

Planning Purbeck's Future



**Core Strategy Pre-Submission - 1 November - 20 December 2010
Consultation Responses
Part 9**

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2598
26/11/10

Purbeck District Council Community Planning & Policy
15 NOV 2010
ACKNOWLEDGEMENT A B C D E
FILE REF:

Our Ref: GS/PDC CS

12 November 2010

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

FAO: Steve Dring

Dear Sir,

Purbeck District Council: Proposed Amendments to 'Planning Purbeck's Future': Core Strategy Consultation

I refer to your correspondence in respect of the above consultation dated 8 November 2010 and with specific reference to Policy CZ: Consultation Zones, Appendix 4: Changes to Proposals Maps.

It is understood that you recognise the errors within the proposals maps being consulted upon, as contained within the Core Strategy Consultation document and that Purbeck District Council intends to rectify the error by making clear reference within the Strategy, to the Minerals Consultation Area which is contained within the Dorset Minerals and Waste Local Plan 1999.

I also understand from you, following our recent telephone conversation, subject to adoption of the Minerals Core Strategy any revised boundary or policy in respect of the Minerals Consultation Area will be incorporated into the District's Core Strategy at a later stage.

As discussed I would also like to advise that Policy CZ will also need a further amendment as any development proposals falling within the Minerals Consultation Area should be referred to the 'Kaolin and Ball Clay Association (UK)' rather than the Ball Clay Producers' Federation – which does not exist.

For reference purposes the KaBCA contact for such consultation purposes is:

Mr Clive Tompkins
Sibelco UK Ltd
Lovering Lodge
Kingsteignton Road
Newton Abbot
Devon TQ12 2PD

Imerys Minerals Ltd - Par Moor Centre - Par Moor Road - Par - Cornwall - PL24 2SQ - England
Tel: +44 (0)1726 818000 - Fax: +44 (0)1726 811200

IMERYS is a business name of IMERYS Minerals Ltd
Company No. 269255 - Registered in England and Wales
Registered Office: Par Moor Centre - Par Moor Road - Par - Cornwall - PL24 2SQ - England

Yours sincerely

Signature has been blanked out

Gary Staddon
Planning and Estates Manager

CC: Clive Tomkins, Sibelco UK Ltd

J S Bloor (Newbury) Ltd



Terence O'Rourke Ltd
creating successful environments

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

Sent by email
20 December 2010

Reference 151047/AJE

Dear Sir / Madam

**Purbeck Core Strategy Pre-Submission Document
Response on behalf of JS Bloor (Newbury) Ltd in relation to
strategic land interest at Lytchett Minster**

I attach a response to the core strategy on behalf of JS Bloor (Newbury) Ltd in relation to its strategic land interest at Lytchett Minster.

Comment is made on the following:

- The characteristics of Purbeck as set out on page 6 of the core strategy
- Policy LD (general location of development)
- Policy HS (housing supply) and paragraphs 6.1.2 – 6.1.4
- Reports by Footprint Ecology for Purbeck District Council (habitats regulations assessment and 'implications of additional strategic growth scenarios')

I confirm that JS Bloor (Newbury) Ltd would wish to participate at the oral part of the examination in relation to its Lytchett Minster land interest on all of the above matters.

Yours faithfully

Signature has been blanked out

Andrew Elliott
Technical Director

cc Ron Hatchett, JS Bloor (Newbury) Ltd
Oliver Chamberlain, Chichesters

Planning
Design
Environment

Terence O'Rourke Ltd Reg. No. 1906454
Registered office Richmond Point
43 Richmond Hill Bournemouth BH2 6LR
Registered in England and Wales
VAT No. 906095727



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		Andrew Elliott
Job Title <i>(where relevant)</i>		Technical Director
Organisation <i>(where relevant)</i>	JS Bloor (Newbury) Ltd	Terence O'Rourke Ltd
Address		Everdene House, Deansleigh Road, Bournemouth
Postcode		BH7 7DU
E-mail		andrew.elliott@torltd.co.uk
Tel. Number		01202 421142

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 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 amplify the objections made in each of the enclosed representations

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: A J Elliott

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: 21 - 28	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 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)

It is considered that an understanding of transport patterns is a critical starting point for a strategy for Purbeck. Whilst paragraph 2.1 recognises links to the conurbation there is no reference to patterns of travel in the District.

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).

An additional paragraph is required that summarises (1) the established out commuting patterns in Purbeck, emphasising the economic influence of the conurbation and the importance of the spatial relationship with it for working, shopping, higher order services etc, and (2) the principal patterns of movements into the district given the attractiveness of its many natural and cultural assets of the for tourism and recreation activities.

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 : 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 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>, <u>not 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)

It should be made clear that Policy LD applies only in a lower overall growth scenario for Purbeck, and that revision would be required in the event that a higher growth strategy is pursued.

The policy requires reference to the role and process of green belt review to accommodate development. Similarly the approach is incomplete without recognising the spatial relationship of development proposals to accessible strategic greenspace (SANGs) to help mitigate its impacts on European-protected habitats.

As part of a higher growth scenario the strategic location at Lytchett Minster close to the conurbation (referenced in paragraph 6.1.3) has the potential to perform very well in sustainability terms, notably in offering access to higher order services and facilities, supporting the economic growth and status of the conurbation, and in meeting the housing needs of the associated housing market area. In addition, a well located strategic SANG at Lytchett Minster could specifically help to divert some of the recreational impacts associated with existing and future residents the wider conurbation by intercepting leisure trips.

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**).

It should be made clear that Policy LD applies only in a lower overall growth scenario for Purbeck, and that revision would be required in the event that one or more of the strategic locations identified in paragraph 6.1.3 are pursued.

JS Bloor (Newbury) Ltd proposes land at Lytchett Minster as offering the most potential for successfully accommodating strategic scale development in the District given the performance of this location against sustainability criteria.

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 : HS	Paragraph: 6.1.2 - 6.1.4	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"/>
(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>			
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• It is not 'effective' <i>(i.e. the Core Strategy is not <u>deliverable</u>, <u>not 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)

JS Bloor (Newbury) Ltd considers that the most suitable higher growth housing growth option is at Lytchett Minster close to the conurbation which has the potential to perform very well in sustainability terms, notably in offering access to higher order services and facilities, supporting the economic growth and status of the conurbation, and in meeting the housing needs of its associated housing market area.

JS Bloor (Newbury) Ltd does not consider that Purbeck DC's Habitats Regulations Assessment work is definitive in determining the minimum or maximum dwellings achievable within the District, for example it does not clearly identify suitable mitigation for the core strategy proposals.

It is considered that the evidence base is insufficiently robust and lacks credibility for the purposes of strategic planning in the district. For example it fails to identify the opportunity for the delivery of strategic greenspace mitigation provision as part of a large scale housing proposal at Lytchett Minster, the benefits of which could include diverting recreational pressures on protected habitats arising from trips to Purbeck from an origin within the conurbation.

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**).

Policy HS should set out a clear process and timetable for considering the potential for higher levels of housing growth in Purbeck District, and the benefits of doing so in the context of Purbeck and the wider housing market area.

To achieve the above, in the first instance the production of a robust and credible delivery plan for higher levels of growth in Purbeck is required, supported by comprehensive sustainability appraisal and habitats regulations assessments. It is considered that this must be progressed as part of a multi agency - joined up approach - so that the delivery issues including the consideration of strategic mitigation proposals are comprehensively tackled.

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: Whole document	Map:
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• 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)

As part of the evidence base for the core strategy, Purbeck District Council has published a report on the implications of additional strategic growth scenarios for European sites.

We agree that mitigation measures are potentially possible (paragraph 2.80), and that they become increasingly complex with higher levels of development. A key finding that we support is that the delivery of a small number of well located large SANGs sites is required in Purbeck, both as part of mitigation for core strategy proposed growth and as part of any additional strategic growth. However the means to deliver such provision has not been developed.

JS Bloor (Newbury) Ltd does not accept the robustness of the 'additional strategic growth report', and also has misgivings about the accuracy and completeness of the core strategy habitats regulations assessment, which can be explored further in detail at examination as necessary.

The technical work has overlooked the strategic mitigation opportunities offered by a large greenspace at Lytchett Minster, both in terms of the impacts of growth within Purbeck itself, and in

terms of the growth of the conurbation and associated patterns of recreational use. It is the view of JS Bloor (Newbury) Ltd that a large well planned proposal at Lytchett Minster, including a strategic SANG and housing growth, offers the most deliverable, sustainable and balanced package for dealing comprehensively with a variety of planning, environment and transport matters whilst successfully accommodating the needed higher levels 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).

Closer linkages between habitats regulations findings and core strategy policy is required, notably in terms of considering mitigation proposals. However, Bloor Homes Ltd does not consider that the current habitats regulations assessment is complete.

The evidence base requires development to further assess the mitigation potential and deliverability of strategic SANG sites, notably that at Lytchett Minster. A well located SANG at Lytchett Minster could specifically help to offset some of the existing and future recreational impacts from development in the wider conurbation by intercepting leisure trips.

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: Whole document	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"/>
(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>, <u>not 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 sustainability appraisal requires amendment to include consideration of options including higher levels of growth in the District. It should consider for example the merits of various scales of development at Lytchett Minster (the location identified by the draft Regional Spatial Strategy as offering significant potential for strategic development). At the present time it is unclear in the appraisal why the current level of growth has been selected having regard to sustainability considerations.

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 sustainability appraisal requires amendment to include consideration of options including higher levels of growth in the District. It should consider for example the merits of various scales of development at Lytchett Minster (the location identified by the draft Regional Spatial Strategy as offering significant potential for strategic development). At the present time it is unclear

in the appraisal why the current level of growth has been selected having regard to sustainability considerations.

Jurassic Coast

Jurassic Coast World Heritage Team Response to Purbeck DC LDF Core Strategy January 2011

Date of Response: 26/01/2011
Comments from: Jurassic Coast (Dorset and East Devon Coast) World Heritage Site Team on behalf of the Jurassic Coast Steering Group

Contact details: Dr Sam Rose sam.rose@dorsetcc.gov.uk
Richard Edmonds r.edmonds@dorsetcc.gov.uk
Sally King s.a.king@dorsetcc.gov.uk

Introduction

Thank you for the opportunity to comment on this document and we apologise for our late submission. **As Purbeck District Council is a key partner within the Jurassic Coast World Heritage Site Partnership, and has endorsed the current Site Management Plan, I would hope that the attached comments, be taken on board.**

We have made a few general comments at the start and the rest are specific to sections:

General comments

1. World Heritage Site Designation and Management Plan

It is somewhat surprising to see a comparative lack of mention of Purbeck's most highly designated natural protected area, the Dorset and East Devon Coast World Heritage Site in the document. It is further surprising that there is no mention of the Site's Management Plan, a document which Purbeck DC took a role in drafting and endorsed through full Council in 2010, and for which it is jointly responsible for delivering on. Your staff indicated that this would be part of the Evidence base for the LDF, but there is no mention of this. If I can draw out one example of the level of significance at which PDC seem to place the World Heritage Site (WHS), it is in point 8.17.2 where both the WHS and Dorset AONB are placed in the same context as tree preservation orders, and in fact more is written about the trees. Although LDFs must deal with local issues, Management of the WHS is very much a local issue, and paragraph 10 from the planning circular 07/2009 from Government states:

The planning system in England requires the maximum use to be made of statements of national (and regional) policy and the minimum amount of duplication at local level. Existing international and national policy, including this circular and the policy guidance highlighted in paragraph three above, may therefore be referred to, but should not be reproduced, in development plan documents. **Appropriate policies for the protection and sustainable use of World Heritage Sites including enhancement where appropriate, which supplement international and national policy and take account of the specific regional or local circumstances of a particular World Heritage Site, should be included in regional spatial strategies³ (the spatial development strategy in London), core strategies and/or in other plans in their local development frameworks.** In devising their own strategies for sustainable development in the local development frameworks, local planning authorities should take account of the need to protect and conserve the World Heritage Site. In particular they should consider how the international and national policies for their protection can be worked into and reflected in their sustainable community strategies within the special characteristics of the area. Policies for the protection and sustainable use of a particular World Heritage Site should apply both to the site itself and, as appropriate, to its setting, including any buffer zone or equivalent⁴ (see paragraphs 16–17).

This circular is attached to our submission.

2. General

As a general point, although Purbeck's environment is mentioned throughout the document, we are disappointed that it fails to demonstrate a strong focus and vision for the area as a place of outstanding beauty for its countryside and global significance for its coastline. These factors, combined with the unspoiled nature of many of its towns and villages, together create Purbeck's 'unique selling point' (USP), could make it a major destination, not just for tourism, but one which could use its natural resources to grow an alternative knowledge economy based on the environment, notably learning about it and researching it.

3. Evidence base re geodiversity

The core strategy evidence base contains documents looking at heathlands and landscape but appears to have omitted anything on biodiversity or geodiversity as a whole for the District. This weakness would appear to be reflected throughout the document

4. Designations

There is a great focus on Heathlands but nothing specific or equivalent on the World Heritage Site or the AONB (as a landscape designation that pretty much covers all of Purbeck). The nature map (p69) does not include geodiversity but it could quite easily show the coast and the inland SSSI's and RIGS. Indeed, the plan fails to place any emphasis on what is probably the greatest single drive to the quality of the Purbeck environment and the attractor for both local people and tourists; **the extraordinary, beautify and spectacular coastline**; a coastline fashioned and maintained by erosion. WHS Management Plan policies are just as relevant as heathland policies and deserve a mention, ideally linked to the SAC habitats that also depend on that erosion. It is also worth noting that the nature map doesn't show the Jurassic Coast WHS or the Dorset AONB.

5. Tourism

- There is no recognition within the document of the importance of tourism in employment or of new activities or opportunities that could arise from tourism.
- The fact that the vast majority of visitors come to Purbeck for the outstanding land and seascape which must be protected and enhanced where possible through considered visitor management initiatives to reduce potential detrimental impacts on the environment.
- Section 8.19.2 talks of 'development to diversify attraction assets to meet tourism trends' - this doesn't take into account that tourism trends are more and more orientated towards enjoying the outdoors and cultural experiences.
- In other words, Purbeck has a fantastic offer which is exactly what current visitor trends are seeking - much more should be made of this in the strategy - the aim should be to sharpen up the marketing of the area to appeal to these audiences, thereby increasing the economic value of tourism to the area, using the existing offer. There is absolutely no need to change the 'product' but much more a need to change the 'selling' of it.
- Tied to this was the lack of any mention of extending the visitor season - again Purbeck is extremely well placed to benefit from the trend of taking short breaks outside the summer – and this needs to be highlighted in destination marketing.
- Finally on tourism, what about international visitors - no mention of them and yet near Europe (Dutch, German, Scandinavian) and US markets both important for Purbeck and big opportunity to expand further (especially on back of 2012)

6. Transport

- Although there are references to transport, it mostly seems to focus on roads and reducing congestion on A351.
- There is a mention of improving 'Accessibility to services' but a complete lack of mention of improving public transport for visitor access, and even more importantly, encouraging a behavioural change in visitor thinking from car based travel to using public transport.
- For this to work, it must link to tourism marketing (see above). Purbeck is in fact very accessible by public transport (train, steam train, buses, chain ferry, boat services, way-marked cycle routes and walking trails). It has a reputation of being congested during peak season and this should be used to actively encourage the use of non car based travel.
- It is important to note that tourism and transport are both completely separate in the document with no links made between the two – and yet visitors are perceived as the greatest cause of congestion in the district.

6. Implementation and monitoring

There are no targets other than for Heathlands within the natural environment....no coast, AONB, inland sites etc. All of these Sites have their appropriate Management Plans and monitoring targets which this Plan could refer to.

7. Sustainable design

Does local stone form part of this part of the document? It should do. Also, there is mention of biodiversity but development can create opportunity for geodiversity almost anywhere (not necessarily near a designated site) through opportunity to study previously unseen geological sections and, where possible, retaining such sections.

8. Military activity

No mention of the coast or WHS under this heading. It appears very focused on the heathlands but there is potential for conflict within the coastal setting, albeit less likely.

Specific points

2.6 Wych Farm is now the *second* largest onshore oil field in Europe

3.1 The bullet point on climate change; we would suggest that the threat is not coastal erosion but is more specifically the threat to the defended sections of coast from what could be increasing erosional forces acting on the sea defences. Erosion for the bulk of the coast is 'a good thing' and not an issue.

The last bullet point; the decline in oil is not the problem; peak oil is about increasing demand outstripping supply and the subsequent increase in price that will result.

Table 1 the natural environment is protected, enhanced and appreciated

Vision, penultimate paragraph page 9. It is not just habitats, it includes geodiversity. How to convey this.....suggest '.....value its unique and internationally important wildlife and geodiversity....'

Special objectives on the same page has the same omission as above...

Page 38 as an example; development land is marked in pale blue which looks very similar to the Environment Agency's colour for flood risk. This area is obviously outside the flood risk zone but should the flood risk be shown as an example of how this plan is considering the risks of climate change? Flood risk does appear later but it should be here as well.

The same applies to all the other maps; I think it would be useful to see what the flood risk and Shoreline Management Plan (SMP) policy is for areas such as Upton and Holton Heath; currently it might be assumed that the SMP policy is 'Hold the Line' for the next 100 years but there has been no mention of flood or erosion risk to each or any of these areas in the plan at this stage.

7.5.1 'World Heritage coast' should be World Heritage Site or Jurassic Coast or Jurassic Coast World Heritage Site or Dorset and East Devon Coast World Heritage Site.

7.5.9 Again there is no mention of SMP policy within the Policy box but it is important and will result in change, including loss of property/infrastructure over time

8.8.1 'habitats' should be 'Biodiversity and geodiversity' or 'wildlife and geodiversity'. Biodiversity and geodiversity are NOT under pressure from coastal erosion; far from it as erosion is the driving force to maintain the international designations that are contained within the coastal area.

Page 63 Spatial Objective 3 Policy BIO: Biodiversity and geodiversity; there should be mention of the importance in allowing natural processes to continue along the coast in order to protect those wildlife and geological features that are maintained by that active erosion. That is already largely reflected in the SMP policy.

8.12.2 Flood risk..... is the second sentence correct; '.....New development should be located in Flood Zone 1.....' Linked to this, we would suggest that there should be some policy linked to the national coastal erosion risk mapping currently being developed by the Environment Agency.

8.14 the SMP.....facilities at Kimmeridge Bay and Lulworth Cove are also effected. Coastal Change Management Areas should be as more about protecting access, facilities and housing by allowing adaptation, i.e. moving back than considering further geological investigation; the risk mapping shows what is at risk, we need to adapt before the risk turns into reality.

DEFRA Coastal Pathfinder project. This may be at too early a stage to enter into this plan but the project is looking into the medium long term with regard to the coast, coastal management and changing SMP policy. In some areas property and infrastructure will be lost in the medium to long term and we need to be aware of that now and thinking about solutions. The outcome of the project will be known in the spring, but please contact us or go to www.jurassiccoast.com/pathfinder to find out more.

END



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	Ms	
Name	Lesley Kennedy and Stephen Foote	
Job Title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address	389, High Street, Swanage	
Postcode	BH19 2NP	
E-mail	Lesley.kennedy02@virgin.net	
Tel. Number	01929 422457	

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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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.

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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 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 signed Lesley Kennedy & Stephen Foote

Date 19/12/2010

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 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 : Summary	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 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)

Purbeck supports one of the most special and heavily protected environments in the country. Even in the context of south-west England it is exceptional. Tildesley & Associates assessment of development proposals has shown that, without mitigation measures, adverse effects would be likely as a result of the CS alone. Uncertainty over deliverability. More work needed!

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 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"/>
---	--	--

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

Policy :	Paragraph:	Map: Table 1
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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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<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)

Development in Swanage will have particular impacts for traffic (Stoborough Heath and Corfe Common SSSI's)

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).

If adverse effects or the integrity of sites cannot be ruled out the plan can only be adopted in accordance with regulation 103, where there are no alternative solutions that would have a lesser effect and there are imperative reasons of overriding public interest sufficient to justify adopting the plan despite its effects on the European site(s). Limit second home ownership, build within settlement boundaries: affordable housing only.

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"/>
---	--	--

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

Policy :	Paragraph: 3.2	Map:
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(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 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)
- It is not 'consistent with national policy'

(For explanation of terms refer to guidance notes below)

Comments:

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

Western Sector development 2750 dwellings dropped due to PDC's outstanding representations of objection relating to the Western Sector. Bargaining tool was adding 300 dwellings to the already high 2100 dwellings figure for "the rest of Purbeck"

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).

Figure of 2400 dwellings excessive. Mitigation impossible as demands increase

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"/>
---	--	--

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

Policy :	Paragraph: 5.5	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"/>
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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 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)

5.52: For Swanage there is no specific detail relating to SANGS in the CS
 5.56 Heathland DPD's are yet to be finalised
 5.57 SANGS provision needs more work around Wareham, Swanage and Wool
 5.62 Lack of certainty regarding timely delivery of SANGS

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).

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: 6.21	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 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)

Increased pressure on Poole Harbour

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).

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: 5.28	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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(For explanation of terms refer to guidance notes below)

Comments:

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

South-east Purbeck 900 dwellings. Highst figure across "rest of Purbeck" - at end of giant cul-de-sac

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).

Abandon RSS figures, housing figures should be based on need for local people

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



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	Dr	
Name	Andrew Langley	
Job Title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address	Southview, Haycrafts Lane, Swanage	
Postcode	BH19 3EB	
E-mail		
Tel. Number		

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

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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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--

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Signature A Langley

Date 20 Dec 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"/>
--	--	---

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

Policy : SE	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 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)

It is recognized in the Core Strategy that most of the employment development potential lies in Poole/Bournemouth and the South West (Winfrith) and Central (Holton Heath et al) spatial areas (Section 6.5.2.1, Table 3). Only 3.5% of the employment provision has been identified in the South East area.

Of the 2400 unit housing requirement, 37.5% has been allocated to the South East area (mostly Swanage), although Swanage is widely acknowledged already to have an employment shortfall, and it is the least well-connected spatial area in the District (e.g. paras 6.9.1, 6.9.3, and the following extract from section 5.3.6 of the Purbeck District Local Plan Final edition:-

"Swanage is particularly badly placed, with long journey times by the hourly bus service to Poole, and traffic congestion on the road to Wareham during the holiday season. The geographic position of Swanage also means that traffic to support its economic, service and housing roles has to travel through villages, such as Corfe Castle, having an impact on their local environment and local residential amenity."

This balance of the distribution of new housing is incompatible with national guidance, especially with regard to reducing traffic and increasing self-containment, and does not provide the optimum strategy.

The Sustainability Appraisal (Appendix 9 "Preferred Option" matrix, access to basic services etc.) fails to address the impact of accessibility to employment and services (with the knock-on effect on traffic and other communities it passes through) outside of Swanage, although these problems are recognized in sections 1.6.4 and 1.6.5 of the Core Strategy Background Paper Volume 7: Economic Context.

Several alternative, and possibly preferable, options were discarded early in the review process on the grounds that they were incompatible with the RSS (Table 2.6 of Core Strategy Pre-Submission Sustainability Appraisal 2010). Since the RSS is abandoned, these options should be re-assessed.

Proposed Changes:

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Revise the allocation of housing to fully account for the issues raised above (this could affect the other "spatial area" policies, as well as Policy SE). Revise Policy SE to remove the provision of a fixed Settlement Extension of 200 dwellings.

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"/>
---	---	---

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

Policy :	Paragraph: Appendix 9	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"/>
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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)

The Sustainability Assessment matrices (section "Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport") are deficient. They focus exclusively on services that are provided locally, and do not quantify or analyse the effect of services (e.g. jobs) that are NOT provided locally. They therefore understate the negative impact of some proposals.

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).

Revise the SA to take the above comments into account.

Langton Matravers Parish Council

From: Dorset For You[SMTP:WEBMASTER@DORSETFORYOU.COM]
Sent: Monday, December 20, 2010 1:18:37 PM
To: email-LDF
Subject: Form submission from article Planning Policy Team on www.dorsetforyou.com
Auto forwarded by a Rule

Online Form Submission

Form [Emailcontact](#) (58259)
Article [Planning Policy Team](#) (396217)

If you do not have access to your usual email account, for example if you are accessing this web site from a library or internet café, you can use the form below to email us.

Your Name	Langton Matravers Parish Council
Your Email Address	langtonmatravers@dorsetparishes.gov.uk
	The Parish Council has considered its own position on a range of issues. Claims that 60% of respondents surveyed were supportive of the proposed total housing allocation of 120 homes per annum until 2026, were deemed to be basically flawed due to there not being a 'nil increase' option.
Comments/questions	Recognition was given to the issues directly affecting Langton Matravers although these were not deemed to be major or strategic i.e. transport. Support for the issues, also being faced in the neighbouring parishes of Worth Matravers and Swanage, in respect of secondary education were noted with concern.

6365
20/10/10



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	JUDITH LAWTON
Job Title (where relevant)	Retired
Organisation (where relevant)	—
Address	5C Highcliffe Rd
Postcode	Swanage BH191LW
E-mail	
Tel. Number	429 606

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

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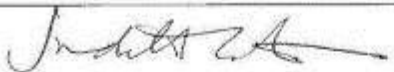
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<input checked="" type="checkbox"/> No, I do not wish to participate at the oral examination	<input type="checkbox"/> Yes, I wish to participate at the oral examination
--	---

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 hear those who have indicated that they wish to participate at the oral part of the examination.

Signature 

Date 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 : SE	Paragraph: 7.5.9.	Map: 13.
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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 checked="" 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 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"/>		

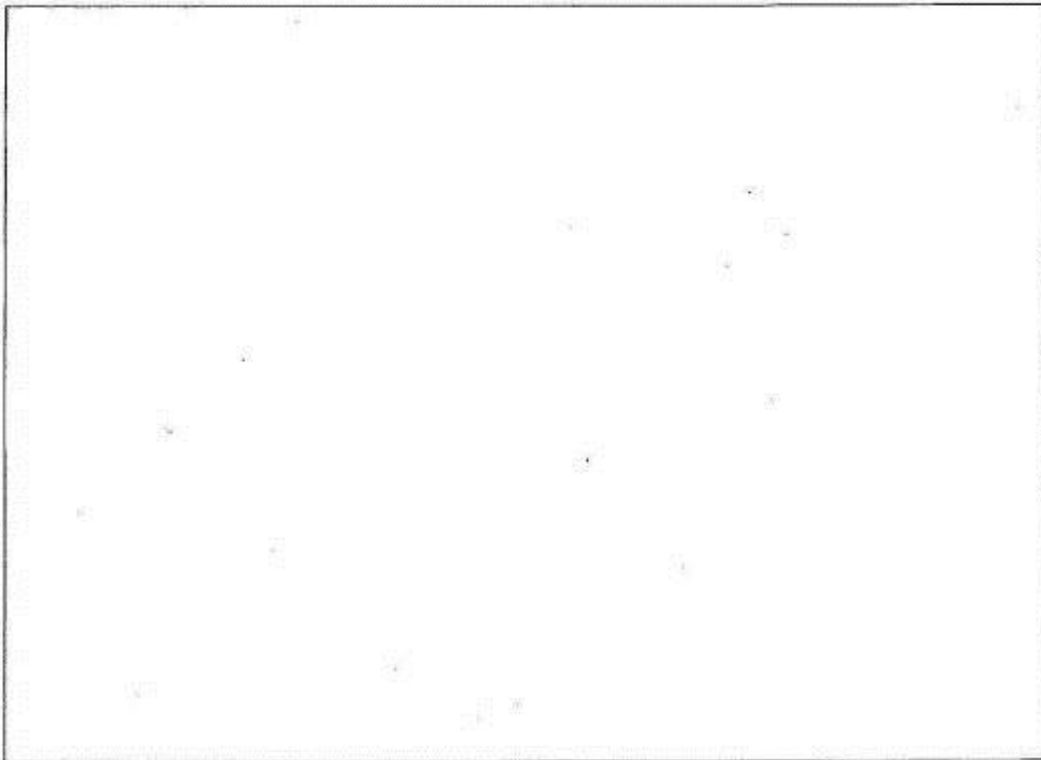
(For explanation of terms refer to guidance notes below)

Comments:

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

Consultation misleading - number given was 200, but there was no opportunity to put forward a zero option or fewer than 200.

Now it seems that the total for new housing in Swarage will be 900. (40% of total for S.E Purbeck.



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).

We would support utilising the Grammar School site, for up to 100 houses
The Heiston site is a greenfield AONB site and covers protected habitats.

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: H. S. ELS	Paragraph: 6.5.	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

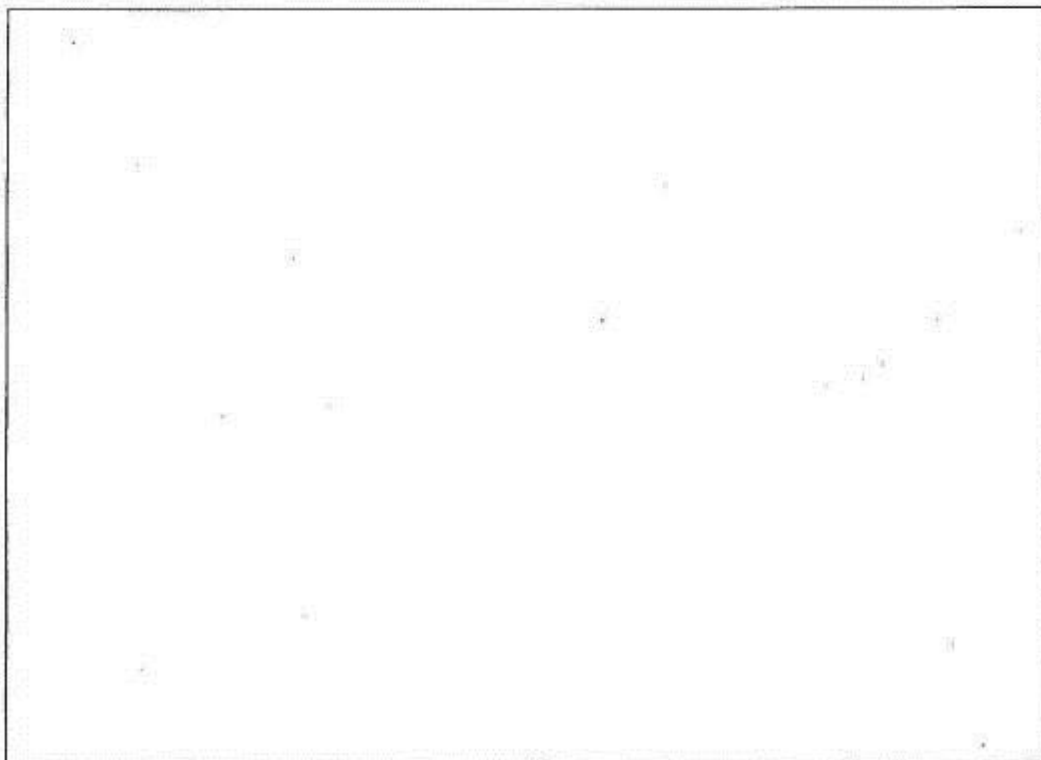
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It is not 'consistent with national policy'	<input type="checkbox"/>		

(For explanation of terms refer to guidance notes below)

Comments:

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

There is not enough opportunity for employment in Swarage included in the core policy; The main employment areas are Winfrith and Holt-on Heath. The road network is so limited, (only one road, through Corfe) which is already over used)



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).

Housing in Purbeck should be created in areas of economic growth - which according to the Core Strategy are Holtan Heath and Winfrith.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

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'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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Policy: HS -	Paragraph: 6 3 4	Map:
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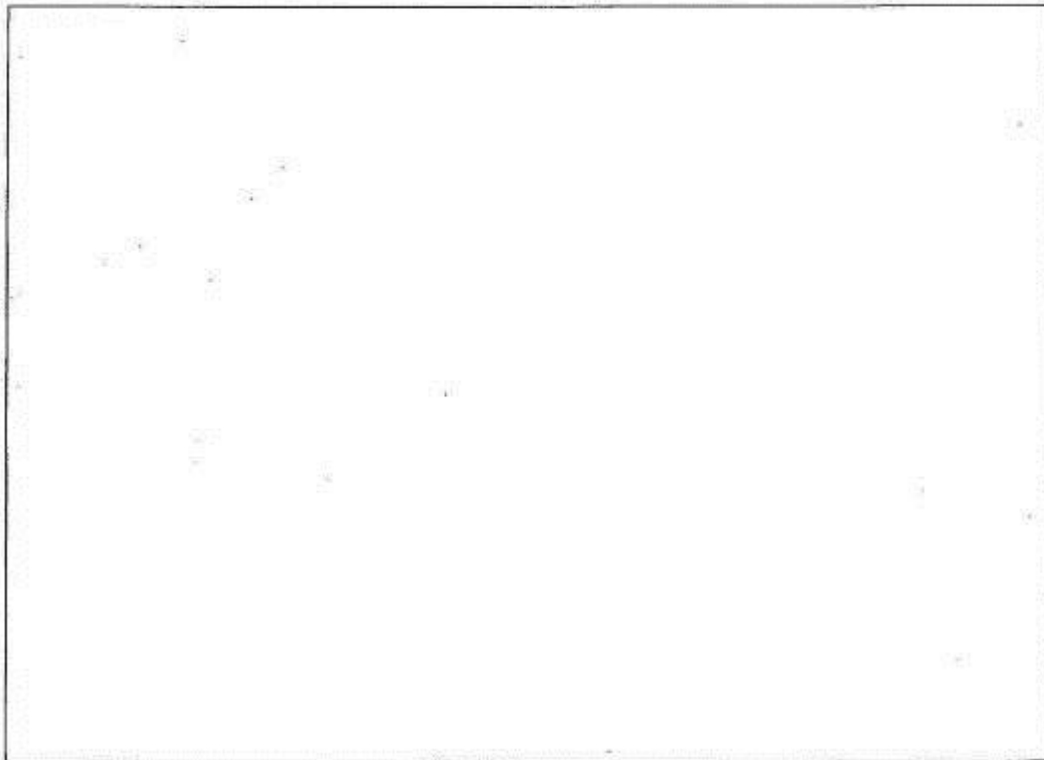
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<i>(tick all that apply)</i>			
It is not 'justified' <i>(i.e. the Core Strategy is not founded on a robust and credible <u>evidence</u> base and/or doesn't provide the most appropriate strategy)</i>	<input type="checkbox"/>		
It is not 'effective' <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 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)

Swanage is in an A.B.N.B. There is the likelihood of a devastating effect on the surrounding habitat and Bio diversity. The mitigation proposal for sites of Alternative Natural Green Space is not deliverable in Swanage. Swanage is largely a much loved tourist attraction, mainly because of beautiful landscape which would be ruined by over building.



Proposed Changes:

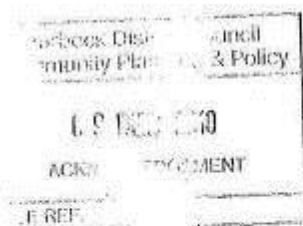
Please use the space below to give details of what change(s) you consider necessary to make the Core Strategy policies legally compliant or sound and why. It would be helpful if you are able to put forward your suggested revised wording of any policy or text (expand box as necessary).

Stop building on greenfield sites & AONB
Limit infill to affordable housing for local
people

Note: Additional sheets can be photocopied and attached to this form

Leadbetter D

6350
13/10/10



15 Prospect Crescent,
Swanage,
Dorset, BH19 1BD
7th. December, 2010.

The Director of Planning,
Purbeck District Council,
Westport House,
Worgret Road,
Wareham. BH20 4PP

Dear Sir,

I am writing to express my opposition to the proposed building of 200 new homes on the outskirts of Swanage.

Swanage, as part of the Isle of Purbeck, is a very special area of scenic beauty and of great natural history and geological interest. The proposed development would be detrimental to the environment and would damage the status of Swanage as being an important part of the Jurassic Coast.

Purbeck District Council has never consulted local people with regard to whether a development should take place and I believe that the views of residents should be taken into consideration. If the Council ignores local democracy, it will do so at its peril.

Yours faithfully,

David Leadbetter

Signature has been blanked out

REF "PLANNING PURBECKS MR & MRS R LESLIE
FUTURE" CORE STRATEGY 3, SALISBURY ROAD

SWANAGE
DORSET BH19 2DY
16TH DECEMBER 2010

4659
16/12/10

DEAR SIR,

WE ARE WRITING TO EXPRESS OUR CONCERN ABOUT THE 900+ NEW BUILD HOMES NOW BEING PROPOSED FOR SWANAGE IN PLACE OF THE PREVIOUS ONE FOR 200 WITH 100 AFFORDABLE.

THIS IS DEFINATELY NOT THE RIGHT PLACE FOR ALL THIS EXTRA DEVELOPMENT EVEN SPREAD OVER SEVERAL YEARS.

HOW DO YOU DEFINE AFFORDABLE — THERE IS NO INDUSTRY HERE AND THE AVERAGE FAMILY WAGE IS LOW AS MUCH EMPLOYMENT IS SEASONAL, MANY PEOPLE HAVE TO TRAVEL TO FIND WORK AND THEY STILL CANNOT GET A MORTGAGE.

THE PROPOSAL WOULD OVERSTRETCH OUR ALREADY FRAGILE INFRASTRUCTURE IE THE A351, DRAINAGE ETC. IT WOULD THREATEN OUR WILDLIFE AND SPOIL OUR UNIQUE AND ENVIABLE ENVIRONMENT FOR EVER.

IS THIS HOUSING FOR LOCAL PEOPLE OR 2ND HOME OWNERS? WE MUST NOT FORGET THE QUANTITIES OF UNSOLD PROPERTIES STILL AVAILABLE IN SWANAGE — DO THESE COME INTO THE EQUATION.

WE DO APPRECIATE THAT HOMES NEED TO BE PROVIDED, BUT NOT ON THIS SCALE —

IRONICALLY WE ARE TOLD SCHOOL PUPIL NUMBERS ARE FALLING (RE, SCHOOL SYSTEM CHANGES) SO WHO WILL NEED ALL THESE HOUSES?

YOURS SINCERELY,

Signature has been blanked

Purbeck District Council
Community Planning & Policy
16 DEC 2010
ACKNOWLEDGEMENT
FILE REF: 4659



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	Ms	
Name	Hilarie Lewis	
Job Title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address	Southview, Haycrafts Lane, Swanage	
Postcode	BH19 3EB	
E-mail		
Tel. Number		

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 H Lewis

Date 20 Dec 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 : SE	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"/>
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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)

It is recognized in the Core Strategy that most of the employment development potential lies in Poole/Bournemouth and the South West (Winfrith) and Central (Holton Heath et al) spatial areas (Section 6.5.2.1, Table 3). Only 3.5% of the employment provision has been identified in the South East area.

Of the 2400 unit housing requirement, 37.5% has been allocated to the South East area (mostly Swanage), although Swanage is widely acknowledged already to have an employment shortfall, and it is the least well-connected spatial area in the District (e.g. paras 6.9.1, 6.9.3, and the following extract from section 5.3.6 of the Purbeck District Local Plan Final edition:-

"Swanage is particularly badly placed, with long journey times by the hourly bus service to Poole, and traffic congestion on the road to Wareham during the holiday season. The geographic position of Swanage also means that traffic to support its economic, service and housing roles has to travel through villages, such as Corfe Castle, having an impact on their local environment and local residential amenity."

This balance of the distribution of new housing is incompatible with national guidance, especially with regard to reducing traffic and increasing self-containment, and does not provide the optimum strategy.

The Sustainability Appraisal (Appendix 9 "Preferred Option" matrix, access to basic services etc.) fails to address the impact of accessibility to employment and services (with the knock-on effect on traffic and other communities it passes through) outside of Swanage, although these problems are recognized in sections 1.6.4 and 1.6.5 of the Core Strategy Background Paper Volume 7: Economic Context.

Several alternative, and possibly preferable, options were discarded early in the review process on the grounds that they were incompatible with the RSS (Table 2.6 of Core Strategy Pre-Submission Sustainability Appraisal 2010). Since the RSS is abandoned, these options should be re-assessed.

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).

Revise the allocation of housing to fully account for the issues raised above (this could affect the other "spatial area" policies, as well as Policy SE). Revise Policy SE to remove the provision of a fixed Settlement Extension of 200 dwellings.

YOUR COMMENTS – PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

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'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: Appendix 9	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

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(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)

- It is not 'justified'
(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).
- It is not 'consistent with national policy'

(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 Assessment matrices (section "Help everyone access basic services, reduce the need to travel by car & encourage cycling, walking and use of public transport") are deficient. They focus exclusively on services that are provided locally, and do not quantify or analyse the effect of services (e.g. jobs) that are NOT provided locally. They therefore understate the negative impact of some proposals.

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).

Revise the SA to take the above comments into account.

6367
20/12/10



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	STEPHANIE LUCAS
Job Title (where relevant)	
Organisation (where relevant)	
Address	7 OSMAJ RD, SWANAGE.
Postcode	BH19 2JQ
E-mail	SJLucas@TalkTalk.NET
Tel. Number	01929 421145

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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'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 S.E. SWANAGE	Paragraph:	Map:
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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)

I have lived in Swanage all my life. We don't need all these extra homes spoiling our environment - it is an AONB. No one asked if we wanted them. Why spoil somewhere so special? We can't park in Swanage now, and there would be a huge increase in traffic, especially in Northbrook Road.

Luker A



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

6363
00/10/10

Your Details		Agents Details (where relevant)
Title	Miss	
Name	ANSON LUKER	
Job Title (where relevant)	retired	
Organisation (where relevant)		
Address	56 HIGH CLIFFE RD	
Postcode	BS19 1LW	
E-mail		
Tel. Number	427606	

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

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Please note that the Inspector will determine the most appropriate procedure 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 11.12.10

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Policy : SE	Paragraph: 7.5.9.	Map: 13
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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)

- Misleading consultation -
originally stated 200 houses -
No chance to choose fewer houses or zero option -

- With infill + out of town dwellings it appears to be 900 dwellings -
Therefore this makes it an illegal consultation & process.

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).

We need to support utilising the
Grammar School site - for up to
100 houses.

- NOT - the Herston site which is a
greenfield ADNB site & covers protected
habitat

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 checked="" type="checkbox"/>
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Please state the part of that document you are commenting on:

Policy : HS.	Paragraph: 6.3.4	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"/>
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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)

Areas of AONB will be lost and no provision of SANGS to replace areas built on.

There is potential for a devastating impact on the biodiversity and surrounding habitat & threat of loss of the beautiful, treasured landscape.

Tourism is the mainstay of Purbeck & Swanage a major tourist attraction. We do not want to lose it.

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 : HS - ELS	Paragraph: 6.5.	Map: 13
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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"/>
(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)

The core strategy identifies higher than growth within as well as for economic growth. We therefore do not support the total of proposed house growth in Swanage and its impact on Swanage. The infrastructure & road network is not adequate to support such growth. Think of the traffic congestion in Corfe Castle BA its way to the giant cul de sac of Swanage.

100
101
102
103

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).

Create the bulk of housing growth
in economic growth areas as
identified in the CS. as to the
Heath & Winfrith

Marlow M



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

5499
20/12/10

Your Details		Agents Details (where relevant)
Title	Mr M. Marlow	
Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address	383 High Street Weymouth	
Postcode	BH19 2ND	
E-mail		
Tel. Number		

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.

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

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

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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 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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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 hear those who have indicated that they wish to participate at the oral part of the examination.

Signature	Signature has been blanked out
-----------	--------------------------------

Date 11-12-2010

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: <i>4 housing supply core strategy</i>	Paragraph: <i>6.4.5.(2B)</i>	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)

Comments of 2(3) Not justified because unsound, allocation 900 units, not possible.

AB

1
2
3

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).

Housing should be closer to the economic growth areas, as identified
i.e. Holton Heath - Winfrith



3906
89/12/10

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	M ^r
Name	W.B. McMillan
Job Title (where relevant)	RETIRED ENGINEER/COMPANY DIRECTOR
Organisation (where relevant)	
Address	12 ASH CLOSE
Postcode	BH19 2TF
E-mail	bill.memillan@ymail.com
Tel. Number	01929 422454



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

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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	Signature has been blanked out
-----------	--------------------------------

Date 14/12/10

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 :	Paragraph: 4.2.1	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:

(tick all that apply)

It is not 'justified'
(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)

It is not 'consistent with national policy'

(For explanation of terms refer to guidance notes below)

Comments:

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

Proposing to increase Swonage by 900 dwellings will detract from the towns ambience.

The town has born a significant percentage of new builds in Purbeck and the Core Strategy proposes to continue this trend even though there is limited employment opportunities within the town.

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).

Build houses in economic growth areas such as Holton Heath and Winfrith

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"/>
--	--	---

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

Policy : <i>SE</i>	Paragraph: <i>7.5.9</i>	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

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

Swanage residents were not asked if they wanted 200 houses built on settlement extensions.

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).

Limit second home ownership.

Note: Additional sheets can be photocopied and attached to this form

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 : <i>HS,</i> <i>HOUSING SUPPLY</i>	Paragraph: <i>6.4.5</i>	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"/>

(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)

- It is not 'justified'
(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)
- It is not 'consistent with national policy'

(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 allocation of about 900 units in Swayage would create unacceptable traffic congestion of the A351

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).

Housing should be nearer economic growth areas of Holton Heath & Wimfrith as identified in the Core 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: <i>H15</i> <i>HOUSING SUPPLY</i>	Paragraph: <i>6.3, 4</i>	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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<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 checked="" type="checkbox"/>	
• It is not 'consistent with national policy'		<input type="checkbox"/>	

(For explanation of terms refer to guidance notes below)

Comments:

COMMENTS

Habitats Regulations Assessment 5.52 states that (in respect of development in Swanage) there is a likelihood that development will have an adverse effect on protected habitats. The mitigation proposal for Sites of Alternative Natural Green Space (SANGS) is not deliverable in Swanage, which is situated within an AONB which should be protected at all costs.

PROPOSED CHANGES

No more building on green field/AONB sites and limit infill to affordable housing for local people.

6260
20/10/10



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	MS	
Name	LINDA McMORROW	
Job Title (where relevant)	SELF-EMPLOYED	
Organisation (where relevant)		
Address	16 BENLEASE WAY, SWANAGE	
Postcode	BH17 2SZ	
E-mail	Linda.plmcmorrow.orangehome.co.uk	
Tel. Number	01929 427372	

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

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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	Signature has been blanked out	Date 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"/>
--	--	---

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

Policy : S.E.	Paragraph: 7.5.9	Map:
------------------	---------------------	------

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 checked="" 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 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)

In Planning Purbeck's Future, issued to Purbeck residents in September 2009, there was no chance for residents to object in principle to the proposal to build 200 dwellings outside the settlement ~~area~~^{boundaries}. We were asked to say where our preferred area for development was, not whether or not we approved of this kind of development in the Purbecks in the first place. The consultation document, 'Planning Purbeck's Future', offered Purbeck residents a Hobson's Choice - there was no 'tick-box' in the document which would allow residents to say 'no' to any development outside the settlement ~~area~~^{boundaries}.

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).

I believe the residents of Purbeck should have been consulted at the very outset on the proposal to build outwith the settlement ~~area~~^{boundary} (or indeed within settlement areas). The Purbeck countryside is outstandingly beautiful and much of it has been designated an Area of Outstanding Natural Beauty. The building ~~is~~ ^{is} outwith the settlement boundary would be on green belt land. ~~I do not believe that~~ Given the highly sensitive nature of the proposed development, surely the Purbeck residents should have been asked to vote at the very outset on the principle to build outwith the settlement boundary. They were not offered the opportunity.

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"/>
--	--	---

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

Policy :	Paragraph: 4.2.1.	Map:
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

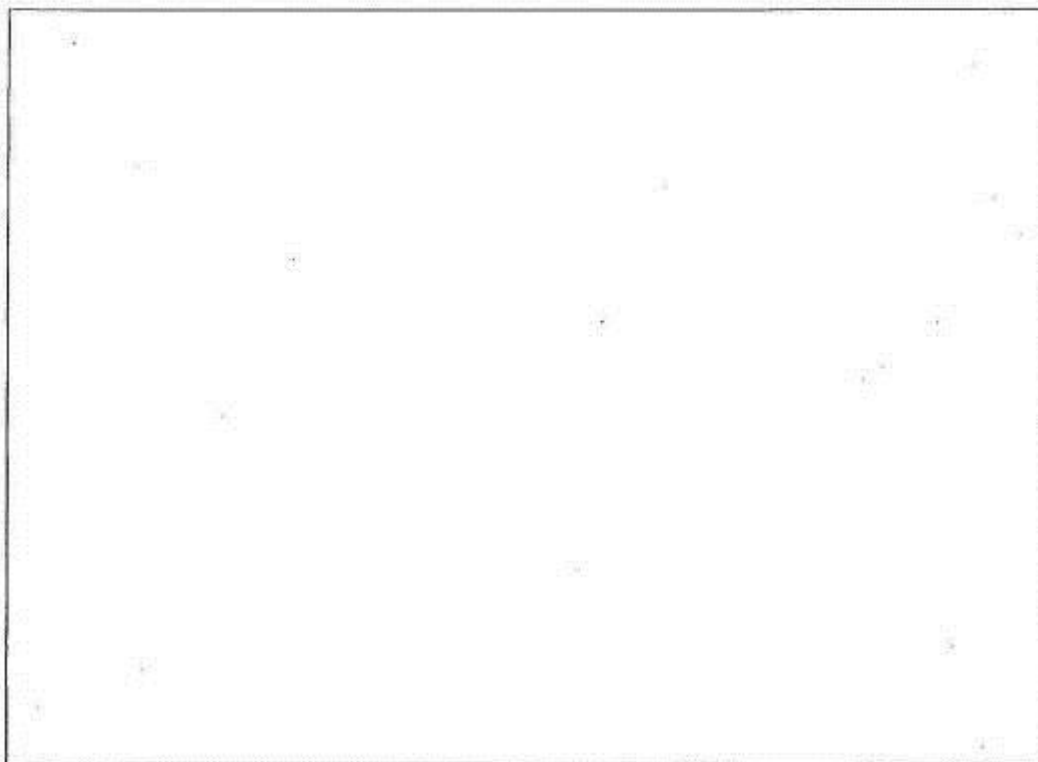
1. Legally compliant <i>i.e. comments on the process of preparing Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No Comment <input type="checkbox"/>
2. (a) Sound <i>i.e. comments on the content of Planning Purbeck's Future</i>	Yes <input type="checkbox"/>	No <input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

With reference to Swanage, the proposal to build 900 dwellings will place an unfair burden on the town. The burden of development in the whole of Purbeck for the past 15 years has fallen on Swanage. Some 34% of the district's new-builds have been in Swanage. The Core Strategy proposes to continue this trend although it is clearly not sustainable- there is very limited opportunity for employment within the town.



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).

Create bulk of housing in economic growth areas, identified in the Core Strategy as Holton Heath and Wincroft.

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"/>
--	--	---

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

Policy :	Paragraph:	Map: 13
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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 checked="" 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"/>	
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 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)

No consideration has been given in the document to the high level of second homes. The desirability of the area pushes up house prices. Property is therefore unaffordable for many local people. How can we be sure that new-build dwellings will not be snapped up straight away by second-home owners?

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).

Find some way to limit second-home ownership.
Find some way to stop the buying of social housing by private purchasers.
Increase the proportion of rented housing in ~~the~~ ^{any} new-build stock to ensure that it is truly affordable.

Note: Additional sheets can be photocopied and attached to this form

Morton D



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	Dave	
Job Title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address	Flat 4, 29, Rabling Road, Swanage	
Postcode	BH19 1ED	
E-mail	dave1morton@hotmail.com	
Tel. Number	01929 425987	

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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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

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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.

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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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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:

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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

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:

(tick all that apply)

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)

I do not understand enough about the process to be able to comment on the legality of the document, but I do feel that any future development should NOT use any Green Belt land. There is a significant area of land which used to be the Grammar school which has lain empty and unused for many many years. Developing this land would be a step forward, in my view.

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).

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:

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(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 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)
- It is not 'consistent with national policy'

(For explanation of terms refer to guidance notes below)

Comments:

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

I do not understand enough about the process to be able to comment on these points.

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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'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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Policy :	Paragraph:	Map:
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Comments:

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(For explanation of terms refer to guidance notes below)

Comments:

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Proposed Changes:

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



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	Steve Murray	
Job Title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address	16 Bon Accord Road	
Postcode	BH19 2DT	
E-mail	steve.murray@care4free.net	
Tel. Number	01929 421499	

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 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 answer any queries regarding attached illustrations
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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 Steve Murray

Date 20/12/10

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 : LHH	Paragraph: 7.5.8	Map: 15
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Do you consider Planning Purbeck's Future (Core Strategy) to be:

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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"/>		
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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)

7.5.8... New Development will be accompanied by areas of new green space that will improve will improve access to the countryside and improve the setting of Swanage within the AONB... This suggests that development outside the existing settlement boundary can enhance the landscape and access to it. It will be easy to make such claims for almost any development. The attached illustrations are based on an indicative development that claims to comply with this vision and was "preferred" by the Dorset AONB partnership in PDC's original consultation

Proposed Changes:

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delete the sentence ... New Development will be accompanied by areas of new green space that will improve access to the countryside and improve the setting of the town within the AONB.....

View of Swanage looking West with Site B redlined



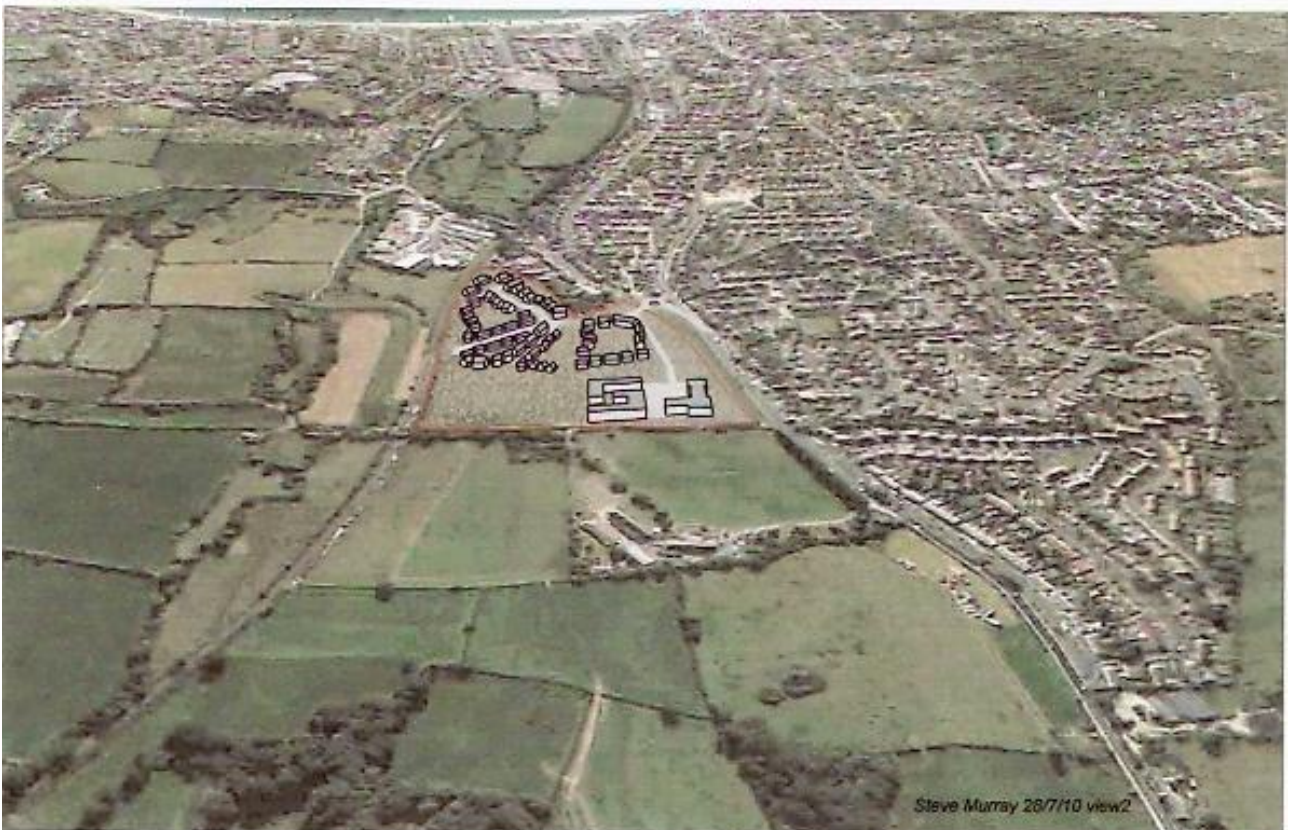
View showing indicative proposal for Site B



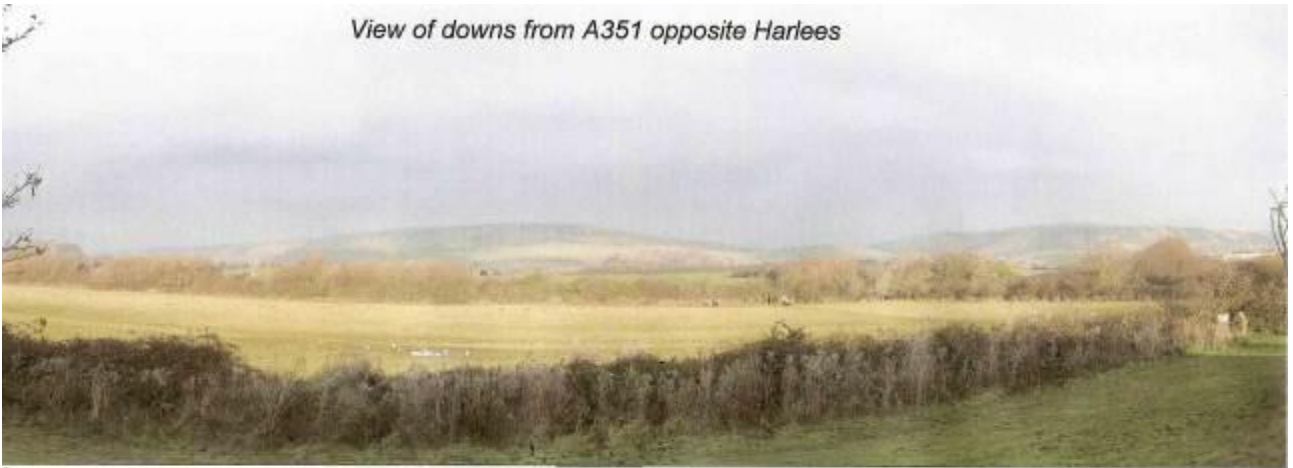
Google View of Swanage looking East with Site B redlined



View showing indicative proposal for Site B



View of downs from A351 opposite Harlees



View showing indicative proposal for Site B

