the delivery of new homes.

Wood can provide a sustainable location to meet the need for housing in Purbeck. The social and economic profile of the area suggests that compared to other locations in Purbeck, new homes at Wood are less likely to be bought as second homes, more likely to attract a broad range of ages including young families, and more likely to support sustainable travel patterns.

The Master Plan identifies several areas for residential development that are well suited to employment growth at Wimborne and the surrounding area, accessible by public transport, and can make a major contribution to the provision of new transport infrastructure, affordable housing, community facilities and public open space.



Wood can deliver around 1,700 - 2,000 new houses in the medium to long term. Based on the housing needs survey recommendation that 335 of units in new developments should be affordable housing, this could deliver about 600 - 700 affordable homes for rent, shared ownership, self build, and key workers, and probably more. The Master Plan also shows how Wood can continue to play an important long term role in meeting the District's housing needs.

Part 5 - Master Plan & Regeneration Strategy



Education

Wool currently has two first schools, St Mary's RC First School and Wood CE First School.

Both schools have experienced a decline in pupil numbers over recent years, causing substantial concern over the viability of the schools. This reflects a wider pattern of plummeting school numbers across the District. DCC report admissions for schools in the Purbeck area in 2004 were less than half of the total places. This has prompted DCC to plan a review of education provision, which will be undertaken in 2006.

The Master Plan has the potential to bring significant numbers of school age children back into the area. It is anticipated that the existing schools will accommodate the additional pupils generated by the early stages of the new development. New facilities may be required during the later stages of the development and a site for educational provision is reserved in the Master Plan; this could accommodate a new or replacement two form entry first school.

Part 5 - Master Plan & Regeneration Strategy

Community facilities

There is a good range of community facilities currently available in Wool, including:

- library
- post office
- schools
- general store (Spar)
- butchers
- pharmacy
- 3 pubs
- village hall
- churches
- GP surgery
- petrol stations with garage facilities
- recreation ground
- kids' zone
- florists
- veterinary surgery

New development will bring contributions from developers towards improving existing community facilities and infrastructure, as well as a range of new facilities that will be incorporated into the development.

A number of improvements to the public realm along the Dorchester Road have been identified including: traffic calming; street furniture; improved lighting; hard and soft landscaping. Further opportunities will need to be identified in consultation with the local community.

An attractive look centre within the new development will bring the community together and could accommodate:

- A new hall and community centre, including nursery and pre-school provision.
- High quality public open space that can provide a venue for a variety of functions such as farmers markets.
- Healthcare facilities - a branch surgery could be provided as an extension to the planned new GP surgery.
- Food store - a small discount food store or small to medium supermarket will become viable towards the mid/late or later stages of the development.
- A range of shops
- Integrated car parking



Part 5 - Master Plan & Regeneration Strategy

Leisure & recreation

The recreation ground north of Colliers Lane is the main focus for sports and recreation provision in the area. The site occupies a central location within the settlement, it contains a children's play area and sports field.

The recreation ground is used by the Purbeck Paritians, a recently formed local club catering for people of all ages around Netleyton, Wood and the outlying villages. The club has grown significantly since it was established in 2002, and it is understood that they are keen to develop and improve existing facilities in the area.

There is considerable potential to improve and develop both formal and informal leisure and recreation facilities in the area. The Master Plan identifies the land between Wood and East Burton as a potential location for new high quality sports pitches and associated facilities such as a clubhouse with changing rooms. These could incorporate an indoor field for Games Area (including all weather pitch), tennis courts, cricket and football pitches.

In addition to formal recreational facilities, opportunities have been identified for an informal parkland area and a new country park / community woodland.

Consultation

In order to successfully deliver the vision it is important to engage with the local community, the local and strategic planning authorities, and the statutory consultees. Early consultation will be needed with the following groups and organisations:

- English Nature
- English Heritage
- Environment Agency
- Purbeck District Council
- Dorset County Council
- Local community
- Parish Council



Part 5 - Master Plan & Regeneration Strategy

Transport

Travel Patterns

The Wood Census Town Profile (Dorset County Council, 2009) indicates that travel to work patterns for people living in Wood demonstrate a high degree of sustainability. Over 21% cycle or walk to work, higher than the county average of 14.3% and the national average of 12.8%. Over a third travel less than 2km to work, higher than all other Dorset towns and the county average of 23%. This is likely to reflect the close proximity of Wimborne, where about 1,600 people are employed.

Public Transport

A number of bus services provide links to Wimborne, Weymouth, Wareham, Dorchester, Bournemouth and surrounding villages. An additional summer shuttle bus service, "The Conservation Express" is operated by the Lulworth Estate and visitors would during July and August, providing links between Hurley Wood, Wood station, Lulworth Cove, and Durdle Door.

West has a train station on the Weymouth to Lardon line, nearby services provide links to Weymouth, Dorchester, Wareham, Poole and Bournemouth with half hourly services during peak times.

A transport assessment for the proposed development at Wood was undertaken by 802 Consulting (final report, January 2006). It found that a frequent reliable train service supplemented by bus services for connections to other areas would encourage greater use of public transport and reduce the base traffic levels on the highway network.

South West Trains have recently proposed improvements to the rail services include doubling the track between Marston and Dorchester, increasing the power supply on the Weymouth to Dorchester route, and providing, local trains to and from Wareham. The timescale for implementing the improvements is not clear.

Development at Wood / Wirtroth can provide the catalyst for major improvements to bus services in the area. Developer contributions will help to establish a frequent shuttle bus service between West, the train station and Wirtroth. This shuttle bus service could also operate as an extension to "The Conservation Express". The master plan proposals would result in greatly increased demand for bus and train services in the area.

West's strategic location at a gateway to the hills of Purbeck provides the opportunity to establish a high quality seasonal park and ride facility. This would be served by the seasonal shuttle bus providing links to the major visitor attractions in the area, with potential for a much wider service throughout Purbeck and beyond, linking with other facilities such as the Water Transport Embassy bringing visitors from Poole to the Purbecks by boat. This could significantly reduce the peak season traffic problems that are experienced at a number of key destinations, as well as reducing traffic on rural roads throughout the district.



An indicative location for the park and ride facility is shown on the vision plan and Master Plan to the south of West, served by an enhanced southern tourist route between the A352 and B3071. It is proposed that the park-and-ride is accompanied by a tourist reception centre and country hotel to provide information on visitor attractions, accommodation, and events in the area. A cycle hire facility at this location would further help promote sustainable tourism. Extensive planting, careful design, use of high quality materials, and sensitive landscape treatment will help ensure the park-and-ride and visitor reception centre are integrated into the landscape.

Other smaller scale opportunities for improvements to public transport in the area include an off-peak buslink, and Probos Services that make part office vans available to carry passengers.



Part 5 - Master Plan & Regeneration Strategy

Wool Area Transport Study

The Wool Area Transport Study (RSP consulting, 2003) was carried out in order to provide a strategic overview of transport options in the Wool area. The A352 level crossing is identified as one of the major constraints to development, with future improvements likely to be required either as a result of either general traffic growth or new developments. The study found that further development in excess of 200 dwellings or 17,000sqm of B1 business development would trigger the need for some form of improvements.

The study considered a number of solutions to the traffic queuing problems at the level crossing, including a new rail station, new rail crossing, and various options for a northern relief road. An assessment of the options was undertaken in line with government guidance, with the Local Plan relief road route providing the highest benefits. The study considered that the best means to secure the necessary transport improvements is through the provision of a truly sustainable development in the Wool / Weirith area.

Purbeck Transportation Study

The Purbeck Transportation Study (2004) was prepared on behalf of Dorset County Council in response to worsening transport conditions in Purbeck, with the aim of producing an integrated, multi-modal transport strategy for the Purbeck area. The study recommended a relief road for Wool bypass along the route safeguarded in the Local Plan in order to overcome capacity constraints posed by the level crossing at Wool station and to contribute to the strengthening of the A35 / CA corridor including the Bore Nighth bypass.



Measures set out in the strategy include:

- Further study and early implementation of an A352 Wool relief road.
- A35 / CA corridor strengthening including the Bore Nighth bypass.
- Identification of park and ride sites.
- New bus services for tourists.
- The opportunity to develop and further enhance a public transport hub at Wool Station.
- Further investigation of improvements to reduce barrier down time at the Wool level crossing.

Development at Wool

A Transport Assessment (RSP consulting, 2003) concluded that the proposed development at Wool will help address future strategic highway problems which will arise at Wool level crossing by funding the improvements, whilst enhancing the economic vitality of the area. The development proposals will strengthen the role of Wool as a transport and service hub for the wider area. Traffic flows through Wool would be significantly reduced, and proposed environmental improvements / traffic calming in Wool will result in safety improvements for all means of transport.

The Purbeck Transport Study recommends that the strategic improvements consist of a relief road for Wool along the route safeguarded in the Local Plan. However, there is a need to revisit the options for the alignment of the relief road. It will therefore be necessary to assess other options such as a southern route as these may offer a more sustainable solution and could assist in tourist access to the coast and other attractions.



Conclusion

The vision for Wood and Winfrith has been developed over some years and is based on a thorough consideration of the needs of the area and the District as a whole. It has, in part, been prepared in response to the Council's decision to prepare an Area Action Plan for the Wood / Winfrith / Bovingdon area. It sets out a long term vision which would be implemented over many years starting in the short term. It is hoped that this vision and Master Plan will inform the debate over how change in the area should be managed. The Community Plan and the AAP will be prepared over the period 2006 - 2007 and these proposals are designed to contribute to the debate over future plans and policies.

A participative approach will be needed to secure effective and timely implementation. That is a partnership between the landowners, the Council and the local stakeholders such as the Parish Council and Community groups. It is hoped that a suitable policy framework could be developed within the LDF and AAP to facilitate the delivery of the proposals over the 19+ of the regional spatial strategy to 2026 and beyond.

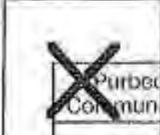
Public engagement will be necessary to understand the needs of the local communities and their aspirations for the Wood area 'post power station'. This will take many forms, but should be channelled through the Statement of Community Involvement for the LDF and AAP. The Wood Partnership may undertake public engagement as part of that process. In agreement with the Council.

The vision can be delivered. It relies on the co-operation of many parties, but critically, the land is largely in the ownership of 'The Wood Partnership' and can be brought forward on a phased and co-ordinated basis to bring forward development as it is needed. The Wood Partnership commends this vision and Master Plan as a basis for sustainable development to meet the future needs of Purbeck District.



Rees & Redfern

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18/12/10

	Purbeck District Council Local Development Framework (LDF) 'Planning Purbeck's Future' Core Strategy Pre-Submission Document Representation Form (Nov/Dec 2010)
Purbeck District Council Community Planning & Policy 13 DEC 2010 ACKNOWLEDGEMENT A B C D E FILE REF:	

	Your Details	Agents Details (where relevant)
Title	Mr & Mrs Mr & Mrs	
Name	William Rees Marian Rees John Redfern Jill Redfern	
Job Title (where relevant)		
Organisation (where relevant)		
Address	Bracken Cottage, East Burton Road, East Burton Wool The Ferns, East Burton Road, East Burton Wool	
Postcode	BH20 6HE	
E-mail	billrees@gmail.com marian@oldbracken.co.uk	
Tel. Number	01929 460099	

Responses should be sent to:

Email: ldf@purbeck-dc.gov.uk

Post: Planning Policy, FREEPOST RSAX-LTRK-TRKE, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP

Fax: 01929 557348

Return to Purbeck District Council by 4pm, Monday 20th December 2010

Late or anonymous representations will not be accepted. All representations received will be published on the Council's website along with your name.

If you choose to type a response it would be appreciated if you could email the Microsoft Word version, making it easier to copy the responses into an examination database.

Briefings on how to complete these forms and the process involved will be held on:

- 10th November, 7pm in the District Council offices, Wareham
- 18th November, 7pm, Community Hall, The Mowlem, Swanage
- 1st December, 7pm in the District Council offices, Wareham

An example of a completed form is available on the Council's website.

As your representation will be passed to an Inspector you should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change.

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All representations on matters of soundness will be fully considered by the Inspector. You may choose to request to appear at a public hearing to clarify your comments. Do you consider it necessary to participate at the oral part of the examination?

<input type="checkbox"/> No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/> Yes, I wish to participate at the oral examination
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If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary in the space below:

To offer further data and information regarding housing allocation if necessary

Please note that the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature S	Signatures has been blanked out
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Date 8/12/2010

8-12-10
11-12-10
11-12-10

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy ; Housing Supply	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because:			
<i>(tick all that apply)</i>			
It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)</i>			<input type="checkbox"/>
It is not 'effective' <i>(i.e. the Core Strategy is not deliverable, not flexible and not able to be monitored)</i>			<input type="checkbox"/>
It is not 'consistent with national policy'			<input type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

We strongly support the council decision to remove Wool from the risk of a settlement boundary extension and further Green Field development during the the period of the new Core Strategy.

In the last five years Wool has endured a large settlement extension at Purbeck Gate and a massive increase of over 22% with the addition of the Purbeck Gate development and the Lawrence View development. Additional resources allocated to cope with this expansion have been negligible.

A further increase in the settlement boundary to allow yet more development would have placed the viability and identity of Wool as a Purbeck village in great jeopardy. Further green field development in Wool or close to Wool would have been not only unreasonable and unsustainable but also unjust and unfair.

The removal of Wool as a site for further green field development does not impact the Purbeck housing build target. This target, with the removal of Wool is still at the stated objective of 2400.

The concept of even more development in Wool or close to Wool was strongly opposed by the local parish council and heavily opposed by the residents (see Core Strategy Consultation Results Question 1 Comments page 10) The council correctly took all these issues into account and removed Wool. All Purbeck District Councillors bar one (abstention) voted for the removal of Wool from further green field development for the duration of the core strategy.

The removal of Wool was an informed sound democratic decision. As such, in our opinion, the core strategy is both legally compliant and sound on this issue.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

With regard to this issue, none

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Policy : Housing Supply	Paragraph:	Map:
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(i.e. the Core Strategy is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)
- It is not 'effective'
(i.e. the Core Strategy is not deliverable, not flexible and not able to be monitored)
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(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

In the Core Strategy Public Consultation Draft(Sept -Oct 2009) there was a factual statement then displayed as section 1.1.5

[quote]

The Council has also objected to the Government's proposed increase from 2,100 to 2,400 dwellings. However in order to progress the Plan, and only to ensure that we do not have to repeat this exercise, the consultation plans for the higher figure of 2,400 dwellings. If as is hoped the Government decides to revert to 2,100 dwellings the Council will reduce the housing numbers accordingly.

[unquote]

This statement, affirming Council policy to revert to the lower housing number if permitted by national government, has been deleted from the current version. No reason has been given and the housing number has not been reduced. The statement is simply a factual statement of the Council's position. As the government restriction has now been removed there is no reason that the housing number should not be reduced to the locally agreed number.

The removal of this paragraph while the housing number is maintained at the previous government required level indicates that the sentiments in the paragraph are being ignored. Consequently, either preferably, the housing number should be reduced to 2100 as stated in the paragraph or, the paragraph should be revised and re-inserted to allow the council a discretionary lee-way of 300 on the build numbers from 2100 to 2400 as proves required or not.

To maintain the core strategy without this paragraph or without revising the housing figures to meet the locally agreed figure of 2100 would show a documentary inflexibility to meeting a stated council position on housing numbers. This would indicate that the core strategy is not sound in this respect.

Proposed Changes:

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Revise down the housing number to the locally agreed number of 2100. This then meets the stated council position on the housing numbers expressed in this paragraph. In this case the paragraph can remain deleted.

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Please select which document you are commenting on:

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Please state the part of that document you are commenting on:

Policy : Housing Supply	Paragraph: 6.3.3	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>

(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because:

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(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

This paragraph erroneously includes Wool and Corfe Castle. Both villages were withdrawn from the non-strategic housing sites list following public consultation and councillors' vote. This section of the report has not been updated.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Delete reference to Wool and Corfe Castle in this paragraph.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

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Please state the part of that document you are commenting on:

Policy : Housing Supply	Paragraph: 7.2.7	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>

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Following the withdrawal of Wool as a non-strategic housing site (after councillors' vote) this paragraph has not been amended. I refer to the passage:
'New development, including affordable housing of a proportionate amount to the size and function of the village, will support the enhanced role of Wool as a key service village. New development will be accompanied by new areas of green space that will reduce the dependence upon nearby heathland for public access.'

Proposed Changes:

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These sentences should be deleted and possibly replaced with comment regarding the recent extensive new build (including affordable housing) in Wool and surrounding area and how further

development beyond that already allocated in Wool would be unsustainable and unreasonable
Suggested revision is:

[quote]

Due to large scale development in Wool in the period 2005 -10 further green field development in Wool and the surrounding area would be unsustainable and unreasonable and will not take place. While infill and brown field development will be allowed, Wool will be given a breathing space of at least the duration of this core strategy to assimilate the recent large addition to its population.

[unquote]

Rempstone Estate



Purbeck District Council
Local Development Framework (LDF)
'Planning Purbeck's Future'
Core Strategy Pre-Submission Document
Representation Form (Nov/Dec 2010)

Your Details		Agents Details <i>(where relevant)</i>
Title		Mr
Name	Rempstone Estate	Ian Ellis
Job Title <i>(where relevant)</i>		Director
Organisation <i>(where relevant)</i>		Southern Planning Practice
Address	c/o agent	Youngs Yard Churchfields Twyford Winchester Hampshire
Postcode		SO21 1NN
E-mail		ian@southernplanning.co.uk
Tel. Number		01962 715770

Responses should be sent to:

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<input checked="" type="checkbox"/> No , I do not wish to participate at the oral examination	<input type="checkbox"/> Yes , I wish to participate at the oral examination
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Signature

Date 16 December 2010

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : CO	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

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2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
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<i>(tick all that apply)</i>			
It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>	<input type="checkbox"/>		
It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>).</i>	<input checked="" type="checkbox"/>		
It is not 'consistent with national policy'	<input checked="" type="checkbox"/>		

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

The Core Strategy contains a number of policies that are not deliverable in that they have conflicting aims and potentially unsound outcomes. Policy CO fails to recognise existing tourist developments in the countryside and makes no provision for better use and upgrading of such sites. This omission represents a missed opportunity for the Core Strategy to achieve sustainable tourist development in a popular tourist area. Subsequent policy TA makes reference to upgrading of tourist facilities being considered in accordance with policy CO but the latter is completely silent as to how such development would be considered.

Policy CO fails to recognise that environmental enhancement of existing countryside tourist facilities coupled with their upgrading would achieve other objectives of the Core Strategy by providing enhanced environmentally sustainable development. The failure to make provision for the upgrading and enhancement of existing tourist assets in the countryside is a missed opportunity and fails to recognise the role that such assets have in contributing to a thriving countryside and rural economy.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

The following should be inserted into the policy as a new fifth bullet point -

* It comprises the upgrading or expansion of an established tourist asset accompanied by environmental enhancement, or

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'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : DH	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>

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Comments:

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Policy DH is unreasonably restrictive in so far as tourist development is concerned. As drafted it makes no recognition of existing established and lawful tourist development and implies that any such development will not be permitted. Provision should be made within the policy that upgrading or augmenting existing tourist assets in the Dorset Heaths will be considered rather than will not be permitted to distinguish them from new tourist development where no such development exists.

The policy fails to understand that protection and enhancement of the Dorset Heaths and the adoption of a mitigation strategy will have to be paid for and that with the constraints on the public purse this is likely to fall on the land owners. Modest development through the conversion of existing buildings or upgrading and extension of existing uses could provide a financial return that could be applied to protection, improving diversity and mitigating existing visitor pressures.

The policy as drafted is wholly negative and the opportunity has been missed to be proactive.

Proposed Changes:

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The first paragraph should be extended to include the following:

Proposals for the reuse of existing buildings for tourist accommodation and for the reasonable upgrading or expansion of existing tourist assets will be considered where they are accompanied by an assessment of the implications on the Dorset Heaths and it is shown that the development will enhance and/ or maintain the integrity of the designation.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

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Please state the part of that document you are commenting on:

Policy : TA	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input checked="" type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>

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Comments:

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Policy TA is unsound in that it is unduly restrictive so far as the conversion of existing rural buildings and existing tourist caravan and camping sites in the AONB are concerned. AONBs are designated for their landscape qualities and such designation also comes with the purpose of conserving and enhancing their natural beauty. The policy fails to embrace the concept of enhancement. This failure to recognise one of the fundamental principles of AONB designation is unfortunate in that modest development that might otherwise bring landscape benefits is ignored and not provided for.

Whilst it may be reasonable to include a presumption against further new build tourist facilities in an AONB it is wholly inappropriate that the provision of new self-catering facilities through the conversion of existing rural buildings is prohibited. Furthermore the reference to the upgrading of existing caravan or tented camping sites being in accordance with policy CO is not carried through in the Pre-submission document in that policy CO contains nothing about how such development would be considered. Policies TA and CO are thus flawed for uncertainty and they both fail to embrace one of the fundamental principles of AONB designation.

Proposed Changes:

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The policy should include the following new fourth and fifth bullet points:

- * the provision of new self catering tourist facilities through the conversion of existing rural buildings will be considered where it can be shown that the development would not prejudice the conservation of the landscape and where environmental enhancement would accrue.
- * the upgrading of existing caravan, chalet or tented camping sites in the AONB will be considered where such proposals are accompanied by landscape management and enhancement schemes and it can be shown that the landscape character will be conserved and enhanced.

The following text should be deleted from the policy;

"upgrading of existing caravan, chalet or tented camping sites must be in accordance with Policy CO: Countryside"



Purbeck District Council
 Local Development Framework (LDF)
'Planning Purbeck's Future'
Core Strategy Pre-Submission Document
 Representation Form (Nov/Dec 2010)

Your Details		Agents Details <i>(where relevant)</i>
Title		MR
Name		PETER ATKIN
Job Title <i>(where relevant)</i>		GRADUATE PLANNER
Organisation <i>(where relevant)</i>	RE-NU POWER	PEGASUS PLANNING GROUP LTD
Address		PEGASUS HOUSE, QUERNS BUSINESS CENTRE, WHITWORTH RD, CIRENCESTER, GLOS
Postcode		GL7 1RT
E-mail		peter.atkin@pegasuspg.co.uk
Tel Number		01285 64 17 17

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Signature PETER ATKIN

Date 9.12.10

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

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'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : CEN: CENTRAL PURBECK	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>(i.e. comments on the process of preparing Planning Purbeck's Future)</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
2. (a) Sound <i>(i.e. comments on the content of Planning Purbeck's Future)</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
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<i>(tick all that apply)</i>			
It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible evidence base and/or doesn't provide the most appropriate strategy)</i>	<input checked="" type="checkbox"/>		
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It is not 'consistent with national policy'	<input checked="" type="checkbox"/>		

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

On behalf of our client (RE-NU Power) we hereby submit the following representations to the Purbeck District Council Core Strategy Pre-Submission currently out for public consultation. Our representations relate specifically to Policy CEN: Central Purbeck, whereby the extent of the South East Dorset Green Belt in Purbeck is considered and potential alterations proposed. The policy proposes the redefining of the southern and western boundary of the Green Belt "to provide a more robust and justifiable boundary". In summary we do not consider this Green Belt alteration to be justified as there are no exceptional circumstances which necessitates such a revision (PPG2, para 2.6 & 2.7).

The boundaries of the Green Belt in Purbeck were largely defined in the North East Purbeck Local Plan which was adopted in 1994. Planning Policy Guidance 2 (PPG2) states that "once the general extent of the Green Belt has been approved it should be altered only in exceptional circumstances. If such an alteration is proposed the Secretary of State will wish to be satisfied that the authority has considered opportunities for development within the urban areas contained by and beyond the Green Belt." PPG2 continues that "it is necessary to establish boundaries that will endure". As stated above, the Green Belt boundary at Purbeck was defined in the 1994 Local Plan based on Parish boundaries. These boundaries are largely definable on

the ground following field boundaries and have endured without disagreement. It is considered that given the distance from the districts conurbations, the outer edges of the existing western Green belt boundary are not under threat from encroachment and is therefore able to maintain the degree of permanence that Green Belts should have.

The Local Plan Final Edition (2004) stated that "the fundamental aim of the South East Dorset Green Belt is to keep the countryside around the Bournemouth and Poole conurbation permanently open." It is considered that the outer extent of the current western Green Belt boundary is sufficiently far enough away from any potential urban expansion and as such the proposed extension of the Green Belt in this location is not justified on these grounds.

The area proposed to be expanded for Green Belt purposes is currently treated as open countryside whereby there is already a strong presumption against inappropriate development. It is considered within these representations that there is no threat to the openness of the countryside on the western boundary of the existing Green Belt and as such the proposed extension is not justified or required in these terms. Indeed PPG2 states that local planning authorities "should demonstrate why normal planning and development control policies would not be adequate, and whether any major changes in circumstances have made the adoption of this exceptional measure necessary. It should also show what the consequences of the proposal would be for sustainable development". We do not consider the Council to have demonstrated that exceptional circumstances exist in order to propose the change to the Green Belt on the western boundary.

PPG2 also provides guidance on the purposes of including land within the Green Belt. These are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It is considered that none of the above points are relevant to the proposal to extend the Green Belt within the emerging Core Strategy. The western boundary is not under threat from urban sprawl or encroachment from development and as such by maintaining the Green Belt in its current state does not increase the risk of coalescence between settlements. The proposed Green Belt extension would not assist any further in the preservation of the setting and special character of historic towns, nor further assist in urban regeneration. The proposed Green Belt extension area is already subjected to strict countryside protection policies and as such there is already a presumption against inappropriate development whereby the open countryside will be safeguarded and preserved without the need for Green Belt designation.

In addition to the above, PPG2 also states that proposals for new Green Belts should be considered through the Regional/Strategic Guidance process in the first instance. However, having reviewed the Adopted Structure Plan (Feb 2001), there is no mention that the Purbeck Green Belt was to be reconsidered. Furthermore, the Regional Planning Guidance for the South West (RPG10) (now the interim RSS) states in Policy SS4: Green Belt, that "as a key element of the future planning of the region, local authorities when preparing their development plans should...include additional land within the Green Belt where clearly necessary for the purposes set out in PPG2". The proposed change to the Green Belt is not consistent with PPG2. The emerging South West RSS (incorporating the Secretary of States Proposed Changes, July 2008) Policy HMA7 also states that "the general extent of the South East Dorset Green Belt will be maintained subject to the following alterations:

- removal of the green belt at Bournemouth Airport, having regard to the development needs of the airport;
- removal of the green belt to accommodate urban extensions at Areas of Search 7A, 7B, 7C and &D/E/F; and
- removal of the green belt to accommodate employment land at Areas of Search 7G".

The proposed change to the Green Belt is not consistent with the RSS. It has been demonstrated that there is no reference in the Development Plan to alter the Green Belt in Purbeck (along its western boundary). Therefore it is not considered that proposals to alter the Green Belt do not comply with the purposes set out

in PPG2 to justify any changes to the Green Belt boundary.

For the reasons set out above Pegasus do not consider the proposal to extend the Purbeck Green Belt (in particular the western boundary) to be sound, as the proposal is not justified in terms of national planning policy. It does not accord with the tests for including new land within the Green Belt and insufficient evidence has been provided to justify any exceptional circumstance. Pegasus consider that the western boundary is definable on the ground following field boundaries and being based on historic Parish boundaries. The land proposed to be included within the Green Belt extension is already subject to strict planning policies to protect the openness of the countryside from inappropriate development and the designation of the area as Green Belt would be superfluous.

Pegasus submit that the proposed changes to the Green Belt in the Core Strategy are inadequately justified and therefore the Core Strategy is unsound. The proposed Green Belt extension should be deleted from the Core Strategy.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Pegasus submit that in accordance with our above representations, the proposal to extend the Green Belt (particularly along its western boundary) is unsound and as such this proposal should be deleted prior to the adoption of the Core Strategy.

Romany Works Business Park



Purbeck District Council
Local Development Framework (LDF)
'Planning Purbeck's Future'
Core Strategy Pre-Submission Document
Representation Form (Nov/Dec 2010)

Your Details		Agents Details <i>(where relevant)</i>
Title	Mr.	Mr.
Name	Peter Farish	Peter Atfield
Job Title <i>(where relevant)</i>	Proprietor	Director
Organisation <i>(where relevant)</i>	Romany Works Business Park	Goadsby Planning & Environment
Address	Wareham Road, Holton Heath, Poole, Dorset	99 Holdenhurst Road, Bournemouth, Dorset
Postcode	BH116 6JL	BH8 8DY
E-mail		peter.atfield@goadsby.com
Tel. Number	01202 631700	01202 550100

Responses should be sent to:

Email: ldf@purbeck-dc.gov.uk

Post: Planning Policy, FREEPOST RSAX-LTRK-TRKE, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP

Fax: 01929 557348

Return to Purbeck District Council by 4pm, Monday 20th December 2010

Late or anonymous representations will not be accepted. All representations received will be published on the Council's website along with your name.

If you choose to type a response it would be appreciated if you could email the Microsoft Word version, making it easier to copy the responses into an examination database.

Briefings on how to complete these forms and the process involved will be held on:

- 10th November, 7pm in the District Council offices, Wareham
- 18th November, 7pm, Community Hall, The Mowlem, Swanage
- 1st December, 7pm in the District Council offices, Wareham

An example of a completed form is available on the Council's website.

Alternatively, if you would like help completing this form please contact the Planning Policy Team.

For further information, visit http://www.dorsetforyou.com/purbeck_consultation, email or call 01929 557273 to speak to a member of the Planning Policy Team.

As your representation will be passed to an Inspector you should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change.

After this stage, further submissions will be only at the request of the independent Inspector appointed by the Secretary of State, based on the matters and issues he/she identifies for examination.

All representations on matters of soundness will be fully considered by the Inspector. You may choose to request to appear at a public hearing to clarify your comments. Do you consider it necessary to participate at the oral part of the examination?

<input checked="" type="checkbox"/> No , I do not wish to participate at the oral examination	<input type="checkbox"/> Yes , I wish to participate at the oral examination
--	---

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary in the space below:

Please note that the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature pp Goadsby

Date 10 November 2010

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : 	Paragraph: 	Map: 10
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because: <i>(tick all that apply)</i>			
It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>	<input type="checkbox"/>		
It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>)</i>	<input checked="" type="checkbox"/>		
It is not 'consistent with national policy'	<input type="checkbox"/>		

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

These representations are submitted in respect of the Romany Works Business Park (RWBP), and the development of land for future employment purposes at the site.

RWBP is identified within the Core Strategy as having 1 hectare of land available for the construction of light and heavy industrial factories, as well as warehouses. This is set out in Table 3 (Employment Land Supply), Map 5 (Distribution of Employment Land) and Policy ELS: Employment Land Supply. Those references are welcomed and reflect the ability of the site to contribute, in a modest but meaningful way, to the future employment needs of Purbeck District.

The area in and around Holton Heath is a major employment 'hub' and has three industrial estates; Admiralty Park, the Holton Heath Trading Estate and the RWBP. In total, these three sites have 13 hectares of land available for commercial re-development. In particular, RWBP is situated close to the junction of the A351 / A35, with good access to the strategic highway network.

However, the site is not annotated on Map 10: 'Context in North East Purbeck'. This omission should be

rectified. Whilst only a small point, it would ensure consistency with Map 5. There would then be a clear understanding that the site is one of those that will be developed at a future date.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Amend Map 10 by annotating, in pink, the site of Romany Works Business Park.



Purbeck District Council
 Local Development Framework (LDF)
 'Planning Purbeck's Future'
Core Strategy Pre-Submission Document
 Representation Form (Nov/Dec 2010)

Your Details		Agents Details <i>(where relevant)</i>
Title	Mr	
Name	John Rowley	
Job Title <i>(where relevant)</i>	Retired	
Organisation <i>(where relevant)</i>		
Address	36 Prospect Crescent	
Postcode	BH19 1BE	
E-mail	jmrowley@tiscali.co.uk	
Tel. Number	01929425302	

Responses should be sent to:

Email: ldf@purbeck-dc.gov.uk

Post: Planning Policy, FREEPOST RSAX-LTRK-TRKE, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP

Fax: 01929 557348

Return to Purbeck District Council by 4pm, Monday 20th December 2010

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After this stage, further submissions will be only at the request of the independent Inspector appointed by the Secretary of State, based on the matters and issues he/she identifies for examination.

All representations on matters of soundness will be fully considered by the Inspector. You may choose to request to appear at a public hearing to clarify your comments. Do you consider it necessary to participate at the oral part of the examination?

<input type="checkbox"/> No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/> Yes, I wish to participate at the oral examination
---	--

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary in the space below:

I believe the plan is floored as it works on the supposition that Purbeck should be the same as the rest of the country when in fact it is unique. Even PDC says it should be somewhere special. Future plans should NOT comply with national averages.

Please note that the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature J M Rowley

Date 25th November 2010

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

Please select which document you are commenting on:

'Planning Purbeck's Future' (Core Strategy) <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Habitats Regulations Assessment <input type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy :	Paragraph:	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	No Comment <input type="checkbox"/>
(b) If you have chosen No for (a) do you consider Planning Purbeck's Future (Core Strategy) to be unsound because: <i>(tick all that apply)</i>			
It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>			<input checked="" type="checkbox"/>
It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, not <u>flexible</u> and not able to be <u>monitored</u>).</i>			<input checked="" type="checkbox"/>
It is not 'consistent with national policy'			<input type="checkbox"/>

(For explanation of terms refer to guidance notes below)

Comments:

Please use the space below to provide more detailed comments (expand box as necessary)

It should not be consistent with national policy as it is a special place and that is why people come from all over the world to see and experience the difference.

Proposed Changes:

Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Scrap the policy and start again using a local set of criteria produced by the people of Purbeck. Local Plans are expensive, rarely adhered to and a complete waste of public money.



**BNP PARIBAS
REAL ESTATE**

Planning Policy
FREE POST RSAX-LTRK-TRKE
Purbeck District Council
Westport House
Worgret Road
Wareham
Dorset
BH20 4PP

Nigel Pugsley
Senior Planner
BNP Paribas Real Estate
Alleyn House
23-27 Carlton Crescent
Southampton
SO15 2EU

Tel: +44 (0) 23 8038 5008
Fax: +44 (0) 23 8038 5003
Email: nigel.pugsley@bnpparibas.com

BY POST & EMAIL

Our ref: NGP/041379/Purbeck/101209

9 December 2010

Dear Sir/Madam

ROYAL MAIL REPRESENTATIONS TO THE CORE STRATEGY – PRE-SUBMISSION CONSULTATION

As agents acting on behalf of Royal Mail Group Limited, Post Office Ltd and Parcelforce Worldwide (referred to herein as Royal Mail) we hereby submit representations to the Pre-Submission Core Strategy DPD.

BACKGROUND

Royal Mail Group Limited ("RMG"), formerly Consignia plc, is the successor to the former statutory corporation, The Post Office. It also operates Parcelforce Worldwide which is a parcels carrier. Post Office Limited (a wholly owned subsidiary of RMG) operates the national network of post offices and sub post offices.

Royal Mail has two strategically important landholdings in the District:

- Swanage Delivery Office, 30-32 Kings Road East, Swanage, BH19 1AA
- Wareham Delivery Office, 4-5 Sandford Lane Industrial Estate, Wareham, BH20 4AA

NATIONAL POLICY

Planning Policy Statement 12: Creating strong safe and prosperous communities through Local Spatial Planning (PPS 12) sets out in paragraph 4.52 "to be 'sound' a Core Strategy should be:

1. Justified;
2. Effective; and
3. Consistent with National Policy

As such, should any of the sites surrounding Royal Mail's sites be redeveloped, it would be vital that any new uses be designed and managed so that they are both cognisant and sensitive to Royal Mail's operations

BNP Paribas Real Estate Advisory & Property Management UK Limited

(Registered office) 20 Chancery Lane, London WC2A 1EU

Registered in England No. 4128993

www.realestate.bnpparibas.co.uk



Regulated by RICS



This approach accords with adopted Government guidance set out in Planning Policy Statement 4 (PPS4) Planning for Sustainable Economic Development. We note that PPS4 states that Local Planning Authorities (LPAs) should plan positively and proactively to encourage economic development, in line with the principles of sustainable development. In particular, PPS4 states that LPAs should develop flexible policies which are able to respond to economic change and notes the need for co-ordination with infrastructure and housing provision.

REPRESENTATIONS

The Core Strategy document sets out the planning strategy that will be used in determining planning applications during the plan period. It will form part of the Council's Local Development Framework (LDF).

We set out our representations below in a format that corresponds with the Core Strategy DPD.

VISION AND SPATIAL OBJECTIVES

The Document sets out a statement outlining the Council's spatial vision for the District during the plan period. My client is generally **supportive** of the vision and objectives currently drafted, particularly the reference to the important role that community facilities and services have for achieving sustainable communities.

POLICY LD: GENERAL LOCATIONS OF DEVELOPMENT

My client is supportive of policy which seeks to direct development towards the most sustainable locations in the District. It is considered that policy is broadly in accordance with national policy in this respect.

POLICY CEN: CENTRAL PURBECK

In respect of the proposed mixed-use settlement extension for Wareham, it would be essential that the infrastructure needed to support the planned growth is provided for in a timely manner, and ensure that future redevelopment in these areas do not compromise or prejudice Royal Mail operations.

POLICY SE: SOUTH EAST PURBECK

It is essential that the infrastructure needed to support the planned growth of Sandford is provided for in a timely manner, and ensure that future redevelopment in these areas do not compromise or prejudice Royal Mail operations.

POLICY E: EMPLOYMENT

My client is supportive of policy which looks to safeguard existing employment land from alternative uses, but which also provides a degree of flexibility so that alternative uses for existing employment land may be permitted where it can be demonstrated that it is no longer economically viable or suitable for purpose. It is considered that policy is broadly in accordance with national policy in this respect.

It is also imperative that the expansion of existing employment uses in the settlements of Wareham and Sandford do not adversely impact Royal Mail operations in the area.



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REAL ESTATE**

POLICY CF: COMMUNITY FACILITIES & SERVICES

My client is supportive of policy which seeks to safeguard existing facilities and services in the district. Policy (as presently drafted) provides sufficient flexibility for proposals which would result in the loss of a community facility or building. It is considered that policy is broadly in accordance with national policy which seeks to promote sustainable and cohesive mixed communities.

Royal Mail reserves the right to amend or supplement these representations at a later date if necessary.

I look forward to receiving confirmation that the representations have been received in due course.

Yours faithfully

Signature has been blanked out

Nigel Pugsley BA(Hons) PgDip MRTPI
Senior Planner

Steve Dring
Planning Policy Manager
Purbeck District Council
Westport House
Worgret Road
Wareham
Dorset
BH20 4PP

20 December 2010

Dear Mr Dring,

'Planning Purbeck's Future - Core Strategy Pre-submission Consultation

Thank you for consulting the RSPB on the draft Core Strategy. There is much that we support in this, particularly the high importance the District Council attaches to the protection of internationally important wildlife sites in the district. We are conscious of the constraints on development that this causes and seek to continue to work positively with the Council to address key issues such as housing whilst addressing the need for effective mitigation measures such as suitable alternative natural green spaces (SANGs).

The attractiveness of Purbeck's outstanding land and seascapes for visitors provides a major source of income to the district and the RSPB is also keen to work with the Council to make the most of these assets by encouraging people to enjoy these in an environmentally sustainable fashion. We are conscious of constraints on some of Purbeck's infrastructure, particularly the A351, and support the Council's proposals to encourage alternative means of transport and access through cycling, buses and trains.

We have three principal interests in the Core Strategy:

1. Firstly, the potential impacts of the Strategy's policies on Purbeck's biodiversity, especially the designated wildlife sites including the Dorset Heathlands Special Protection Area (SPA), Dorset Heaths Special Area of Conservation (SAC) and Dorset Heathlands Ramsar site and Poole Harbour SPA and Ramsar site (collectively 'European sites'). We are encouraged by the approach proposed made in the strategy by the District, although there are a number of outstanding concerns (see below);
2. Secondly, the potential for the Core Strategy to support the enhancement and creation of new areas of priority UK and Dorset Biodiversity Action Plan (BAP)

3. Thirdly, the potential for the RSPB to help deliver policies on public access to the countryside, rural tourism and regeneration, education, health and well-being for local residents and visitors to the district, through activities and projects associated with RSPB work on its landholdings and elsewhere. This is an area of engagement where we would be welcome further discussions with the Council.

The Habitats Regulations Assessment (HRA)

We welcome and support the pre-submission draft Habitats Regulations Assessment (HRA) prepared by Footprint Ecology and David Tyldesley Associates. We consider this provides a sound basis for the assessment of potential policy impacts and identifies the broad range of mitigation measures that must be put in place to ensure that the Core Strategy does not have an adverse impact on European sites.

It is clear from the Core Strategy that many of the HRA recommendations have been included and we have attempted to track these through in our response. However, a breakdown of those which have not been included would be helpful, and we would wish to understand why they were omitted.

We share the concerns expressed in the HRA regarding potential adverse impacts on European sites from Core Strategy policies, especially:

- Increased recreational pressure on heathland sites from housing development;
- Water resource impacts arising from development on protected heathland mires and fens;
- The cumulative impacts to the Poole Harbour SPA/Ramsar site from increases in water- and shore-based recreation and water quality deterioration due to new housing and coastal squeeze;
- Potential heathland fragmentation issues at Holton Heath and Dorset Green Technology Park associated with employment allocations at these sites;
- Local air quality impacts arising from increased road traffic near European heathlands and development for employment within 200m of European heathlands.

We agree with the HRA that:

- Without effective mitigation there will be an adverse impact on one or more European sites;
- The range of mitigation measures recommended in the HRA are largely feasible and that if implemented successfully they could eliminate adverse effects on these sites;
- Significant uncertainties remain about the delivery of an effective package of mitigation measures because of the complexity of some key elements, and that **this need to be resolved to provide the required level of certainty of delivery of effective mitigation;**

- The HRA cannot be considered completed until the final series of mitigation measures attached to the Core Strategy are in place.

There is no assessment in the HRA of the in combination impacts of the Purbeck Core Strategy with others, notably Poole, Bournemouth and East and West Dorset. We consider this is an important omission and should be addressed.

These comments provide an important backdrop to our further comments on the strategy. **In principle, whilst we strongly support the direction of key policies we consider it necessary to object at this stage pending resolution of the above issues.**

Core strategy vision & spatial objectives

The RSPB supports the Core Strategy vision. We particularly welcome the references to valuing internationally important habitats and protecting them from development pressure and climate change, although there is no practical expression in the Core Strategy relating to the latter.

We support the spatial objectives of the Core Strategy, especially spatial objective 3 which seeks to conserve and enhance Purbeck's natural habitat and spatial objective 5 which seeks to reduce vulnerability to climate change and dependency on fossil fuels.

Supply of housing, employment and retail growth

We note the commissioning of further work to investigate whether higher level of housing growth beyond to proposed 2,400 dwellings is possible within the constraints of the Habitats Regulations. This would put further pressure on the delivery of effective mitigation, including SANGS, which are as yet untested. We are concerned about the deliverability of SANGS at Wareham for the currently proposed allocation, as identified in the HRA. Should the Council seek to increase housing numbers beyond 2,400, further mitigation is likely to be required, including further SANGS provision and other measures. This will clearly need to be factored into any decisions about further allocations at these sites, as identified at paragraph 6.3.4.

We are concerned with the statement at paragraph 6.4.4 that the predicted shortfall in affordable housing in the district 'is due to environmental constraints'. This is a very unhelpful statement which we do not believe is accurate. Other factors are at play including the current funding arrangements for affordable homes. The Council's settlement policies could and perhaps should require a higher percentage of affordable houses in each allocation to reduce this shortfall, which is clearly a critical issue in the district. We would like to see paragraph 6.4.4 amended accordingly.

Policy HS: Housing supply

Paragraph 8.8.6.1 provides an important overview of the main requirements of the Dorset Heathlands Interim Planning Framework (IPF). This could equally be provided in policy HS where it would provide a brief overview of IPF constraints for settlement policies NW, SW, SE, CEN and NE.

We **OBJECT** to this policy pending resolution of outstanding issues identified in the HRA in relation the Dorset Heaths and Poole Harbour European sites summarised above. We do however support the intention not to allow further housing development until suitable mitigation measures can be identified and brought forward.

Employment land

We share the concerns outlined in the HRA about the following employment land allocations and their potential impacts on European sites and species:

- **Holton Heath & Admiralty Park** – potential impacts through the separation of Holton Heath and Sandford Heaths, isolation of Blackhill, the loss of heathland recreation potential and deterioration or loss of acid grassland habitat; we are particularly concerned about potential impacts on nightjars through the loss of supporting feeding habitats;
- **Dorset Green Technology Park** at Winfrith – this allocation includes an area of existing heathland supporting breeding nightjar which also feed over the site. The loss of breeding and feeding habitat within the site is of concern.

We support the comment made within the HRA that ecological assessment is needed and that masterplans for the three sites should be drawn up, taking full account of the need to protect and conserve existing habitats and species of high conservation importance including nightjar and sand lizard. We therefore welcome the inclusion of paragraph 6.6.3 in the Core Strategy and the commitment to ensure the landowner mitigates potential isolation impacts at Holton Heath and Admiralty Park as noted in paragraph 7.3.8.

Spatial distribution of development

Policy NW: North West Purbeck

We **SUPPORT** the inclusion of reference to the provision of new public open space at Bere Regis to mitigate potential heathland impacts. This should also apply if necessary to other developments at Briantspuddle, Affpuddle, Bloxworth and elsewhere. For the reasons outlined above, we wish to see further measures taken to ensure effective delivery of mitigation.

We **OBJECT** to this policy pending resolution of the outstanding issues identified in the HRA in relation the Dorset Heaths and Poole Harbour European sites summarised above.

We welcome the paragraph on heathland mitigation under section 7.1.8 'Delivery of proposed development'. We fully support and are directly engaged in the development of the Dorset Heathland Joint Development Plan Document (DHJDPD), the successor to the IPF.

We support the HRA comment that it is critical that the timing of mitigation measures coincides with housing delivery such that SANGS and other measures are in place before occupation of any new housing development (paragraphs 5.57 and 5.58).

There is no reference in the text or policy to the objectives or operation of the IPF, and particularly the requirement to exclude further housing development within 400m of the boundary of a European site. We consider a reference to the main requirements of the IPF would be helpful and should be included in policy HS.

Policy SW: South West Purbeck

We support the inclusion of a reference to provision of new open space at Bovington to mitigate potential heathland impacts. Other mitigation measures or funding contributions may also be required at other locations including Coombe Keynes, East Knighton and Moreton. We support the reference to the need for the settlement extension at Bovington to provide adequate mitigation within the MOD landholding.

However, we **OBJECT** to this policy pending resolution of the outstanding issues identified in the HRA in relation the Dorset Heaths and Poole Harbour European sites summarised above.

The issue of potential employment land allocation impacts at the Dorset Green Technology Park on European sites and species has been addressed above.

Policy CFN: Central Purbeck

We support the inclusion of a reference to the provision of new open space to mitigate potential heathland impacts at Wareham. Other mitigation measures or funding contributions may also be required at other locations including Stoborough and Ridge, East Stoke, Holton Heath, Organford and Worgret.

For the reasons outlined above, we wish to see further measures taken to ensure effective delivery of mitigation, including SANGS provision at Wareham, where there seems to be considerable doubt about delivery (HRA, paragraphs 5.57, 5.58 and section 7.3.8).

However, we **OBJECT** to this policy pending resolution of the outstanding issues identified in the HRA in relation the Dorset Heaths and Poole Harbour European sites summarised above.

The issue of potential employment land allocation impacts at Holton Heath and Admiralty Park on European site and species has been addressed above.

The map in Appendix 4 showing the proposed changes to the boundary of the South East Dorset Green Belt is not clear and should be amended.

Policy NE: North East Purbeck

We support the inclusion of a reference to provision of new public open space to mitigate potential heathland impacts at Upton and Lytchett Matravers. Other mitigation measures or funding contributions may also be required at other locations including Lytchett Minster and Morden.

However, we **OBJECT** to this policy pending resolution of the outstanding issues identified in the HRA in relation the Dorset Heaths and Poole Harbour European sites summarised above.

Policy SE: South East Purbeck

The HRA recommends provision of a SANG at Swanage in order to reduce pressure on European sites in the Studland area, and this is acknowledged in paragraph 7.5.10, which we welcome and support, although for added weight and to be consistent with other settlement policies there should be a reference to this in policy SE.

For the reasons outlined above, we wish to see further measures taken to ensure effective delivery of mitigation, including a SANG at Swanage.

However, we **OBJECT** to this policy pending resolution of the outstanding issues identified in the HRA in relation the Dorset heathlands and Poole Harbour European sites and summarised above.

Development policies

Policy CO: Countryside

We note the intention of this policy to encourage development for sensitive, small-scale tourism and re-use of rural buildings at appropriate locations.

We would suggest the caveat attached to equestrian development to ensure no adverse impact on ecological features should apply to all development in the countryside.

Policy CT: Gypsies, Travellers and Travelling Show People

We **SUPPORT** inclusion of the need to ensure that the siting of gypsy and traveller sites must not have a detrimental impact on the natural environment.

Biodiversity and Geodiversity

We welcome recognition at paragraph 8.83 of the ambition to connect areas of heathland in the 'Wild Purbeck' area. Wild Purbeck is a developing partnership project, which seeks to encourage 'landscape scale' conservation in Purbeck, including the positive restoration of mineral sites, delivery of open habitats from coniferous plantations and managing the

changes expected on freshwater and coastal wetlands as a consequence of climate change and flood management decisions. The Council is a key partner.

Policy BIO: Biodiversity & Geodiversity

We strongly **SUPPORT** this policy, which sets out positive measures to protect, manage and enhance Purbeck's biodiversity.

We strongly **SUPPORT** the inclusion of Map 15: Nature Map which provides the planning framework for the creation and enhancement of key BAP habitats within the district, and underpins the aspirations of the Wild Purbeck project.

With respect to the second bullet of policy BIO we would highlight the need to engage with the Environment Agency through its Regional Habitat Creation Programme (RHCP), Natural England and others, in identifying priority managed realignment sites adjacent to Poole Harbour and in the Frome and Piddle river valleys. Such sites, which are increasingly likely to be necessary to offset the effects of coastal squeeze, should be identified and safeguarded in the Core Strategy with a presumption against their development. The BIO policy would seem to be the best place to address this key issue, or it could be included in policy CE: Coastal Erosion and identified in Coastal Change Management Areas.

Paragraph 8.8.61 is a key section within the Core Strategy and its inclusion is necessary and welcome. However, it is perhaps most relevant in relation to housing supply, where currently there is no mention. We believe policy HS: Housing supply should include a brief overview of the main requirements of the IPF, as set out in this paragraph.

Policy DH: Dorset Heaths International Designations

We strongly **SUPPORT** this policy, and particularly welcome the commitment not to permit the development within 400m of protected heathland, and to require contributions towards mitigation from new residential development within 5km.

We also note and support the Council's intention to prepare the Joint Dorset Heathlands DPD with neighbouring authorities.

Green infrastructure, recreation and sports facilities

We **SUPPORT** the Council's intention to develop a joint South East Dorset green infrastructure strategy with neighbouring authorities by the end of 2011. We also welcome recognition of the need to link green infrastructure with SANGS.

Policy GI: Green Infrastructure, Recreation and Sports Facilities

We **SUPPORT** the commitment in this policy to ensure all new residential development makes provision for recreation and/or open space facilities and green infrastructure, and to safeguard existing open space and recreation areas, which indirectly contribute to the safeguarding of heathland sites.

Flood risk

We **SUPPORT** the inclusion of a requirement for SUDS in housing applications within Policy FR: Flood Risk.

Groundwater protection

The understanding of groundwater abstraction on the district's European sites is partial. In particular, we are concerned about the apparent lack of understanding of:

- Groundwater abstraction on the mire and fen habitats within the Dorset heathland European sites;
- Changes in the flow regime in river discharges into Poole Harbour.

We support the comments in the HRA (paragraph 9.57) that state the Council needs to be satisfied that Wessex Water 'can demonstrate a supply of water of sufficient quantity and quality' to new housing and other development without having detrimental impacts on European sites before publishing the final Core Strategy.

Policy GP: Groundwater Protection

The impacts of water supply and poor water quality from sewage discharges is also raised in the HRA as a significant issue. We note and support the comments in the HRA (paragraph 9.60) that it is currently not possible to conclude that wastewater discharges from the proposed developments will not have an adverse effect on the Poole Harbour European site.

Although we support policy GP in principle, we must **OBJECT** until we are satisfied that Wessex Water can guarantee a supply of water of sufficient quantity and quality to new housing and other development without having detrimental impacts on Poole Harbour and other European sites. Our concerns regarding the wastewater capacity of STWs are also reflected in our objection to settlement policies NW, SW, SE, CEN and NE.

Sustainable design

Policy SD: Sustainable Design

We **SUPPORT** this policy, including the need for developers to demonstrate support for biodiversity through 'built-in' features. Nesting and roosting sites for a number of species are needed, including house sparrows, house martins and swifts.

Landscape, historic environment and heritage

We support the Council's intention to give high priority to the protection of the district's landscape, and particularly the reference to the Dorset Landscape Character Assessment to inform its approach.

We continue to pursue with Forestry Commission, Natural England and others opportunities to restore lowland heathland on high priority sites such as Rempstone and Wareham Forest.

We recognize the short term landscape impacts of conifer clearance and are assured by this policy that tree removal in strategic areas will continue to accord with the district's landscape policy in the Poole basin.

Policy LHH: Landscape, Historic Environment and Heritage

We **SUPPORT** this policy, in particular the intention to support works proven to be necessary to secure broader conservation objectives and which deliver public benefits which would outweigh any harm caused to the district's landscape.

Tourism accommodation and facilities

We **SUPPORT** the intention in policy TA: Tourism Accommodation and Attractions not to allow new sites or extensions to existing chalet and campsites within the AONB, which includes much of the district's heathland, freshwater and coastal resource. We consider this could help reduce recreational pressure on European sites within the AONB.

Military needs

We note and support the requirement to limit development at MOD Bovington to areas outside the IPF 400m heathland buffer.

We note the intention to prepare an Estate Development Plan for Bovington. We would welcome involvement in the preparation of this, which needs to reflect the environmental context.

We **SUPPORT** the requirement in policy MOD: Military Needs to protect internationally protected habitats.

Implementation and monitoring

The current IPF and the proposed DHJDPD are central to the successful implementation of Core Strategy policies. However, as noted in the HRA, there remain considerable uncertainties over the delivery of necessary mitigation, not just for heathland but for Poole Harbour. These uncertainties, as outlined in full in the HRA, need to be resolved before adoption of the final Core Strategy.

Policy DEV: Development Contributions

We **SUPPORT** this policy, particularly the use of development contributions for heathland mitigation.

Monitoring & review

Appendix 3 sets out the proposed monitoring framework for the Core Strategy, including local output indicators. We agree that adequate monitoring of key indicators is critical to ensure the delivery of Core Strategy policies.

We **SUPPORT** the set of national and local natural habitat indicators listed in Appendix 3. We disagree with the local target for biodiversity however, which should set a target of delivering **significant increases in biodiversity** over the life time of the plan, not simply seek to ensure no change in area. We therefore **OBJECT** to this target and wish to see the adoption of targets set out in the Dorset Biodiversity Strategy.

We **SUPPORT** the targets of zero planning approvals for planning applications which are likely to adversely affect European sites, and for no change in the area of European sites as a result of development.

We **SUPPORT** the target of no (net) increase in the number of visitors to protected heathland sites. We also support similar heathland mitigation targets of no net increase in visitors to protected heathland sites in policies NW, SW, CEN, NE and SE.

We hope these comments are helpful to you. Please contact me if you need clarification on any of our comments.

Oral examination

Finally, we would like to confirm that we wish to reserve the right to appear at the Oral Examination into the Core Strategy, on the grounds the Core Strategy raises significant issues relating to the protection of internationally important wildlife sites (as highlighted in the HRA) and that there remains considerable uncertainty over the delivery of appropriate and effective mitigation measures.

Yours sincerely

Renny Henderson
RSPB Dorset Conservation Officer