

Planning Purbeck's Future



**Core Strategy - Copies of Representations made
Part 1 – 001 to 020**

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1/1784



Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
 Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP
 E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck

1. Do you agree with the District Vision?
 Yes / No (delete as appropriate) IN THE MAIN BUT
 Please explain:
A:1'S. PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT IS RIGHTLY PLACED AS PREMIER PRIORITY. IN THE VISION IT HAS SLIPPED TO NEAR THE BOTTOM AND THE ALL IMPORTANT WORD PROTECT OMITTED.

Spatial Area Visions

2. Do you agree with the Spatial Area Visions?
 Yes / No (delete as appropriate) IN THE MAIN BUT IN
 Please explain:
6 & 7 CONSERVE IS THE BIGGEST CHALLENGE TO PURBECK AND 2 SHOULD READ MEET PURBECK'S HOUSING NEEDS WITHOUT COMPROMISING ITS UNIQUE AND VARIED ENVIRONMENT.
WOOD CANNOT RETAIN ITS IDENTITY OF A VILLAGE IF THERE IS INCREASE IN HOUSING IN A BOTEWARE HOMES AS ALREADY PUSHED IT TO ITS LIMITS AND INCREASE FEATHER WILL BREAK UP COMMUNITY VILLAGE 'FEEL' AND STRUCTURE BOXINGTON AS PART OF WOOD PARISH ALSO MEANS THAT

PLACED HERE IN ERROR →

SATURATION POINT HAS BEEN REACHED.

Spatial Objectives

Q? 3. Do you agree with the Spatial Objectives? ~~Yes~~ / No (delete as appropriate) **IN THE MAIN BUT ADD WORD CONSERVE -**
Please explain: **THIS IS BIGGEST CHALLENGE 6+7 SHOULD READ MEET PURBECK HOUSING NEEDS WITHOUT COMPROMISING THE SURVIVAL OF ITS UNIQUE GREEN ENVIRONMENT & BIODIVERSITY**

Policy LD - Location of Development

Q? 4 (a) Do you agree with this policy? ~~Yes~~ / No (delete as appropriate) **YES**
Please explain: **AGREE WITH R35 NOT ITS MISAPPLICATION IN PURBECK**

4 (b) Do you agree with the Settlement Hierarchy in Policy LD? ~~Yes~~ / No (delete as appropriate) **WOOL AND BOVINGTON SHOULD NOT BE VIEWED AS SEPARATE KEY SERVICE VILLAGES. THIS IS A DEVELOPERS WISH REINFORCED BY MAP 10. HERE BOVINGTON AND WINFRITH & AND OTHERS PLOTTED TO REINFORCE AREA ACTION SCHEME**

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD, including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)? ~~Yes~~ / No (delete as appropriate) **FOR LOCAL PEOPLE NOT JUST FROM OVERALL PURBECK HOUSING LIST**

Policy HS - Housing Supply

Q? 5. Do you agree with this policy? ~~Yes~~ / No (delete as appropriate) **QUERY POLICY FOR MINIMUM OF 2,400 HOUSES.**
Please explain: **PURBECK WERE RIGHT IN QUERYING GOVERNMENT QUOTA FOR THIS AREA AS WITHOUT DESTROYING THE GEN OF PURBECK WITH FURTHER URBANIZATION IT IS NOT SUSTAINABLE - NO GROWTH WITH OUT FINITE LIMITS IS SUSTAINABLE - A CAP - UPPER LIMIT NEEDS SETTING.**

Character Area Development Potential

Q2 6 (a) Do you agree with this approach in estimating development potential?
 Yes / No (delete as appropriate)
 Please explain: SEE PREVIOUS STATEMENT

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?
 Yes / No (delete as appropriate)
 Please explain: LESS

Maintaining a 5 Year Land Supply

Q2 7. Should the Core Strategy include phasing for settlement extensions?
 Yes / No (delete as appropriate)
 Please explain:

Policy ELS - Employment Land Supply

Q2 8 (a) Do you agree with this policy?
 Yes / No (delete as appropriate)
 Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?
 Yes / No (delete as appropriate)
 Please explain: AS REQUIRED SWANAGE AND WAREHAM WINFRITH TECHNOLOGY - TAKE UP OF EXISTING POTENTIAL BUT NOT USED AS DRIVING FORCE

b.6.4 Endorse last sentence

FOR THE "AREA ACTION PLAN" GROWTH OF EMPLOYMENT THERE SHOULD HAVE BEEN LINKED WITH PURBECK GATE - IT WAS NOT SO THAT A CYCLE OF MORE HOUSES → MORE EMPLOYMENT → MORE HOUSES HAS BEEN SET IN PLACE THE AREA ACTION PLAN IS ON A WISH LIST TO OVERCOME ALL THE MANY INSURMOUNTABLE (WITHOUT LANDSCAPE AND ENVIRONMENTAL DESTRUCTION) PROBLEMS TO DEVELOPMENT IN A RURAL AREA

Core Strategy Planning Purbeck's Future Response Form

Policy RFS - Retail Floor Space Supply

Q? 9 (a) Where do you think is the best location for a new supermarket?
Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

SUPERMARKETS WIPES OUT DIVERSITY OF ECONOMIC PROSPERITY - MAKING FOR LESS SUSTAINABILITY WAREHAM'S CHARACTER - RICH SMALL SHOPS

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

WAREHAM ARE ALREADY STRUGGLING INCREASE WAREHAM'S POPULATION TO A LEVEL OF SUPPORT AND THEREBY KEEP ITS ATTRACTIVENESS TO TOURIST SHOPPERS

Development Options

Q? 10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?
Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A - concentrate growth on the edge of Wareham.
- Alternative Option B - focus growth at Swanage.

Please explain:

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

ALSO WITH IT ADD SOME MORE LEVELS OF GROWTH AT SWANAGE AND UPTON IN LINE

Core Strategy Planning Purbeck's Future
Response Form

WITH R.S.S. + SMALL INCREASES OF PROPERTIES FOR SALE IN SMALL VILLAGES TO ADD TO COMMUNITY STRUCTURE & VIABILITY

Policy CO - Countryside

Q? 11 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

ADD Its use does not interfere with the rural ambience providing quality of life i.e. light pollution, noise pollution, traffic increase, community cohesion

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

for local residents

11 (c) Should other uses be considered for the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

Small retail outlet to serve community needs in particular community run village store.

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / No (delete as appropriate)

Please explain:

No more building of affordable rented accommodation to facilitate movement of persons from urban areas in district into countryside - no jobs, no transport facilities

Policy GB - Green Belt

Q? 12 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

~~Yes / No (delete as appropriate)~~

NO COMMENT.

Please explain:

Policy AHT – Affordable Housing Tenure

Q? 13. Do you agree with this policy?
 Yes / No (delete as appropriate)
 Please explain: Increase shared equity housing development

Policy AH – Affordable Housing

Q? 14. Do you agree with this policy?
 Yes / No (delete as appropriate)
 Please explain: 20% social housing RENTED 80% shared equity
 — stabilize community structure where people invest in area rather than pass through volatile community

Policy RES – Rural Exception Sites

Q? 15. Do you agree with this policy?
 Yes / No (delete as appropriate)
 Please explain: ADD
 do not disadvantage present rate-payers

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People

Q? 16. Do you agree with this policy?
 Yes / No (delete as appropriate)
 Please explain:

Policy WHN – Wider Housing Needs

Q? 17 (a) Do you agree with this policy?
 Yes / No (delete as appropriate)
 Please explain: 8.7.2 STRONGLY AGREE

17 (b) Are you aware of any other specific housing needs that should be addressed?
 Yes / No (delete as appropriate)
 Please explain:

→ ALLOWING DEVELOPEMENT PROPOSALS THAT INCORPORATE BIODIVERSITY ELEMENTS GIVES A HOOPHOLE FOR WOULD BE DEVELOPERS - ADDING BIODIVERSITY TRIMMINGS TO A SCHEME THAT IN TOTAL IS DETRIMENTAL TO WILDLIFE DELETE FROM INT 5.

N.B. OUT OF SEQUENCE

Policy BIO - Biodiversity & Geodiversity

Q? 18. Do you agree with this policy? **AGREE**
 Yes / No (delete as appropriate) **IN PART** **WILD PURBECK**
 Please explain: **IS MISLEADING AS SHOWN ON MAP 21**
OTHER STRATEGIC NATURE AREAS SHOULD BE INCLUDED SUCH AS HABITAT MOSAIC AREAS - SPECIAL AREA AT WOOD - (S.P.A'S SNCL'S ORGANIC FARMLAND) GEODIVERSITY - THE ANCIENT WOODLANDS →

Policy DH - Dorset Heaths International Designations

Q? 19. Do you agree with this policy?
 Yes / No (delete as appropriate) **STRONGLY AGREE** — **ADD**
 Please explain: **EXPECT ALL MITIGATION MEASURES TO PERTAIN DIRECTLY AND EFFECTIVELY TO THE SITE IN QUESTION**

Policy RP - Retail Provision

Q? 20. Do you agree with this policy?
~~Yes~~ / No (delete as appropriate) **YES WAREHAM AND SWANAGE**
 Please explain: **CAUTION WITH LOCAL CENTRES**
SMALL RETAIL OUTLITS TO SERVE LOCAL COMMUNITY ONLY — NO LARGE-SCALE SUPERMARKETS OR CHAINSTORES

Policy CF - Community Facilities and Services

Q? 21. Do you agree with this policy?
~~Yes~~ / No (delete as appropriate) **OUTREACH HEALTH - CARE**
 Please explain: **FACILITIES AS PART OF COMMUNITY BUILDINGS IN RURAL AREAS. OPPOSE NEW 2 TIER SYSTEM — MORE TRANSPORT REQUIRED LESS SUSTAINABLE**

Policy GI - Green Infrastructure, Recreation and Sports Facilities

Q? 22. Do you agree with this policy?
 Yes / ~~No~~ (delete as appropriate)
 Please explain: **FULLY SUPPORT.**

Policy FR – Flood Risk

Q? 23. Do you agree with this policy?
Yes / ~~No~~ (delete as appropriate) **STRONGLY APPROVE ALTERING**
Please explain: **THE NATURAL SURFACE WATER**
RUN-OFF AS IMPORTANT TO BE ADDRESSED
ADD, SEEK AND FOLLOW ENVIRONMENTAL
AGENCIES RECOMMENDATIONS

Policy GP – Groundwater Protection

Q? 24. Do you agree with this policy?
Yes / ~~No~~ (delete as appropriate) **EMPHASIZE IMPORTANCE**
Please explain: **ON ALL NEW DEVELOPMENT**

Policy CE – Coastal Erosion in Swanage

Q? 25. Do you agree with this policy?
Yes / ~~No~~ (delete as appropriate)
Please explain:

Policy SD – Sustainable Design

Q? 26. Do you agree with this policy?
Yes / ~~No~~ (delete as appropriate)
Please explain:

Policy REN – Renewable Energy

Q? 27. Do you agree with this policy?
Yes / ~~No~~ (delete as appropriate)
Please explain:

Policy HLH - Historic Environment, Landscape and Heritage

Q? 28. Do you agree with this policy?

Yes / ~~No~~ (delete as appropriate)

Please explain:

~~BE~~ THE SILENT HISTORICAL CULTURAL HERITAGE OF PURBECK IS IMMENSE - BINDON ABBEY, THOMAS HARDY'S DURBEVILLE CONNECTIONS - WOOL AS NEW ECO/CULTURAL CENTER

Policy E - Employment

Q? 29. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy TA - Tourist Accommodation and Attractions

Q? 30 (a) Do you agree with the policy wording?

Yes / No (delete as appropriate)

Please explain:

INADEQUATE AND NON VISIONARY. IN LIGHT OF CLIMATE CHANGE AND TRANSPORT PRESSURES TO HERITAGE COST - INLAND, ECO A CULTURAL TOURISM SHOULD BE OPTIMISED - FOOT PATHS INFORMATION BOARDS - THOMAS HARDY WALKS WITH CENTER IN WOOL - OLD AND WET SUMMERS AFFECT BEACHES

30 (b) Should new tourist accommodation be allowed within the AONB?

Yes / ~~No~~ (delete as appropriate)

Please explain:

THIS IS THE LOCATION OF INTEREST SO PREVENTS UNNECESSARY TRAVEL.

Policy IAT - Improving Accessibility and Transport

Q? 31. Do you agree with this policy?

~~Yes~~ / No (delete as appropriate)

Please explain:

NO BYPASS IN WOOL LANDSCAPE, CULTURAL AND ENVIRONMENTAL DESECRATION \$ 20'2 STRONGLY SUPPORT.

Policy AP - Implementing an Appropriate Transport Strategy for Purbeck

Q? 32. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

NO INCREASE OF USE C6 - TRANSPORT NIGHTMARE RECENTLY ON CLOSURE OF A351 AT BROADMARE

RELIEF TO A351

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A35 NEW ROAD - UNDERUSED TRAFFIC SHOULD BE DIRECTED FROM POOLE TO DOACHESTER USING THIS ROUTE. ALSO TOO CLOSE TO S.P.A. HEATHLAND

CENTER TOURISM DIVERSITY AND EXTEND TOURIST PERIOD FOR PEOPLE TO ENJOY DORSERS LESS OBVIOUS CHAIRS AND RURAL COUNTRYSIDE SEE ALAN BROWN'S BOOK.

Sustainability Appraisal	
Q7	33. Do you have any comments on the Sustainability Appraisal? Comments:
<p>SUSTAINABILITY IS FAVOURED) BY THINK GLOBAL ACT LOCAL — SMALL IS BEAUTIFUL — MORE ATTEMPT TO MAKE VILLAGES INPART SUSTAINABLE</p>	

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	MRS.	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	RACHEL	Agent First Name:	
Last Name:	PALMER	Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	CLOUDS, 14, CONCOVE ROAD BOUINGTON WAREHAM	Address:	
Postcode:	BH206NR	Postcode:	
Telephone:	01929462423	Telephone:	
E-mail:		E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes / ~~No~~ (Delete as Appropriate)

Much Better than the last but does not always ask the right questions and page numbers would have helped.

Core Strategy Planning Purbeck's Future Response Form

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Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

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Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP
E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

Yes

Please explain:

However believe referral to broadband connection and high tech employment should be included

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

No

Please explain:

NW Purbeck – OK

SW Purbeck (West Lulworth and Winfrith Newburgh), Central Purbeck (Sandford and Stoborough) – both should have “New development including affordable housing of a proportional amount to the size and function of the village” instead of “Some development will take place”. This is in line with the Parish Plan for Arne. Sandford and Stoborough have completed affordable housing surveys and results show what it is local people need before large open market houses are built.

Holton Heath railway station is at the end of a private road and there is no room for expansion now that the Cordite factory is being developed into business starter units. Including this for a park and ride survey seems to be a waste of time and money.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

No

Please explain:

No. 2 should be 'local' housing needs

No. 4 is too vague – support local communities in what way?

No. 5 is not clear – sustainable design of what – housing, transport, infrastructure? Housing should move towards carbon neutral designs.

No. 8 – add “by recognizing increasing density of population and housing also increases traffic flow which damages local tourism”.

No. 9 – add “with needed support from central government”.

Policy LD – Location of Development



4 (a) Do you agree with this policy?

No

Please explain:

- i. Danger in altering settlements and settlement boundaries to fit central government housing demands rather than providing suitable Local Development Plan to suit our existing needs.
- ii. This policy will push up the price of houses due to lack of locations, this contributes to the problem of lack of local housing.

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

No

Please explain:

Because the map shows Wareham boundary crossing the A351 into the Parish of Arne, which is a rural parish and not an extension to Wareham Town.

4 (c) Do you agree that only affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

No

Please explain:

If only affordable housing is allowed then the price will be inflated

Policy HS – Housing Supply



5. Do you agree with this policy?

Yes but with the proviso relating to no major development in the Parish of Arne – eg Worgret as this is open countryside befitting a rural parish. Also we disagree with having 2400 houses forced on us but agree that forward planning is a sensible policy.

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

50% is a suitable reduction.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions?

No (delete as appropriate)

Please explain:

Developments must be controlled by planning authority through LDF so appropriate housing is built and not large scale expensive units.

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

No (delete as appropriate)

Please explain:

Wareham/Arne extension would not be appropriate

Policy RFS – Retail Floor Space Supply

Q?

9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?
No more supermarkets, it is more important to develop Wareham Town centre and improve the existing supermarkets whilst supporting local shops.

Development Options

Q?

10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
X
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

There must be no development outside the Wareham Town existing boundary (ie not in Worgret) in order to keep the character and integrity of the town itself. The traffic generated at Worgret would not help the financial stability of tourism and would be an extension of traffic woes for the A351 beyond Sandford.

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Policy CO - Countryside

Q?

11 (a) Do you agree with this policy?

Yes

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes if you mean by sequential you are replacing buildings.

11 (c) Should other uses be considered for the re-use of rural buildings? Yes

Please explain:

Could be for community uses / service uses / small businesses eg Courtyard Centre at Lytchett Matravers

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes

Please explain:

We should be resisting being governed by quangos on the matters of housing and land use.

Policy GB – Green Belt



12 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

Green Belt should remain firm – PDC cannot change the boundary to suit its Core Strategy when it is the Green Belt argument they are putting forward to prevent the houses at Lytchett Minster/Matravers

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

No (delete as appropriate)

Please explain:

Once you make exceptions then others try to get included and it makes a nonsense of the Green Belt protection objective.

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

No

Please explain:

It should be 80% Social Rented Housing and 20% Intermediate Housing for rent or purchase

Policy AH – Affordable Housing



14. Do you agree with this policy?

No (delete as appropriate)

Please explain:

It should be 50% across the District, there are just as many people in the 40% area who want to stay in their home villages/towns and should have that right as the 400m buffer zone impacts as much in this area as Swanage, more so in Sandford and Stoborough.

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

No (delete as appropriate) Please explain:

Additional considerations should be :

The site would not result in a detrimental impact on the privacy or residential amenity of existing residents.

The site should not be in Green Belt areas.

The site provides for adequate on site facilities for waste disposal

There should be a fair rental scheme paid in advance when booking a plot.

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes

Please explain:

There should be an explanation of what the Policy CF is as there should be NO loss of these facilities. Policy CF should be defined.

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes (delete as appropriate)

Please explain:

Should be more sympathetic consideration for those wanting to add a granny annexe on to the house (not stand alone) for the sake of family cohesion and to help young adults who cannot afford to rent/buy.

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?
Yes

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?
No (delete as appropriate) Please explain:
Arne and Wareham St Martin Parishes are 'blessed' with surrounding heaths and cursed by a lack of local affordable housing. Each proposed residential site for local affordable housing should be considered on its own merits eg weighted according to actual impact – if bypass is between heath and site there is little impact, if those moving into new affordable housing are local residents already living in the area with their parents etc, there is no increase in residential numbers, tenure condition could include no cats to minimize impact. Local families should be able to live in their own villages to keep the family group together.
Arne Parish Council is nervous that a long term mitigation strategy is in effect designed to take away the rights of local residents to enjoy the social and economic access that they have enjoyed throughout the centuries. The heathland is an artificial environment and was created by use of the local people and they should have stronger rights in their own backyard.

Policy RP – Retail Provision



20. Do you agree with this policy?
Yes as long as it does not include supermarkets.

Policy CF – Community Facilities and Services



21. Do you agree with this policy?
Yes

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?
Yes
This should include the heaths. Green infrastructure for recreation and sport should include heathland and a more realistic policy on mitigation should be adopted, making people drive to alternative sites when they can walk to a nearby heath is not green or good for people's physical development.

Policy FR – Flood Risk



23. Do you agree with this policy?
Yes
Science and experience shows
More Houses = More Hard Surfaces = More Flooding

Policy GP – Groundwater Protection



24. Do you agree with this policy?
Yes

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?
Yes

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes Please explain:

Should also include adequate sized rooms for mental and physical well being of residents, garden(s) adequate for children to play in or for self sufficiency in growing produce.

Policy REN – Renewable Energy



27. Do you agree with this policy?

No

Please explain:

It should be 25% of energy to come from decentralized and renewable or low carbon sources

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?

Yes

Policy E – Employment



29. Do you agree with this policy?

Yes

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?

Yes

30 (b) Should new tourist accommodation be allowed within the AONB? No

Please explain:

As the attraction is the AONB and quiet rural nature of the area, more attention should be given to the higher end of the market where there is greater spend, eg. Hotels should not be in AONB and no increased moveable caravan sites encouraged as the traffic clogs up the routes and damages tourism.

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

Yes

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?

Yes

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?

Comments:

No, this appraisal is not in the book

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)		Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:		Agent First Name:	Debbie
Last Name:		Agent Last Name:	Weller
Job Title*:		Agent Job Title:	Clerk
Organisation*:		Agent Organisation:	Arne Parish Council
Address:		Address:	5 Border Drive Upton Poole
Postcode:		Postcode:	BH16 5DU
Telephone:		Telephone:	01202 624261
E-mail:		E-mail:	debbie_weller@arneparishcouncil.org.uk

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes

Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 November 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP
E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

Yes

Please explain:

However believe referral to broadband connection and high tech employment should be included

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

No

Please explain:

NW Purbeck – OK

SW Purbeck (West Lulworth and Winfrith Newburgh), Central Purbeck (Sandford and Stoborough) – both should have “New development including affordable housing of a proportional amount to the size and function of the village” instead of “Some development will take place”. Sandford and Stoborough have completed affordable housing surveys and results show what it is local people need before large open market houses are built.

Holton Heath railway station is at the end of a private road and there is no room for expansion now that the Cordite factory is being developed into business starter units. Including this for a park and ride survey seems to be a waste of time and money.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

No

Please explain:

No. 2 should be 'local' housing needs

No. 4 is too vague – support local communities in what way?

No. 5 is not clear – sustainable design of what – housing, transport, infrastructure? Housing should move towards carbon neutral designs.

Policy LD – Location of Development



4 (a) Do you agree with this policy?
Yes

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

No

Please explain:

Because the map shows Wareham boundary crossing the A351 into the Parish of Arne, which is a rural parish and not an extension to Wareham Town.

4 (c) Do you agree that only affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes

Policy HS – Housing Supply



5. Do you agree with this policy?

Yes but with the proviso relating to no major development in the Parish of Arne – eg Worgret as this is open countryside befitting a rural parish. Also we disagree with having 2400 houses forced on us but agree that forward planning is a sensible policy.

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

50% is a suitable reduction.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions?

No (delete as appropriate)

Please explain:

Developments must be controlled by planning authority through LDF so appropriate housing is built and not large scale expensive units.

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes (delete as appropriate)

Please explain:

Existing sites have the infrastructure and should continue to expand. Other land nearer settlements can be identified later in LDF after full consultation

Policy RFS – Retail Floor Space Supply

Q?

9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?
No more supermarkets, it is more important to develop Wareham Town centre and improve the existing supermarkets whilst supporting local shops.

Development Options

Q?

10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
X
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

There must be no development outside the Wareham Town existing boundary (ie not in Worgret) in order to keep the character and integrity of the town itself. The traffic generated at Worgret would not help the financial stability of tourism and would be an extension of traffic woes for the A351 beyond Sandford.

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Policy CO - Countryside

Q?

11 (a) Do you agree with this policy?

Yes

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes if you mean by sequential you are replacing buildings.

11 (c) Should other uses be considered for the re-use of rural buildings? Yes

Please explain:

Could be for community uses / service uses / small businesses eg Courtyard Centre at Lytchett Matravers

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes

Please explain:

We should be resisting being governed by quangos on the matters of housing and land use.

Policy GB – Green Belt



12 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

Green Belt should remain firm – PDC cannot change the boundary to suit its Core Strategy when it is the Green Belt argument they are putting forward to prevent the houses at Lytchett Minster/Matravers

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

No (delete as appropriate)

Please explain:

Once you make exceptions then others try to get included and it makes a nonsense of the Green Belt protection objective.

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

No

Please explain:

It should be 80% Social Rented Housing and 20% Intermediate Housing for rent or purchase

Policy AH – Affordable Housing



14. Do you agree with this policy?

No (delete as appropriate)

Please explain:

It should be 50% across the District, there are just as many people in the 40% area who want to stay in their home villages/towns and should have that right as the 400m buffer zone impacts as much in this area as Swanage, more so in Sandford and Stoborough.

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

No (delete as appropriate) Please explain:

Additional considerations should be :

The site would not result in a detrimental impact on the privacy or residential amenity of existing residents.

The site should not be in Green Belt areas.

The site provides for adequate on site facilities for waste disposal

There should be a fair rental scheme paid in advance when booking a plot.

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes

Please explain:

There should be an explanation of what the Policy CF is as there should be NO loss of these facilities.

17 (b) Are you aware of any other specific housing needs that should be addressed?

No

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

Yes

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

No (delete as appropriate) Please explain:

Arne and Wareham St Martin Parishes are 'blessed' with surrounding heaths and cursed by a lack of local affordable housing. Each proposed residential site for local affordable housing should be considered on its own merits eg weighted according to actual impact – if bypass is between heath and site there is little impact, if those moving into new affordable housing are local residents already living in the area with their parents etc, there is no increase in residential numbers, tenure condition could include no cats to minimize impact. Local families should be able to live in their own villages to keep the family group together.

Policy RP – Retail Provision



20. Do you agree with this policy?

Yes as long as it does not include supermarkets.

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Yes

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

Yes

Policy FR – Flood Risk



23. Do you agree with this policy?

Yes

Science and experience shows
More Houses = More Hard Surfaces = More Flooding

Policy GP – Groundwater Protection



24. Do you agree with this policy?

Yes

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?

Yes

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes Please explain:

Should also include adequate sized rooms for mental and physical well being of residents, garden(s) adequate for children to play in or for self sufficiency in growing produce.

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes

Policy HLH – Historic Environment, Landscape and Heritage

28. Do you agree with this policy?
Yes

Policy E – Employment

29. Do you agree with this policy?
Yes

Policy TA – Tourist Accommodation and Attractions

30 (a) Do you agree with the policy wording?
Yes

30 (b) Should new tourist accommodation be allowed within the AONB? No

Please explain:

This will detract from the very attractiveness of the AONB and other special areas and spoil it for visitors and residents alike.

Policy IAT – Improving Accessibility and Transport

31. Do you agree with this policy?
Yes

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck

32. Do you agree with this policy?
Yes

Sustainability Appraisal

33. Do you have any comments on the Sustainability Appraisal?
Comments:

**No, this appraisal is not in the book
Also the implementation and monitoring section really does not mean anything to the lay reader.**

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)		Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:		Agent First Name:	Debbie
Last Name:		Agent Last Name:	Weller
Job Title*:		Agent Job Title:	Clerk
Organisation*:		Agent Organisation:	Wareham St Martin Parish Council
Address:		Address:	5 Border Drive Upton Poole
Postcode:		Postcode:	BH16 5DU
Telephone:		Telephone:	01202 624261
E-mail:		E-mail:	debbie_weller@warehamstmartinpc.org.uk

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available. Would you like to be included on our LDF database and informed about future consultations? Yes (Delete as Appropriate)

Core Strategy Planning Purbeck's Future Response Form

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E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

Yes / ~~No~~ (delete as appropriate)

Please explain:

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

Yes / ~~No~~ (delete as appropriate)

Please explain:

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes / ~~No~~ (delete as appropriate)

Please explain:

Policy LD – Location of Development



4 (a) Do you agree with this policy?

Yes / ~~No~~ (delete as appropriate)

Please explain:

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

Yes / ~~No~~ (delete as appropriate)

Please explain:

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes / ~~No~~ (delete as appropriate)

Please explain:

Policy HS – Housing Supply



5. Do you agree with this policy?

Yes / ~~No~~ (delete as appropriate)

Please explain:

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes / ~~No~~ (delete as appropriate)

Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes / ~~No~~ (delete as appropriate)

Please explain:

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions? Yes / ~~No~~ (delete as appropriate)

Please explain:

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes / ~~No~~ (delete as appropriate)

Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes / ~~No~~ (delete as appropriate)

Please explain:

Policy RFS – Retail Floor Space Supply



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

Development Options



10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings? Yes / No (delete as appropriate)

Please explain:

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / No (delete as appropriate)

Please explain:

Policy GB – Green Belt



12 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes / No (delete as appropriate)

Please explain:

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy AH – Affordable Housing



14. Do you agree with this policy?

~~Yes~~ / No (delete as appropriate)

Please explain: No, the policy is considered not be sound as it does not accord with the Council's evidence in the Economic Viability Assessment. The Council has not properly assessed the information provided to them by Three Dragons in the formulation of the affordable housing policy. In particular the level of proportion sought from residential and mixed use development towards affordable housing.

Firstly, objection is raised to the percentage target expressed as 'at least'. The Economic Viability Assessment carried out by Three Dragons clearly identifies that affordable housing proportions above 50% provision in Swanage, and above 40% elsewhere in the District would be unviable. The Council's expectation that 'at least' these levels, implying they would wish to seek more is unrealistic, and as I stated above contrary to the advice provided by Three Dragons in carrying out the Viability Assessment. I would draw the Council's attention to Paragraph 6.1.1 of the Economic Viability Assessment where on green field sites, the sites most likely to be able to accommodate higher affordable housing proportions, Three Dragons suggest;

'A substantial green field site, could, we feel, deliver up to 50% affordable housing on site.'

The Council's evidence base and advise of its consultants is very clear that policy should be expressed as 'up to 50%' and not '*at least 50%*' as the policy currently states. The same comment is made regarding the lower policy target of 40% provision made for the rest of the Region.

Furthermore, Paragraph 6.1.3 of the Viability Assessment states;

'...the District is made up of a number of sub markets and that values (and hence residual values) vary between these areas. The level of affordable housing which can be achieved in one location

may not be economically realistic in another. Whatever policy for the affordable housing target that the Council chooses to adopt, it will need to be applied flexibly to reflect these differences.'

Certainly, the Council's proposed policy of seeking 'at least' 40-50% does not appear to be applying policy flexibly. Especially, given that the Viability Assessment identifies that in large parts of the District, and on certain existing land uses it will not be possible to deliver those levels of affordable housing as it would be unviable. In Upton, a low land price area, the Viability Assessment identifies that it would be virtually impossible to deliver any affordable housing provision. Perhaps, more importantly is the impact of existing use values on the ability to deliver affordable housing.

Paragraph 6.1.4 states that *'the important differences between schemes on brownfield sites, are not so much in actual residual values but on the level of residual value in comparison with their existing use value.'* The following paragraph makes particular reference to the challenge presented by 'residential to residential sites'. Paragraph 4.3.1 advises that *'for sites with an existing residential use, we think that policy would need to be cautiously applied with 30% affordable housing being a reasonable marker.'*

In light of the above, and having regard to the type of windfall sites likely to come forward with retention of employment policies proposed, it is suggested that the policy is worded *up to 50% provision for allocated sites in Swanage, and 40% elsewhere in the District, and up to 40% provision on previously developed windfall sites anywhere in the District. The Council will have regard to the Economic Viability Assessment (2008), and the circumstances of the site in applying this policy.*

Objection is also raised in response to the requirement for the provision of 'open book' appraisals to assess development viability. An open book appraisal is considered contrary to the planning principle that planning permission runs with the land, not with the applicant. An 'open book' appraisal would result effectively in a personal consent. Preference is favoured for a more generic form of appraisal, which is equally supported by Three Dragons in their recent work for South East Wales authorities (October 2009). This approach has also been supported by the Secretary of State through recent appeal decisions (details can be provided if required).

It is also considered unreasonable to require the applicant to fund independent verification when they would have paid a substantial planning fee for the Council to determine the application. It is also perverse as this would be an additional planning cost the applicant would have to incur and he or she would be quite entitled to include the cost of such in the viability assessment and therefore it would have the effect of reducing the sum available for affordable housing further. Given what the policy is trying to achieve I question whether this requirement accords with it. If the applicant has to fund the independent verification then they should choose the independent assessor. This should not be objectionable as it is no different to the Council choosing the independent assessor.

Policy RES – Rural Exception Sites



15. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain: Yes, in light of the identified and growing need for accommodation for older people in the District the policy is entirely appropriate. However, one of PPS12 tests of soundness is 'effectiveness' and for a policy to be effective it should be deliverable. The policy is appropriate in that it positively encourages specialized accommodation for older people but it will be necessary through the Core Strategy and subsequent LDF documents to go further to ensure delivery of specialized units of older persons accommodation.

As an example of good practice, Mole Valley will be specifically allocating sites for older persons accommodation thus ensuring delivery and that an identified need is met. Given the demographic profile of the District I would strongly encourage this approach in future LDF documents, with reference made to such in the supporting text to this policy.

In addition, Paragraph 12.24 of the Housing Needs Survey (2008) states *‘that previous information has shown that all older people only households are comprised of almost only one or two persons, this finding suggest that there could be potential scope to free up larger units for younger families if the older households chose to move into suitable smaller units.’*

Therefore, there is the tangible benefit of freeing up properties in the housing market to better meet housing need and assist with affordability. With this in mind and given that the delivery of older persons housing is close behind affordable housing needs, it is suggested that the Council give some consideration to reducing the level of affordable housing sought from specialized older persons and special needs accommodation. This could assist in the delivery of specialized housing units.

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes / No (delete as appropriate)

Please explain:

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy RP – Retail Provision



20. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy FR – Flood Risk



23. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy GP – Groundwater Protection



24. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy SD – Sustainable Design



26. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy REN – Renewable Energy



27. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain: I question the need for this policy in the manner it is worded as it will by the time of adoption be usurped by the mandatory requirements of building regulations to meet Code for Sustainable Homes standards. The Code includes mandatory requirements for reduction in energy which would be better than what the policy requires. I would advise that this policy be amalgamated with the previous policy and reference made to meeting the required Code for Sustainable Homes standards, at the appropriate timescale.

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy E – Employment



29. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?
Yes / No (delete as appropriate)
Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB? Yes / No (delete as appropriate)
Please explain:

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?
Comments:

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)		Agent Title (Mr/Ms/Mrs/Miss/Other)	Mr.
First Name:		Agent First Name:	Matthew
Last Name:		Agent Last Name:	Shellum
Job Title*:		Agent Job Title:	Principal Planning Associate
Organisation*:		Agent Organisation:	The Planning Bureau Ltd.
Address:		Address:	Homelife House 26-32 Oxford Road Bournemouth Dorset
Postcode:		Postcode:	BH8 8EZ
Telephone:		Telephone:	01202 508198
E-mail:		E-mail:	Matthew.shellum@theplanningbureau.ltd.uk

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes / ~~No~~

Core Strategy Planning Purbeck's Future Response Form

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Vision for Purbeck



1. Do you agree with the District Vision?

Yes (delete as appropriate)

Please explain:

- 1) Please note that if the reconnection of the Swanage Railway occurs, it needs to be commercially viable.
- 2) Any cycleway that is introduced needs to be a purpose built track that does not take up any highway space.
- 3) Purbeck has a need for a large sized supermarket (about the size of Tesco's Fleetsbridge) which will cut down on the car journeys along the A351.

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

No (delete as appropriate)

Please explain:

I feel that unfortunately more employment opportunities are available eastwards of the Purbeck District and hence more development needs to take place in the eastern zone.
The only way to too distribute development throughout Purbeck is to enhance all the major roads to Dual Carriageway standard.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes (delete as appropriate)

Please explain:

Although it is perhaps beyond the remit of this Strategy, Central Government needs to provide, via grants, encouragements to change to renewable energy sources and hence reduce CO² emissions without incurring increased local taxation.

Policy LD – Location of Development



4 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

Development needs to be more evenly spread throughout Purbeck and taking into consideration that more employment opportunities will possibly be to the east of the area. (i.e. Poole/Bournemouth and eastwards)

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

No (delete as appropriate)

Please explain:

Please see response 4(a)

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

No (delete as appropriate)

Please explain:

There must be a strong mix between private ownership and shared equity housing for local people, less social rented housing. This will encourage ownership and community spirit with responsibility.

Policy HS – Housing Supply



5. Do you agree with this policy?

No (delete as appropriate)

Please explain:

Even though the total number quoted is adequate, the physical distribution needs to be a more even spread of development throughout the District.

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

No (delete as appropriate)

Please explain:

I believe that the 'windfall' figures quoted are too optimistic.

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

No (delete as appropriate)

Please explain:

The Council should make provision for a higher proportion of new Development land to come forward.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions? **Yes** (delete as appropriate)

Please explain:

With the population ever increasing, the council needs to be constantly aware of potentially changing requirements.

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

More local employment facilities need to be made available if commuting to work is to be reduced.

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

No (delete as appropriate)

Please explain:

We should expand employment sites in the Key Villages to ensure sustainability.

Please note that this Strategy has not identified an approximate 2 acre site in Huntick Road, Lytchett Matravers. The Council is aware of this long established employment site.

Policy RFS – Retail Floor Space Supply



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

DO NOT AGREE

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

- 1) Purbeck should have at least one large Supermarket in the centre of the District (e.g. like Tesco's Fleetsbridge) to negate the necessity of the 'supermarket runs' into Poole.
- 2) Village shops should be encouraged. The Council could assist by for example by offering Rate reductions and assisting with free parking arrangements.

Development Options



10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

Whilst I agree, I think that a slightly higher proportion of houses should be built in the Eastern Area of the District as the inherent employment availability, i.e. multi national companies, are the east of Purbeck.

No 'large scale' development should take place, i.e. the Western Extension.

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings? **YES** (delete as appropriate)

Please explain:

But not necessarily for Social Housing but general housing stock.

11 (d) Are there any other countryside related issues that should be addressed by the policy?

No (delete as appropriate)

Please explain:

Policy GB – Green Belt



12 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

No (delete as appropriate)

Please explain:

All housing developments must be of a general mix of all types, with a bias towards affordable housing to buy for long standing local families (e.g starter homes and shared equity).

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

No (delete as appropriate)

Please explain:

- 1) At least 50% should be 'Intermediate houses to rent or purchase'.
- 2) The less able and really vulnerable members of society should be first in line for any affordable rented housing.
- 3) More 1 & 2 bedroom flats should be built.

Policy AH – Affordable Housing



14. Do you agree with this policy?

No (delete as appropriate)

Please explain:

- 1) Mixing Social and Private housing does not work.
- 2) 50% social housing is far too high. A more realistic figure would be 25%.
- 3) 'Pepperpotting' of social housing is a recipe for disaster in social cohesion. There is resentment from people struggling to pay their mortgages whilst their neighbour 'enjoys' subsidised housing and possibly totally supported by state benefits.
- 4) Social housing must be made available for the less able in our communities.

Priority must be given to genuine working people whose income is too low to enable the purchase of a home.

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

No (delete as appropriate)

Please explain:

Because of the anti social behaviour of a proportion of travellers, these sites should not be close to residential areas.

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes (delete as appropriate)

Please explain:

Have the needs of injured service personnel been taken into consideration.

Policy BIO – Biodiversity & Geodiversity

Q?

18. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

With the exception of felling trees to create further heathlands which could be an unnatural habitat.

Policy DH – Dorset Heaths International Designations

Q?

19. Do you agree with this policy?

No (delete as appropriate)

Please explain:

Unfortunately heathlands seem to be taking precedence over agricultural land which is needed to sustain our increasing population.

Policy RP – Retail Provision

Q?

20. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Each application for a retail provision needs to be considered on its own merit and local circumstances at the time and for future requirements.

Policy CF – Community Facilities and Services

Q?

21. Do you agree with this policy?

(delete as appropriate)

Please explain:

Not Applicable

Policy GI – Green Infrastructure, Recreation and Sports Facilities

Q?

22. Do you agree with this policy?

No (delete as appropriate)

Please explain:

Green spaces within developments can become the centre of anti social behaviour and require constant maintenance.

Village/town sports and recreation fields are the better alternative.

Policy FR – Flood Risk

Q?

23. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GP – Groundwater Protection

Q?

24. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy CE – Coastal Erosion in Swanage

Q?

25. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy SD – Sustainable Design

Q?

26. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

The Government/Councils should contribute a higher proportion of grants to any renewable energy projects (e.g – grants of 25 – 40% of total costs).

No increase in taxation should be imposed at anytime in the future to any property that has renewable energy facilities. (e.g. no increase in council tax).

The 'paperwork' associated with any application to install renewable energy facilities needs to be greatly simplified.

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy E – Employment



29. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Please note that a current long established employment site that has development potential, in Huntick Road, Lytchett Matravers, has not been identified in this report.

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?

Yes (delete as appropriate)

Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB? **No** (delete as appropriate)

Please explain:

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

No (delete as appropriate)

Please explain:

All main arterial roads require upgrading to dual carriageway standard.

Unfortunately foot, cycle and public transport are not viable to the majority in a modern society.

Older people would not be able to walk or cycle any distance and the frequency, cost and route availability of public transport makes it very unattractive.

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?

No (delete as appropriate)

Please explain:

I totally disagree as this policy only increases the cost of any new homes in the area particularly first time buyers.

Central Government/County Council should be the ones who fund improvements.

Any transport improvements will benefit holiday makers and non local people, therefore should NOT be funded by Purbeck residents.

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?

Comments:

1) The Government is predicting an approximate increase in the country's population of 500,000 per annum for the foreseeable future. If this is so, what are the council's plans to combat any further building requirements in Purbeck and are they going to ensure that developments are aimed at the housing for local people.

2) Unfortunately building costs are being raised by the increase in 'Red Tape' imposed on builders by the Government and Local Councils. (e.g. Purbeck's 'Bedroom Tax' which imposes an approximate increase of 2 – 4% cost on any new home).

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mr	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	John	Agent First Name:	
Last Name:	Hampshire	Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	'Magpies' Huntick Road Lytchett Matravers	Address:	
Postcode:	BH16 6BB	Postcode:	
Telephone:	01202 624572	Telephone:	
E-mail:	john.m.hampshire@btinternet.com	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? **Yes**
(Delete as Appropriate)

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With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PPE-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

Yes / No (delete as appropriate)

Please explain:

Whilst the general objectives are supported there are specific concerns in respect of some of the detailed wording of the vision:

1. The extent to which the CS can be progressed must be questioned in the light of the further delays to the draft RSS and the objections which Purbeck has raised to the draft RSS. Purbeck has chosen to progress its CS at this point in time without waiting for the draft RSS to be resolved. Whilst the timing difficulties Purbeck faces in this regard are understood, the sound basis of preparing and advancing the CS must be further queried given that Purbeck has chosen to base its CS on its preferred outcome to the RSS, rather than the draft RSS as it stands at the present time.
2. First paragraph – The three towns presumably refer to Swanage, Wareham and Upton and the categorisation of Upton as one of those three towns needs further consideration. Upton is, under the draft RSS, part of the South East Dorset SSCT. The CS recognises that on its own the settlement does not fulfill the function of a SSCT and then categorises it as a town. However, in terms of its function and facilities, it is questionable as to whether it properly falls to be considered as a town – it is in many ways more akin to a key service village. This is also the finding and reflected in Table 1 of the background paper: *Settlement Strategy*.

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

No (delete as appropriate)

Please explain:

Specific reference to North East Purbeck and Upton

Under paragraph 3.7.4.1 of the Issues and Challenges leading to the Vision for North East Purbeck, there is specific reference to the former Greenridge pub at Upton . First it is considered inappropriate to descend to this level of site specific detail in a Core Strategy document.

Secondly, the analysis is strongly disputed. The former Greenridge pub had for many years been poorly frequented and under used leading to its demise and closure. Until its closure it had never been regarded or awarded prominence in the settlement. Indeed in the current Local Plan and the settlement analysis of Upton there is no reference to this site.

It is fully agreed that this site is suitable for redevelopment for a variety of land uses but there is no basis to elevate its status above any other potential redevelopment site in the centre of the settlement. It cannot and should not be expected to be the focus for and to meet all the aspirations of the community to transform Upton from its current role and function to a place in 'its own right'.

The redevelopment of one site cannot bring about such a transformation.

The Parish Plan may wish for Upton to be seen as a place in its own right but it is not a true reflection of its function, particularly in terms of its services and facilities, to categorise it as a town. The Plan needs to be realistic about what is achievable in spatial planning terms.

In terms of the Vision, the categorisation of Upton as a town has already been questioned, and the identification of Upton Cross as providing a focal point for future development needs to be modified to be realistic in its expectations. The vision also descends in to too much detail for a CS document.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes / No (delete as appropriate)

Please explain:

Policy LD – Location of Development



4 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

Yes / No (delete as appropriate)

Please explain:

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes / No (delete as appropriate)

Please explain:

Policy HS – Housing Supply



5. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes / No (delete as appropriate)

Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes / No (delete as appropriate)

Please explain:

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions? Yes / No (delete as appropriate)

Please explain:

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes / No (delete as appropriate)

Please explain:

Policy RFS – Retail Floor Space Supply

Q?

9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

The policy should focus on the criteria for directing retail floorspace to the more sustainable locations including the towns and the key service villages, including Upton. It is inappropriate to try and direct all the proposed food retail floorspace to specific settlements, especially if this would mean that the Council would then resist applications for retail floorspace in other settlements where there is a demand for provision and the addition of that floorspace would strengthen the viability and vitality of the centre.

Development Options

Q?

10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

Policy CO - Countryside

Q?

11 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings? Yes / No (delete as appropriate)

Please explain:

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / No (delete as appropriate)

Please explain:

Policy GB – Green Belt

Q?


12 (a) Do you agree with this policy?

Yes / No (delete as appropriate)


Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?
Yes / No (delete as appropriate)
Please explain:


Policy AHT – Affordable Housing Tenure

 13. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:


Policy AH – Affordable Housing

 14. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:


Policy RES – Rural Exception Sites

 15. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People

 16. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy WHN – Wider Housing Needs

 17 (a) Do you agree with this policy?
Yes
Please explain:

It is important the Strategy makes positive provision for these wider housing needs which should be directed to the more accessible and sustainable locations, including Upton.

17 (b) Are you aware of any other specific housing needs that should be addressed?
Yes / No (delete as appropriate)
Please explain:

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

No (delete as appropriate)

Please explain:

It is questioned whether most of this policy adds anything material or of local significance to national or regional guidance – please see paragraph 4.30 of PPS12.

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy RP – Retail Provision



20. Do you agree with this policy?

No

Please explain:

Support for further retail provision at Upton.

However, whilst it is agreed that the redevelopment of the Greenridge pub site has potential to provide additional retail floorspace to strengthen the existing poor retail provision, the Core Strategy should not be site specific and the focus on this particular site should be removed.

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

No (delete as appropriate)

Please explain:

With reference to New Facilities and Services:

Third bullet point – Care needs to be taken with the aspirations set out in some of the Town and Parish Plans. Some of these plans may have a long ‘wish list’ of facilities they would like to see provided but the planning policy document needs to be rigorous in its assessment and distinguish between what might be desirable and what is required, justified and necessary and serves a proper spatial planning policy. In particular the commercial viability of some of the requirements will need to be rigorously assessed. (see also comments below). There are also a number of informal documents prepared by informal groups seeking the provision of particular facilities and particular care needs to be taken with such documents which reflect the views of a small group rather than the wider community.

With reference to Safeguarding Existing Facilities and Services:

The policy wording with a presumption against the loss should be more positively worded to set out that In considering applications for development that would result in the loss if existing community facilities and services, the following criteria will be taken into account.

Not all the criteria are relevant to each case and some appear contradictory so the policy should add ‘or’ after each bullet point.

Third bullet point – there may be situations where marketing is not appropriate and the wording should be amended to read: *It can be demonstrated that there is no current or future needs for the use, evidence of which might include sufficient and realistic marketing for a period of at least 6 months.*

Where marketing evidence is used and appropriate a period of six months should be used to demonstrate market interest.

Fourth Bullet point – the fact that a particular facility is set out in a Parish or Town Plan cannot by itself be regarded as establishing a proven local need – some of the facilities listed may reflect a ‘wish list’ and not be based on firm and conclusive evidence. The words ‘*ie as identified in a Parish or Town Plan*’ should be deleted.

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

No (delete as appropriate)

Please explain:

This policy proposal as currently worded is considered too vague and offers little guidance for what may actually be sought.

The policy needs to make it clear that developments will only be required to provide green space as required by that particular development to meet the guidance in Circular 05/2005. Further information is required about the proposed SPDs to address these issues before a meaningful response can be given.

Given that at present the size of some of the settlement extensions proposed particularly in the key service villages are relatively small scale it must be questioned how realistic it will be to expect such developments to make meaningful provision towards green infrastructure.

Policy FR – Flood Risk



23. Do you agree with this policy?

No (delete as appropriate)

Please explain:

It is questioned whether this policy adds materially to national or regional guidance – please see paragraph 4.30 of PPS12.

Policy GP – Groundwater Protection



24. Do you agree with this policy?

No (delete as appropriate)

Please explain:

It is questioned whether this policy adds materially to national or regional guidance – please see paragraph 4.30 of PPS12.

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

The objective to give design quality a high priority in decision making is supported, subject to detailed comments on the policy as drafted:

The policy makes reference to other documents – the Design SPD is not set out in the adopted LDS but has been referenced in an LDF newsletter – this document needs to be progressed in parallel to ensure that support can properly be given to the Core Strategy policy.

The reference in formal policy to the Building for Life standards must be questioned. Whilst these standards are respected and are useful as guidelines, they are not part of formal policy. It is suggested that reference to such guidelines would be appropriate in the supporting text but inappropriate in policy to require that schemes secure certain standards against their criteria.

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy E – Employment



29. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?
Yes / No (delete as appropriate)
Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB? Yes / No (delete as appropriate)
Please explain:

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?
Yes (delete as appropriate)
Please explain:
The detailed wording of the policy needs to be addressed in more detail given that as currently drafted it includes words such as 'significant' without defining these terms.

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?
Comments

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)		Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:		Agent First Name:	Lynne
Last Name:		Agent Last Name:	Evans
Job Title*:		Agent Job Title:	Consultant
Organisation*:	Hall & Woodhouse Ltd	Agent Organisation:	Southern Planning Practice
Address:	C/O Southern Planning Practice	Address:	Youngs Yard, Churchfields Twyford Winchester Hants
Postcode:		Postcode:	SO21 1NN
Telephone:		Telephone:	01962 715770
E-mail:		E-mail:	lynne@southernplanning.co.uk

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes
(Delete as Appropriate)

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If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:

Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?
Yes

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?
Yes

Spatial Objectives



3. Do you agree with the Spatial Objectives?
Yes

Policy LD – Location of Development



4 (a) Do you agree with this policy?
Yes

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?
Yes

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?
Yes

Please explain:

We want to maintain a viable mixed community, and social rented housing is vital if we are to keep young families in the villages and avoid them becoming dominated by retirement or holiday homes. Access to local housing should give priority to those who already live, work or have family living in a village.

Policy AH – Affordable Housing



14. Do you agree with this policy?
Yes

Please explain:

We strongly support these proposals.

Policy RES – Rural Exception Sites

Q?

15. Do you agree with this policy?

Yes

Please explain:

It is important that secure arrangements for their future are implemented or landowners will not be prepared to release the land.

Policy BIO – Biodiversity & Geodiversity

Q?

18. Do you agree with this policy?

Yes

Policy RP – Retail Provision

Policy CF – Community Facilities and Services

Q?

20. Do you agree with this policy?

Yes

We support the policy on safeguarding retail provision.

Policy SD – Sustainable Design

Q?

26. Do you agree with this policy?

Yes

Please explain:

We particularly support the proposals on protection of neighbour amenity.

Policy HLH – Historic Environment, Landscape and Heritage

Q?

28. Do you agree with this policy?

Yes

Please explain:

The character of our countryside is what makes Purbeck special

Policy E – Employment

Q?

29. Do you agree with this policy?

Yes

Please explain:

But the policy should also include support for existing employment in rural areas, including the traditional fishing industry.

Policy TA – Tourist Accommodation and Attractions

Q?

30 (a) Do you agree with the policy wording?

Yes

Please explain:

We particularly support proposals to safeguard existing accommodation.

30 (b) Should new tourist accommodation be allowed within the AONB? Yes

Please explain:

As long as the character of the landscape is not compromised.

Policy IAT – Improving Accessibility and Transport

Q?

31. Do you agree with this policy?

Yes

Please explain:

The principles are fine, but detail is lacking. The policy should make much more emphasis on provision of public transport to reduce the need for car journeys, particularly in traveling to work and school.



32. Do you agree with this policy?

Yes

Please explain:

Effective public transport linking with Wool Interchange allowing economic access to work is essential if we want to keep young people living in villages surrounding Wool.

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mr	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Paul	Agent First Name:	
Last Name:	Simpson	Agent Last Name:	
Job Title*:	Chairman	Agent Job Title:	
Organisation*:	West Lulworth Parish Council	Agent Organisation:	
Address:	Newlands Farm, West Lulworth Wareham	Address:	
Postcode:	BH20 5PU	Postcode:	
Telephone:	01929 400376	Telephone:	
E-mail:	paul.simpson@newlands-farm.co.uk	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.



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With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

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Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP
E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck

- Q?** 1. Do you agree with the District Vision?
Yes / (delete as appropriate)
Please explain:

Spatial Area Visions

- Q?** 2. Do you agree with the Spatial Area Visions?
Yes / (delete as appropriate)
Please explain:

Spatial Objectives

Q? 3. Do you agree with the Spatial Objectives?
Yes / (delete as appropriate)
Please explain:

Policy LD – Location of Development

Q? 4 (a) Do you agree with this policy?
Yes / NO (delete as appropriate)
Please explain:

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?
Yes / NO (delete as appropriate)
Please explain:

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?
/ NO (delete as appropriate)
Please explain:

Policy HS – Housing Supply

Q? 5. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:
Agree

Character Area Development Potential

Q? 6 (a) Do you agree with this approach in estimating development potential?

Yes / No (delete as appropriate)

Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes / No (delete as appropriate)

Please explain:

Maintaining a 5 Year Land Supply

Q? 7. Should the Core Strategy include phasing for settlement extensions?

Yes / No (delete as appropriate)

Please explain:

Policy ELS – Employment Land Supply

Q? 8 (a) Do you agree with this policy?

Yes / (delete as appropriate)

Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

/ No (delete as appropriate)

Please explain:

Allocate to Swanage and Wareham

Policy RFS – Retail Floor Space Supply

Q? 9 (a) Where do you think is the best location for a new supermarket?
Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?
Please explain:

Development Options

Q? 10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?
Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?
Please explain:

Policy CO - Countryside

Q? 11 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

11 (b) Should a sequential approach be followed in the re-use of rural buildings?
Yes / No (delete as appropriate)
Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings?
Yes / No (delete as appropriate)
Please explain:

11 (d) Are there any other countryside related issues that should be addressed by the policy?
Yes / No (delete as appropriate)
Please explain:

Policy GB – Green Belt

Q? 12 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?
Yes / No (delete as appropriate)
Please explain:

Policy AHT – Affordable Housing Tenure

Q? 13. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy AH – Affordable Housing

Q? 14. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy RES – Rural Exception Sites

Q? 15. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People

Q? 16. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy WHN – Wider Housing Needs

Q? 17 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes / No (delete as appropriate)
Please explain:

Policy BIO – Biodiversity & Geodiversity

Q? 18. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy DH – Dorset Heaths International Designations

Q? 19. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy RP – Retail Provision

Q? 20. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy CF – Community Facilities and Services

Q? 21. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities

Q? 22. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy FR – Flood Risk

Q? 23. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GP – Groundwater Protection

Q? 24. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy CE – Coastal Erosion in Swanage

Q? 25. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy SD – Sustainable Design

Q? 26. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy REN – Renewable Energy

Q? 27. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy HLH – Historic Environment, Landscape and Heritage

Q? 28. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy E – Employment

Q? 29. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy TA – Tourist Accommodation and Attractions

Q? 30 (a) Do you agree with the policy wording?
Yes / No (delete as appropriate)
Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB? /
No (delete as appropriate)
Please explain:

Policy IAT – Improving Accessibility and Transport

Q? 31. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck

Q? 32. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Sustainability Appraisal

Q? 33. Do you have any comments on the Sustainability Appraisal?
Comments:

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	Mr	Agent Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	
First Name:	Clive	Agent First Name:	
Last Name:	Narrainen	Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	143 Nailsworth Crescent Redhill	Address:	
Postcode:	RH1 3JE	Postcode:	
Telephone:		Telephone:	
E-mail:		E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes / (Delete as Appropriate)

Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:

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

E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

No (delete as appropriate)

Please explain:

Whilst the general objectives are supported there are specific concerns in respect of some of the detailed wording of the vision:

3. The extent to which the CS can be progressed must be questioned in the light of the further delays to the draft RSS and the objections which Purbeck has raised to the draft RSS. Purbeck has chosen to progress its CS at this point in time without waiting for the draft RSS to be resolved. Whilst the timing difficulties Purbeck faces in this regard are understood, the sound basis of preparing and advancing the CS must be further queried given that Purbeck has chosen to base its CS on its preferred outcome to the RSS, rather than the draft RSS as it stands at the present time. Given the very advanced stage of the RSS, it must be regarded as a significant material consideration in accordance with the guidance and appeals precedent.
4. First paragraph – The three towns presumably refer to Swanage, Wareham and Upton and the categorisation of Upton as one of those three towns needs fundamental review. Upton is, under the draft RSS, part of the South East Dorset SSCT. The CS recognises that on its own the settlement does not fulfill the function of a SSCT and then categorises it as a town. However, in terms of its function and facilities, it is questionable as to whether it properly falls to be considered as a town – it is in many ways more akin to a key service village. This is also the finding and reflected in Table 1 of the background paper: *Settlement Strategy*.
5. The Parish Plan may wish for Upton to be seen as a place in its own right but it is not a true reflection of its function, particularly in terms of its services and facilities, to categorise it as a town. The Plan needs to be realistic about what is achievable in spatial planning terms.
6. Moreover it is understood that the Council is faced with some difficulty in how to treat Upton in the Plan with the uncertainty over the draft RSS. However and as the Core Strategy acknowledges at paragraph 5.3, Purbeck's housing figures as set out under the draft RSS indicate that these should be met outside of the SSCTs, and on this basis it must be questioned how Upton should be addressed in the Plan and the reliance that Purbeck can properly place on Upton contributing towards the 2400 new houses required outside of the SSCT.
7. The vision makes no reference to the draft RSS provision for 2750 new houses in the Area of Search 7B. Whilst it is recognised that the Council has raised a strong objection to this proposal, it remains a firm proposal at this advanced stage of the RSS and until the RSS is resolved, there necessarily must be raised a question mark over the soundness of Purbeck's strategy to try and progress without tackling this issue.

8. The vision should indicate at the outset that appropriate levels of growth is proposed and supported for the key service villages – the current wording of ‘retain’ suggests that the current position will be maintained. The emphasis from the vision onwards should be in helping these settlements achieve greater self-containment and stronger local communities reflecting the policies of the draft RSS.

We would suggest that the Vision should state in respect of the key villages ***that the key villages will enhance their facilities and their sense of community and become more sustainable and self contained.***

9. Second paragraph – care needs to be taken with the use of the term ‘affordable’ – given that the Council has no control over market housing.
10. Similarly in paragraph 3, a spatial strategy has limited powers to fulfill the objective of securing ‘well paid’ jobs.

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

No (delete as appropriate)

Please explain:

Vision for North East Purbeck:

Upton: The categorisation of Upton as a town has already been questioned (please refer to the response under Q1 and in particular points 2, 3 and 4 of that response) - and the extent to which it can fulfill this vision should therefore be the subject of thorough reassessment. Similarly there remains a question, which the Council has itself recognised, about whether Upton should be contributing to the required housing numbers (see also the response under Q1). It is recognised that there will be infilling and redevelopment within the settlement boundary but the provision for settlement expansion (Greenfield housing) should accordingly be deleted. This housing provision should be reallocated to the larger villages, such as Lytchett Matravers to help them remain viable and become stronger communities.

Lytchett Matravers: the strategy should endorse more explicitly the need for appropriate levels of housing growth to support the more sustainable and self contained future of the settlement. This would also reflect more closely the Council’s analysis as paragraph 3.7.2 of the CS where it refers to the opportunity for increased self-containment.

1. Additional residential development would enable much needed affordable housing to be brought forward, and the new housing would be well located to benefit from and support the existing facilities.
2. Further development would assist in making the settlement more sustainable through the creation of local employment opportunities. It is our view that the opportunity to increase the employment provision can only realistically be secured alongside an uplift in the local population base. Additional employment opportunities within Lytchett Matravers would also have the benefit of reducing the likelihood of out commuting.
3. Similarly, in our view, an increase in the overall population numbers is considered the only pragmatic way to improve the public transport provision for Lytchett Matravers.
4. The introduction of additional residents to support and improve the viability of existing services, some of which may currently be struggling, for example, the library.
5. New development to help facilitate additional services for which there is already an identified demand, for example, improved and enlarged community hall.
6. New investment in the village centre to provide it with environmental enhancements and improve its overall vitality and viability.

The consolidation of Lytchett Matravers through additional development has considerable planning merit. It will not only assist in meeting the future housing numbers required in Purbeck but also secure a more sustainable future for the existing community.

No comments at this stage on the other sub areas.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes

Please explain:

These are supported as general statements of intent.

Under objective 4 it is suggested that this should be expanded to indicate that local communities will be supported to ensure that they become more viable and sustainable as well as self contained.

Policy LD – Location of Development



4 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

1. Please see earlier comments – under Q1 in terms of role of Upton in the hierarchy.
2. The objective for the key service villages should more closely reflect the Draft RSS policy (Development Policy C) which sets out that such settlements should aim for greater self containment and stronger local communities.
3. A clearer distinction should be drawn between the Key Service Villages and the Local Service Villages recognising the more limited and localised role of the Local Service Villages. This is not addressed in the Policy LD wording whereas the overall strategy in the Core Strategy makes a clear distinction between the objectives and roles of the two types of Development Policy C settlements.

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

No (delete as appropriate)

Please explain:

Please see earlier comments – under Q1 in terms of role of Upton in the hierarchy.

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes / No (delete as appropriate)

Please explain:

Policy HS – Housing Supply



5. Do you agree with this policy?

No (delete as appropriate)

Please explain:

The Policy (and Core Strategy as a whole) only addresses part of the draft RSS provision for Purbeck and has chosen to ignore the provision for 2,750 new dwellings in the Area of Search 7B on the grounds that the Council has raised objection to it. (see also response under question 1 regarding the advanced stage of the RSS).

Whilst it is agreed that the policy should promote sustainable growth the policy needs to be more explicit in terms of also directing growth to assist in supporting local communities, and helping settlements become more sustainable and self contained. It should therefore be clear that the main growth will be directed towards the towns and key service villages.

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

No (delete as appropriate)

Please explain:

This approach – to use windfalls - is clearly contrary to the advice in PPS3 – please see paragraph 59. The Council has not advanced any robust evidence of genuine local circumstances to prevent specific sites being identified.

In other LDFs, Inspectors, either at the stage of EIPs or at earlier informal guidance sessions, have consistently confirmed that the use of windfalls should be excluded.

The Core Strategy does not include for any phasing and it can therefore only be assumed that the inclusion of windfalls is intended to be used throughout the Plan period – this is clearly contrary to the advice in PPS3.

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

No (delete as appropriate)

Please explain:

See above – the use of windfalls should be excluded.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions?

No (delete as appropriate)

Please explain:

It is difficult to provide a meaningful response to this question on the current available evidence given the heavy reliance so far on windfalls. However this would seem further to endorse the Council's approach not to phase housing sites.

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

The policy needs to be more explicit about the preferred locations for employment growth which should include Lytchett Matravers to reflect the vision for North East Purbeck set out at Paragraph 4.3.5 of the CS and its status as a key service village.

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

No (delete as appropriate)

Please explain:

Sites should be allocated across the district to meet the objectives of the Plan including at the key service village of Lytchett Matravers.



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

The policy should focus on the criteria for directing retail floorspace to the more sustainable locations including the towns and the key service villages, including Lytchett Matravers.



10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

In general terms support is given for the preferred option to the extent that it seeks to distribute growth amongst a number of the larger settlements, **but the way in which the housing figures are distributed under that preferred option is not agreed or supported and needs further assessment.**

There are a considerable number of issues raised under this one question and yet the way the questionnaire is set out does not provide opportunity to comment on each stage of the Council's assessment.

There remains- a question mark over Upton for the reasons already set out (see response set out under question 1)

One of the discounted options is to improve self sufficiency at Lytchett Matravers on the grounds that this would conflict with the draft RSS. This is not accepted given that the draft RSS specifically promotes greater self containment and stronger local communities at small towns and villages.

Table 4: This table raises a number of questions

1. The first column sets out The Total Dwellings Required yet there is no explanation of how such precise figures have been derived, for example that Lytchett Matravers needs 185 dwellings and Upton 384 for example.
2. The inclusion of Upton has already been queried (see response to Q2 above).
3. Character Area Potential – the use of windfalls has already been demonstrated above to be in direct conflict with the advice contained in paragraph 59 of PPS3, particularly as the Council has not demonstrated that it has any robust evidence of genuine local circumstances that prevent specific sites from being identified.
4. The figures for settlement expansion are therefore difficult to interpret as the basis for reaching such figures is difficult to follow and with a reliance on figures (windfall figures) that

should not have been included.

5. Policy HS reflecting the RSS refers to a minimum of 2400 dwellings yet the Table 4 seeks to provide 2400 new dwellings precisely – the whole approach to the policy needs to be reconsidered to address this point.
6. There seems to be no spatial planning reason why each of the key service villages have ended up with the need for a settlement expansion of 50 dwellings, given their very different characteristics and ability to accommodate further growth. It can only be concluded that this is a ‘top down’ approach and does not reflect the draft RSS approach which looks at the needs and capacity of the settlements to accommodate growth to ensure that they become more sustainable and stronger local communities. This ‘top down’ approach is also at odds with the whole basis of the LDF process, which is to make decisions based on credible and robust evidence.
7. Following on from this, an assessment of the needs and opportunities within Lytchett Matravers would indicate the need and the ability for that settlement to accommodate considerably higher levels of growth to ensure it becomes a stronger and more sustainable community (please see the points set out under Q2 in this respect).
8. In the context of Lytchett Matravers the viability of trying to secure the benefits listed as well as the greater self containment of the settlement, all from some 25 market houses needs fundamental review.

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?
Please explain:

The preference is for the distribution of new dwellings together with economic and other growth to be spread to the main settlements (towns and key service villages) but the way the requirements are distributed needs further consideration and more thorough analysis of the needs and opportunities within each of the settlements.

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings? Yes / No (delete as appropriate)

Please explain:

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / No (delete as appropriate)

Please explain:

Policy GB – Green Belt



12 (a) Do you agree with this policy?

Yes

Please explain:

Support both the recognition that the Green Belt boundary will need to be amended to enable settlement extensions to be accommodated, and that provision is being made for such changes, including at Lytchett Matravers.

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

No

Please explain:

Further work is required on this issue given the results of the HMA model which indicates that the split should be 33% intermediate housing and 67% social rented housing.

The commentary in your paragraph 8.4.4 regarding the consideration of the appropriate tenure mix on a site by site basis is supported and reflects government guidance. It should be reflected in the policy.

Policy AH – Affordable Housing



14. Do you agree with this policy?

No

Please explain:

Whilst the results of the HMA are noted, this requirement for some 50% of all new housing on green field sites (over 30 dwellings) to be affordable may affect the prospects of much needed sites coming forward for development and the achievement of other objectives of importance to a settlement such as environmental improvements, open space and new services and facilities.

The Council's approach to resolving viability issues would be costly and likely to incur serious delays to the provision of much needed housing.

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage but it would be clearer if the settlements falling within this policy were listed.

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes / No (delete as appropriate)

Please explain:

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

No

Please explain:

It is questioned whether most of this policy adds anything material or of local significance to national or regional guidance – please see paragraph 4.30 of PPS12.

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

Policy RP – Retail Provision



20. Do you agree with this policy?

No (delete as appropriate)

Please explain:

The hierarchy of centres needs reassessment in terms of which settlements relate to which categories – especially the district centres, land local centres and local shops. Lytchett Matravers for example should be categorised at least as a local centre.

The policy also gives no guidance about what level of provision would be acceptable within each level of the hierarchy.

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

No

Please explain:

This policy proposal as currently worded is considered too vague and offers little guidance for what may actually be sought.

The policy needs to make it clear that developments will only be required to provide green space as required by that particular development to meet the guidance in Circular 05/2005. Further information is required about the proposed SPDs to address these issues before a meaningful response can be given.

Given that at present the size of some of the settlement extensions proposed particularly in the key service villages are relatively small scale it must be questioned how realistic it will be to expect such developments to make meaningful provision towards green infrastructure.

Policy FR – Flood Risk



23. Do you agree with this policy?

No

Please explain:

It is questioned whether this policy adds materially to national or regional guidance – please see paragraph 4.30 of PPS12.

Policy GP – Groundwater Protection



24. Do you agree with this policy?

No (delete as appropriate)

Please explain:

It is questioned whether this policy adds materially to national or regional guidance – please see paragraph 4.30 of PPS12.

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

The objective to give design quality a high priority in decision making is supported, subject to detailed comments on the policy as drafted:

The policy makes reference to other documents – the Design SPD is not set out in the adopted LDS but has been referenced in an LDF newsletter – this document needs to be progressed in parallel to ensure that support can properly be given to the Core Strategy policy.

The reference in formal policy to the Building for Life standards must be questioned. Whilst these standards are respected and are useful as guidelines, they are not part of formal policy. It is suggested that reference to such guidelines would be appropriate in the supporting text but inappropriate in policy to require that schemes secure certain standards against their criteria.

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?

No (delete as appropriate)

Please explain:

No comments at this stage although it is questioned whether the policy as proposed adds to national and regional guidance.

Policy E – Employment



29. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Support provision for new employment in the towns and key service villages, including Lytchett Matravers – this is important to ensure that these communities can become more sustainable and self supporting.

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

30 (b) Should new tourist accommodation be allowed within the AONB? Yes / No (delete as appropriate)

Please explain:

No comments at this stage

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage other than the use of terms such as ‘significant’ need to be quantified to provide certainty to users of the document.

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comments at this stage

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?

Comments:

No comments at this stage

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)		Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:		Agent First Name:	Lynne
Last Name:		Agent Last Name:	Evans
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E-mail:		E-mail:	lynne@southernplanning.co.uk

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes

Core Strategy Planning Purbeck's Future Response Form

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If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

Yes, in general (delete as appropriate)

Please explain: There is a typographical error on page 12 where the map shows 2 West Lulworths. The Northern one should be Winfrith Newburgh. On page 13 I would suggest that access to the countryside around Wool is not particularly restrictive and there are many 'permissive' paths.

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

Yes – in general (delete as appropriate)

Please explain: Comments are given against specific headings that follow.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes – in general (delete as appropriate)

Please explain: Objectives 1-4 are agreed. Objective 5 should not be allowed to diminish objectives 1, 3 and 7.

Policy LD – Location of Development



4 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

Yes (delete as appropriate)

Please explain:

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes (delete as appropriate)

Please explain: See comments under Q12

Policy HS – Housing Supply



5. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes (delete as appropriate)

Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes but.... (delete as appropriate)

Please explain: Must be kept under constant review, not 'set in concrete'.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions?

No (delete as appropriate)

Please explain: The MBT was and continues to be subject to objections on the grounds of 'proximity'. Purbeck should not be required to accept all the waste from other districts as the roads in and surrounding Wool are subject to gridlock in the summer. Holton Heath can be serviced by rail; Winfrith cannot.

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes but see comment on Q7 above (delete as appropriate)

Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

No – **at present**

Please explain: The transport infrastructure cannot cope with further expansion in these areas at present. Therefore sites nearer the market towns are, in general, more attractive.

Policy RFS – Retail Floor Space Supply



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

• Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)

• Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)

• Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain: A site by Wareham station would have many advantages and is supported (ease of access for those without private transport – the elderly – and proximity to Northmoor) in favour of a site to the West of Wareham (acceptable for car drivers but not for those who do not wish to drive). However is a 2000sq.m precinct really required? It would certainly take business away from the town centre and the markets that thrive there. I suggest 1000 sq.m would suffice with room available for expansion should circumstances require.

Development Options

Q?

10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain: Somewhat reluctantly!

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?
Please explain:

Policy CO - Countryside

Q?

11 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings? Yes (delete as appropriate)

Please explain: Tourism? (see below)

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes (delete as appropriate)

Please explain: Some rural agricultural buildings are listed by English Heritage. Conversion involves considerable cost

Policy GB – Green Belt

Q?

12 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes but... (delete as appropriate)

Please explain: There are families currently living in the Green Belt areas whose children wish to remain with the rural community but cannot afford the prices being charged by developers; their needs should taken into account.

Policy AHT – Affordable Housing Tenure

Q?

13. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain: Not sure. Abstain.

Policy AH – Affordable Housing

Q?

14. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain: Not sure. Abstain.

Policy RES – Rural Exception Sites

Q?

15. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

No (delete as appropriate)

Please explain: Believe this is addressed under other policies.

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

Yes but... (delete as appropriate)

Please explain: The 400 M 'buffer' must include industrial as well as residential development.

Policy RP – Retail Provision



20. Do you agree with this policy?

Yes (delete as appropriate)

Please explain: Particularly around Wareham Station

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy FR – Flood Risk



23. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GP – Groundwater Protection



24. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes but with major caveats (delete as appropriate)

Please explain: The Council must adhere to such a policy to the letter. Wind energy is proven to be the least efficient and most environmentally damaging form of renewable energy generation.

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?

Yes (delete as appropriate)

Please explain: See also remarks at Q27 above.

Policy E – Employment



29. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?

Yes (delete as appropriate)

Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB? Yes (delete as appropriate)

Please explain: Appreciate concerns in respect of our local environment but such a policy might preclude buildings such as Encombe House or Creech Grange being turned into 'up market' country house hotels in the future – good for tourism and local employment.

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?

Comments:

The statistics which underpin the policies developed in this strategy will be subject to constant change (e.g. Population, transport, employment, etc.). The strategy should therefore be viewed as a 'living document' and not a collection of policies that would hold the Council as a 'hostage to fortune' in the future. An annual or perhaps biennial review should be conducted and published.

Should there be a change of Government in 2010 it is quite likely that the RSS will no longer be relevant since decisions will become the responsibility of County and District Councils, whatever form they may take in the future.

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Commodore	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Geoffrey	Agent First Name:	
Last Name:	Edwardes OBE RN	Agent Last Name:	
Job Title*:	Retired/Charity Worker/Carer	Agent Job Title:	
Organisation*:	Private Citizen	Agent Organisation:	
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E-mail:	gedwardes@aol.com	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes
(Delete as Appropriate)

Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?
Yes /

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?
Yes / Please explain:

However it is essential that any development in Corfe Castle should be small in scale and reflect the traditional pattern, layout, design and character of the village.

Some consideration needs to be given to the provision of adequate car parking for residents of the village. The access to the existing parking at the station is dangerous to/from East Street and the Square. Furthermore it blights this attractive historic building with the inappropriate barriers and security measures employed.

It is suggested that a small portion of land between West Street and East street currently occupied by the recreation area, accessed from West Street with pedestrian access additionally from East Street, is used for this purpose and the recreation facilities relocated on a small portion of the adjacent open land.

Spatial Objectives



3. Do you agree with the Spatial Objectives?
Yes / Please explain:

However we believe that item 6 should be amended to read:
"Ensure high quality sustainable design appropriate to the surrounding environment to preserve and enhance local distinctiveness".

Policy LD – Location of Development



4 (a) Do you agree with this policy?
Yes /

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?
Yes /

Please explain:

Our only qualification would be that we would be concerned that any development in Corfe Castle would be constrained by its accessibility.

4 (c) Do you agree that *only* affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes /

Policy HS – Housing Supply



5. Do you agree with this policy?

No (delete as appropriate)

Please explain

The 2400 figure should be a maximum. 2100 was the figure agreed by PDC and it is only the imposition by the RSS that requires consideration of the higher figure. It is possible that the higher figure may be overturned by a republished RSS (if it ever appears!) or by a change of Government.

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes /

Please explain:

If the level of development outlined *has* to be achieved. However it is the Society's belief that this level is undesirable (see 5 above).

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes /

Please explain:

Presumably this is an estimation that can be varied if necessary during currency of the Plan.

Windfall is fine in theory but experience has shown that large houses in sizeable garden plots have been demolished to make way for blocks of flats, which are generally out of scale and unsympathetic to their surroundings. In addition to the loss of properties of period interest, character and local distinctiveness, there has been a loss of greenspace and natural wildlife habitat.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions? Yes / No (delete as appropriate)

Please explain:

No opinion

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes /

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes / No (delete as appropriate)

Please explain:

We believe a mix of both would be most desirable – we do not believe the policies to be mutually exclusive.

Policy RFS – Retail Floor Space Supply



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

• Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)

• Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)

• Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?
Please explain:

We believe that to discourage 'leakage' of supermarket shopping from Swanage a modest increase in floor area (500 – 750 sq m) to the existing Co-op at its present location by the station would be advantageous, **provided that** it is considered in conjunction with the redevelopment of that part of the site occupied by the health centre, Co-op and car park. This however must not prejudice the needs of the Swanage Railway nor preclude a modest extension to the Health Centre which must remain on this central site.

It is possible to conceive a scheme which would provide basement level car parking and servicing for the Co-op (access via a ramp down from Kings Road West), two covered sidings at the existing level for the railway and a development partially on the raft over these sidings to provide the desired additional retail space and additional facilities at the health centre.

Development Options



10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

On balance, we would favour Option A as from tables 4, 7 & 10 Swanage has already had a disproportionate growth in the number of dwellings. Regrettably a large number of these have been for second homes, any further increase must be for affordable homes for local families – with appropriate policies formulated to ensure this happens, residential qualification etc.

Additionally, too great a focus on Swanage will exacerbate pressure on the A351 south of Wareham and through Corfe Castle.

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?
Please explain:

Policy CO - Countryside



11 (a) Do you agree with this policy?
Yes /

11 (b) Should a sequential approach be followed in the re-use of rural buildings?
Yes / No (delete as appropriate)

Please explain:

We are unclear what the sequential approach involves and it is not explained what other option (if any) there might be.

11 (c) Should other uses be considered for the re-use of rural buildings? Yes /
Please explain:

Yes but only where their original use can be shown to be non-viable, not just change for the sake of mere commercial exploitation.

11 (d) Are there any other countryside related issues that should be addressed by the policy?
Yes /

Please explain:

Any changes must reflect the local character and tranquility of the countryside, not create undue additional vehicular traffic or place additional stress on existing services or infrastructure.

Policy GB – Green Belt



12 (a) Do you agree with this policy?
Yes /

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes /

Please explain:

Providing it really is exceptional and measures are in place to ensure that such developments remain 'affordable' and they do not subsequently appear on the open market to profit developers by virtue of being allowed to build 'by exception'. Designs must respect the locality and distinctive character of neighbouring settlements/buildings.

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?
No (delete as appropriate)

Please explain:

The requirements of individual neighbourhoods should determine the proportions. It is more important that the overall provision of affordable housing/market housing is right.

Policy AH – Affordable Housing



14. Do you agree with this policy?
Yes / No (delete as appropriate)

Please explain:

It is suggested that this should be much higher than the 50% suggested. This is essential to catch up on the 15% achieved so far (8.5.3).

We would suggest that for any development of 2 or 3 dwellings, in Swanage and the sub coastal areas, the provision should be at least 50%, (e.g. 1 out of 2 dwelling development s(50%) and 2 out of 3 (66%) would have to be affordable. For developments of 4 dwellings or more, we suggest a requirement of 75% affordable in Swanage and the sub coastal areas and, maybe, 50% elsewhere.

Policies are required to ensure these proportions are adhered to, so that retrospective applications for change of consent are not applied for by developers to 'get round' this requirement for their commercial advantage .

Policy RES – Rural Exception Sites



15. Do you agree with this policy?
Yes / No (delete as appropriate)

Please explain:

Providing it really is exceptional and measures are in place to ensure that such developments remain 'affordable' and not then appear on the open market to profit developers by virtue of being allowed to build 'by exception'. Designs must respect the locality and distinctive character of neighbouring settlements/buildings.

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?
Yes / No (delete as appropriate)

Please explain:

It is appreciated that it is Government policy to make provision of sites for gypsies and travellers. However we are concerned that undue emphasis is being placed on their needs to the detriment of those of local residents and whose amenities and quality of life can be adversely affected by establishment of these sites.

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?
Yes /

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes /

Please explain:

Young families whose employment is local but, being in a predominantly tourist area, wages are well below average and housing costs are well above average (para 2.5)

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?
Yes /

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?
Yes /

Please explain:

Generally - but encroaching into the 400m 'buffer' zone may be preferable in some cases to encroaching into the green belt.

Policy RP – Retail Provision



20. Do you agree with this policy?
Yes /

Please explain:

But see Q10 above

Policy CF – Community Facilities and Services



21. Do you agree with this policy?
Yes /

Please explain:

Generally. However we are concerned at the perceived moves to consistently downgrade provision of facilities in Purbeck and particularly in Swanage, e.g. proposals to close the Day Centre, out of hours cover at the hospital and proposals to close the Recycling centre.

Now current schools policy seems to be at odds with the sensible policy of reducing journeys, additionally the effect on children being bussed ever greater distances to school and the waste of their time which could be better spent studying or playing sports.

Nor do we agree that healthcare facilities need to be concentrated on one site, especially if the result of doing so in Swanage means that a site away from the town centre has to be found for the facilities provided by the current centrally and conveniently sited health centre, in which case the Society would vigorously oppose such a move. The current site is convenient for the vast majority of residents who can combine a routine visit to the health centre with shopping and other activities in the town. Relocation, say, to the former Grammar School site would mean hundreds of additional car journeys being made specially to that site (cost/pollution) or taxi fares (cost/time) for elderly people or those who do not/cannot drive.

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?
Yes /

Policy FR – Flood Risk



23. Do you agree with this policy?
Yes /

Policy GP – Groundwater Protection



24. Do you agree with this policy?
Yes /

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?
Yes /

Please explain:

This policy should be extended to the cliffs to the north of Swanage, i.e. to properties in Burlington Road, Victoria Road and the Ballard Estate. These cliffs are also vulnerable to erosion and landslips.

It would seem that the recent grant of planning consent to development at 22 Bon Accord Road is in conflict to this policy.

Policy SD – Sustainable Design



26. Do you agree with this policy?
Yes /

Please explain:

The requirements of this policy would need to be rigorously enforced.

Policy REN – Renewable Energy



27. Do you agree with this policy?
Yes /

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?
Yes /

Please explain:

This is absolutely essential. Purbeck is a unique place with a glorious landscape and a World Heritage coast. Its architectural and built heritage should be cherished as much as its countryside and coast. It is in the built environment that people predominantly live and work, and where visitors and tourists, in the main, stay.

The Society has suggested that to support the conservation of locally important buildings, in terms of historical or architectural interest but not of sufficient significance to be listed nationally (by English Heritage), a local list be kept by the local authority. Some initial research work has been started by the Society to establish criteria for such a local list.

Policy E – Employment



29. Do you agree with this policy?
Yes /

Please explain:

There should be some flexibility in implementing such a policy to respond to changing needs or opportunities.

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?
Yes

30 (b) Should new tourist accommodation be allowed within the AONB? No (delete as appropriate)
Please explain:

However there may be exceptional cases where such development could with benefit be permitted but subject to strict conditions to ensure that any buildings fit into the countryside environment and that no undue noise or traffic is generated.

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

Yes /

Please explain:

Consideration should be given to requiring all developments other than domestic extensions, providers of employment and affordable housing to contribute to the cost of the provision of the infrastructure to support such developments, e.g upgrading of surface water drainage, sewerage, water, electricity and gas mains. This burden should not fall on existing utility customers.

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?

Yes /

Please explain:

Additionally, the full reopening of the Swanage Railway to Wareham for daily services should be included as a specific policy. It is further suggested that this should be regarded as a first stage, with future extension to Bournemouth. This would have the following benefits:

*Connection at Bournemouth with cross-country rail services to the rest of the country (avoiding London),

*Direct connection to local bus services and amenities in the Bournemouth/Christchurch area,

*Convenient access to shops and employment at Poole,

*Convenient rail access to employment at Holton Heath,

*Opportunity to develop Holton Heath as a transport hub for park and ride for Swanage and Corfe Castle from north and east of Purbeck, relieving pressure on the existing Norden Park and Ride and hence the A351 through Sandford. Norden would concentrate on provision for more locally originating car trips.

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?

Comments:

Transport - greater emphasis on provision of sustainable public transport, electrically powered buses for short journeys, post buses to serve villages with much greater frequency than once/twice a week. Frequent mini bus link to Durlston Castle and Country Park from Swanage Town Centre to be promoted with link to Swanage Railway.

Daily services on reconnected Swanage Railway, linking Swanage/Harmans Cross/Corfe Castle to Wareham and ultimately Holton Heath/Poole/Bournemouth.

As stated above, Q10, we oppose Option 4 (Table 3) and prefer Option 2 for development in SE Purbeck.

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mr	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Michael	Agent First Name:	
Last Name:	Stollery	Agent Last Name:	
Job Title*:	Chairman	Agent Job Title:	
Organisation*:	Purbeck Society	Agent Organisation:	
Address:	52 Victoria Avenue Swanage	Address:	
Postcode:	BH19 1AP	Postcode:	
Telephone:	01929 421492	Telephone:	
E-mail:	mikestollery@btopenworld.com	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes

Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?
Yes / (delete as appropriate)
Please explain:

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?
Yes / (delete as appropriate)
Please explain:

Spatial Objectives



3. Do you agree with the Spatial Objectives?
Yes / (delete as appropriate)
Please explain:

Policy LD – Location of Development



4 (a) Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?
Yes / (delete as appropriate)
Please explain:

4 (c) Do you agree that only affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?
No (delete as appropriate)
Please explain:
This is too restrictive. The policy should allow for exceptional needs which can not be forecasted today.

Policy HS – Housing Supply



5. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes / (delete as appropriate)

Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes / (delete as appropriate)

Please explain:

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions? Yes / (delete as appropriate)

Please explain:

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain: Too restrictive, as future needs may change. There should be flexibility to allow new developments where suitable throughout the district, so that more very local employment can develop.

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes / No (delete as appropriate)

Please explain:

See above

Policy RFS – Retail Floor Space Supply



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)

- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)

- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

Development Options



10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.

- Alternative Option A – concentrate growth on the edge of Wareham.

- Alternative Option B – focus growth at Swanage.

Please explain:

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

Policy CO - Countryside



11 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

The policy on re-use of Rural Buildings is too restrictive. Each proposal should be considered on its merits.

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings? Yes (delete as appropriate)

Please explain:

The option for other changes of use should not be ruled out.

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / No (delete as appropriate)

Please explain:

Policy GB – Green Belt



12 (a) Do you agree with this policy?

Yes / (delete as appropriate)

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes / (delete as appropriate)

Please explain:

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

Yes / (delete as appropriate)

Please explain:

Policy AH – Affordable Housing



14. Do you agree with this policy?

Yes / (delete as appropriate)

Please explain:

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes / (delete as appropriate)

Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes / (delete as appropriate)

Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes / No (delete as appropriate)

Please explain:

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy RP – Retail Provision



20. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy CF – Community Facilities and Services



21. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy FR – Flood Risk



23. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy GP – Groundwater Protection



24. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy SD – Sustainable Design



26. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy REN – Renewable Energy



27. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy HLH – Historic Environment, Landscape and Heritage

Q? 28. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy E – Employment

Q? 29. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain:

Policy TA – Tourist Accommodation and Attractions

Q? 30 (a) Do you agree with the policy wording?
/ No (delete as appropriate)
Please explain:
See below

30 (b) Should new tourist accommodation be allowed within the AONB? Yes / (delete as appropriate)
Please explain:
This should be allowed if it can be demonstrated that there is no adverse effect on the landscape.

Policy IAT – Improving Accessibility and Transport

Q? 31. Do you agree with this policy?
Yes / (delete as appropriate)
Please explain: any improvements in public transport provision should be supported.

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck

Q? 32. Do you agree with this policy?
No (delete as appropriate)
Please explain: The strategy should also include improvements to the rail crossing at Wool, which urgently needs upgrading, preferably to a bridge.

Sustainability Appraisal

Q? 33. Do you have any comments on the Sustainability Appraisal?
Comments:

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mr	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Paul	Agent First Name:	
Last Name:	Simpson	Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	Newlands Farm West Lulworth Wareham Dorset	Address:	
Postcode:	BH20 5PU	Postcode:	
Telephone:	01929 400376	Telephone:	
E-mail:	paul.simpson@newlands-farm.co.uk	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? No
(Delete as Appropriate)



Purbeck District Council

Thriving communities in balance
with the natural environment



Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road,
Wareham, Dorset, BH20 4PP
E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck

Q? 1. Do you agree with the District Vision?

Yes (delete as appropriate)

Please explain:

The Vision for Purbeck is generally to be supported, particularly with regards to the Council's acknowledgement that it is necessary to provide sufficient housing to meet requirements. Notwithstanding this general support it is noted that the second paragraph of the Vision implies that all housing will be "affordable". We are concerned that this statement may be misleading since it is both inappropriate and unrealistic for all new housing to be provided as 'affordable housing' in line with the definition set out in Annex B of PPS3.

Spatial Area Visions

Q? 2. Do you agree with the Spatial Area Visions?

Yes / No (delete as appropriate)

Please explain:

Vision for North West Purbeck
No comment.

Vision for South West Purbeck
No comment.

Vision for Central Purbeck
While the Vision for Central Purbeck is generally supported, we have a number of concerns as are set out below.

At paragraph 3.6.1 of the consultation document, it is acknowledged that, despite its relative size, Wareham comprises a higher level of services and facilities than other settlements within the District. This should be reflected within the Vision for Central Purbeck, particularly as the Vision also states that the range of services and facilities available at Wareham should be increased through the provision of new or enlarged secondary school education facilities and a new supermarket. On this basis we consider that the Vision for Central Purbeck should acknowledge the sustainability of Wareham and identify it as an appropriate and sustainable focus for development.

We consider that the statement within the Vision for Central Purbeck that the "potential to create a community focus to North Wareham around the railway station will be explored" is unclear. If this statement is to imply that the Council considers that North Wareham should be the focus for the creation of a new 'community' focus, then this should be established through the policies of the Local Development Framework, particularly through the policies of the Core Strategy. It would not be appropriate for this to be established or a preference established for this through the Vision for Central Purbeck. Rather the Vision for Central Purbeck should serve to relate the overall Vision for Purbeck to the central part of the District.

Vision for North East Purbeck
No comment.

Vision for South East Purbeck
No comment.

Vision for the A351 Corridor
The Vision for the A351 Corridor is generally supported, particularly since it acknowledges its strategic importance as part of the highways network within the District.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes (delete as appropriate)

Please explain:

In general, the Spatial Objectives are to be supported, particularly given the acknowledgement that it is necessary to plan for the delivery of housing to meet the District's needs. While we support the objective of respecting the character and distinctiveness of Purbeck's settlements and countryside, it is noted that it is highly unlikely that the Council will be able to deliver sufficient housing during the plan period within existing settlement boundaries and that it is likely to be necessary to deliver housing within areas currently identified as being within the countryside. As such, it is necessary to take a holistic view to the interpretation of these objectives.

Policy LD – Location of Development



4 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

In general, Policy LD is supported, particularly the reference Wareham being the focus for new development within the District. In addition, the acknowledgement that settlement boundaries at such settlements will be reviewed is supported. We consider that this will be a key process through which appropriate areas for development outside of existing settlement boundaries can be identified at sustainable locations, including Wareham can be identified.

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

No (delete as appropriate)

Please explain:

We agree that it is appropriate to focus development at the most sustainable settlements within the District. In addition, we also consider that the Core Strategy is right to identify that Wareham is one of the most sustainable locations for focusing new development within Purbeck District. The settlement hierarchy should reflect the direction of growth.

However, given the comments in paragraph 5.3, we question the justification to place Upton above Wareham and Swanage in the settlement hierarchy. Whilst this may be technically a reflection of the status of Upton within the Bournemouth and Poole SSCT in the RSS, it is acknowledged by the Council that it does not fulfil in itself such a function and would be more akin to a Development Policy B settlement.

Moreover, paragraph 7.2.8 advises that two thirds of Upton lies within 400m of protected heath land where no new residential development is allowed. Indeed the consultation paper advises that "potential for growth is extremely limited."

As such the hierarchy should be modified to place Upton below Wareham or Swanage.

Although it is not strictly related to question 4(b), we consider that Map 9 is particularly unclear. This map appears to suggest that the settlement boundaries of the settlements shown are all circular in shape and of regular sizes which are clearly not the intention of

the diagram but this should be made clearer in the next consultation stage.

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy HS – Housing Supply



5. Do you agree with this policy?

No (delete as appropriate)

Please explain:

We consider that Policy HS should be amended for clarity. As currently drafted the Policy states that "Housing development will be focused at the most sustainable locations...." We consider that this should be amended to read "Housing development will be focused at Wareham and Swanage in accordance with Policy LD."

We also consider that the Policy is fundamentally flawed in making provision for a minimum of 2,400 dwelling over the plan period to 2026 "in accordance with the emerging RSS."

The draft RSS for the South West incorporating the Secretary of State's Proposed Changes was published in July 2008. At this stage, the emerging RSS is explicitly clear through Policy HMA7 that the housing requirement for Purbeck District over the plan period is 5,150 dwellings, of which 2,750 dwellings are to be provided within Area of Search 7B at Lychett Minster. The balance of the housing requirements (2,400 dwellings) are therefore required to be delivered within the remaining parts of the District.

The Core Strategy consultation document is therefore incorrect to state that the emerging RSS requirement is for 2,400 dwellings. In addition, we do not consider that it is appropriate for the Council to not seek to make provision for the remaining 2,750 dwellings within the Core Strategy on the basis of "outstanding objections" (paragraphs 1.1.4 - 1.1.6 and 6.1.1 of the Core Strategy consultation document refers).

In this regard, we draw the Council's attention to the Government Office for the South East's consultation responses (December 2008 and March 2009) to the Test Valley Borough Council Core Strategy (pre-submission draft, October 2008) which was submitted to the Secretary of State on 22nd March 2009. In this instance Test Valley Borough Council had determined not to make provisions for the entire level of housing required during the plan period on the basis of concerns regarding the capacity of a sewerage treatment works. In summary, GOSE's responses effectively reaffirmed that such an approach would not be meet the requirements of PPS12 since the Core Strategy would not be in conformity with the RSS.

The fact that the Council are only proposing to make provision for 2,400 dwellings over the plan period when provision should clearly be made for 5,150 in total, has a detrimental, knock-on effect on the establishment of an appropriate strategy. Without having regard to the RSS's policy of focusing 2,750 dwellings within the Area of Search, it

will not be possible for the Council to properly consider a suitable approach to the distribution of the necessary levels of housing.

The Council cannot assume that its outstanding objections to the RSS and potential for a legal challenge (however well founded in evidence these may or may not be) will succeed or prevail, and in the event that the RSS requires Purbeck District to provide for 2,750 homes within the Area of Search then the Core Strategy will inevitably be found unsound in our view as if would not conform to the RSS.

A sound forward planning approach should be to assume that the RSS is adopted as drafted and plan now for the requirements set by the emerging Core Strategy. If ultimately the RSS Area of Search does not proceed, the Core Strategy could be modified to omit such a requirement. Alternatively the Core Strategy should set out alternative scenarios to test different levels of housing provision in order to meet the effectiveness test of soundness in PPS12.

It is also worth noting that in a scenario where the Area of Search does not form part of the RSS requirement, the housing numbers may be required to be redistributed across the District – in other words, one cannot assume that the housing numbers will be removed from the District's requirement altogether.

Accordingly, we consider the Council's strategy is based on a flawed premise that objections or legal challenge to the RSS will prevail and it is not considered reasonable for a District Council to prepare a Core Strategy on this basis. This would fail to meet the requirement in paragraph 4.2 of PPS12 which requires conformity with the RSS.

Character Area Development Potential

Q? 6 (a) Do you agree with this approach in estimating development potential?

NO (delete as appropriate)

Please explain:

Notwithstanding our comments as to the level of housing provision being planned for within the Core Strategy overall (see our response to question 5 above), we consider that this approach is fundamentally flawed.

Paragraph 6.2.3 appears to imply that the Council expect approximately 1,325 dwellings to be delivered from windfall sources. Given that the Council are only making provision for 2,400 dwellings in the Core Strategy during the plan period at an average rate of 120 dwellings per annum, it is clear that the Council are expecting up to 55.2% of the total housing requirement to be derived from windfall sources.

PPS3 provides particularly clear advice on the inclusion of housing derived from windfall sources being included within calculations of housing supply. Paragraph 59 of PPS3 states that:

"Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified."

This is also addressed elsewhere within PPS3. Paragraph 54 for example states that Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years (paragraph 7 states that a 'rolling' 5 year supply should be maintained). Identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Paragraph 55 states that where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.

Based on the Council's intention to rely approximately 55.2% of all housing being derived from windfall sources, we do not consider that this is consistent with PPS3. Without having had sight of the sources of supply (the Townscape Character Assessment 2009 is not available and the Council's website advises it is not completed and the 2009 SHLAA has not been published to date) which the Council expect towards the housing trajectory, it is considered that the Council's approach is unlikely to be able to demonstrate a five year housing supply, or a supply of specific, developable sites for years 6 - 10 and where possible, years 11 - 15.

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

NO (delete as appropriate)

Please explain:

On the basis of our response to question 6(a), we do not consider that it would be appropriate for the Council to plan for a greater level of housing development to be provided from windfall sources. In fact we consider that this approach is fundamentally flawed.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions?

Yes (delete as appropriate)

Please explain:

We consider that this is necessary if the Council are to be able to demonstrate a 5 year housing supply. In particular we note the requirement expressed through PPS3 at paragraph 55 that LPAs illustrate the expected rate of housing delivery through a housing trajectory. If the Council are planning for a supply of housing to meet requirements to 2026 to be derived from settlement expansions, then it is necessary for them to have regard to the phases in which this housing will be delivered. With out doing so, it is not possible for the Council to reach a fully informed decision on the availability of a rolling 5 year supply of housing as it is required to do under the terms of PPS3.

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comment

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes / No (delete as appropriate)

Please explain:

No comment

Policy RFS – Retail Floor Space Supply

Q?

9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

The preferred option is supported to address the present retail 'leakage' out of the town (only 1 in 5 residents shopping in Wareham). This approach will enable greater self containment in Wareham and improve the sustainability of the town, reinforcing its position as a location for new growth and development.

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

Development Options

Q?

10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

We do not consider that either the Council's Preferred Option (distributed development) or Alternative Option B (focus growth at Swanage) are appropriate. We support Alternative Option A (concentrate growth on the edge of Wareham) as the most appropriate option.

The Preferred Option

As a key driver of the Core Strategy, the Council should have regard to Policy LD and the other comments made elsewhere within the consultation document in considering the approach to be taken to the distribution of development.

The Core Strategy is clear, at Policy LD, that with the exception of Upton (which has little potential to accommodate development), the most sustainable locations for development are Wareham and Swanage, with Wareham being identified as the more sustainable location of the two on the basis that it comprises more community facilities and services. Policy LD establishes the overall approach to where development should be located and does not establish that it should be 'distributed' across the District. Rather, Policy LD establishes that development should be 'focused' at the most sustainable locations.

In particular we question the capacity of Upton to accommodate development in the order of 288 dwellings given the extremely limited capacity of the settlement to accommodate development, with Dorset Heaths SPA, land at risk from flooding, harm to Green Belt and inability to improve the self containment, all acting as serious and demonstrable constraints to development.

We question the reliance on 133 dwellings at Wool and 80 dwellings at Bere Regis, with the Council acknowledging in paragraph 7.1.3 that significant development at Wool would not comply with the RSS which aims to concentrate development at settlements with higher levels of service provision and reducing reliance on the car. Similarly significant development at Bere Regis would also fail to be consistent with the RSS for the reasons set out above, plus landscape constraints and comments from the Highways Agency that large scale growth of Bere Regis is not suitable – settlement expansion of these two settlements is therefore considered unsuitable in planning and sustainable development terms.

Alternative Option A

We consider that the Alternative Option A is the most appropriate solution for identifying a location at which development should be focused. In combination, paragraph 3.6.1 and Policy LD establish that outside of the Area of Search, the most sustainable location for development within the District is Wareham. Indeed the Council recognises in paragraph 7.3.9 that the provision of sites elsewhere as opposed to a larger settlement expansion would fail to deliver funding from S106 contributions on the scale that could be supported by a West Wareham settlement extension.

This option provides only limited growth at Upton, Bere Regis and Wool, which is supported for the reasons outlined in paragraph 7.3.2.

In addition, we support the acknowledgement at paragraph 7.3.5 that the necessary settlement extension would be west of Wareham, most likely west of the A351 at Worgret Manor.

On behalf of our client, Ashvilla Estates Ltd, we propose a strategic mixed-use development allocation at Wareham. The RSS supports locally significant development at locations where an analysis of its role and function meets a series of criteria. Wareham has an existing concentration of employment and there is potential for employment opportunities to be developed and enhanced. Shopping, cultural, educational and public services exist and can be provided to meet the needs of the town, and the located on the Weymouth-Poole railway line results in a settlement that can ensure a range of transport opportunities exist to avoid dependence on the car. Mixed used development can retain and enhance the self containment of the town, serving a rural hinterland.

Worgret Manor lies on the western periphery of Wareham (with an approximate site area

of 127 hectares (**see submitted plan**). Built development can be accommodated on an area of about 37ha with the remainder of the land to the south and west left for the purposes of public open space, recreation and nature conservation. The development area lies predominantly to the west of the A351 Wareham by-pass and to the south of the A352. The western extent of the development site is defined by the formation of the Bournemouth to Weymouth railway and the spur to Swanage. The southern boundary generally follows the edge of slope above the floodplain to the River Frome. The majority of the land is currently used for agricultural purposes.

Development on this site could ultimately comprise the following:

- up to 1,000 dwellings including some 300 affordable housing units
- SANGS area of 46 hectares
- employment sites potentially able to provide about 12,000 square metres of floorspace;
- a local centre;
- a public house/restaurant;
- a community hall;
- a terminus for a local high frequency bus service linking the development directly with local schools, the railway station and the Town Centre. This service would be guaranteed for 5 years by Ashvilla.
- cycle ways and footpath links;
- managed ecological areas for Biodiversity enhancement amounting to approximately 44 hectares
- contributions to transport improvement works
- Ashvilla will build an on site railway halt and park and ride facility to enable the Swanage railway to make the connection to Wareham.

A strategic mixed use development allocation is therefore the most appropriate way forward in order to meet the particular needs of Purbeck, a view backed up by the previous Local Plan Inspector:

“In the circumstances of this District, where the urban areas are limited and few in number, and where much of the area is tightly constrained by environmental factors and designations, there are reasonable grounds for concentrating much of the new development so as to take advantage of the limited sustainable development opportunities and avoid scattered forms of development...

...The Structure Plan envisages some migration-led population growth, albeit at a reduced level, to provide for economic prosperity. Similarly, RPG10 (7.5-6) sees a need for some continuing inflow of labour to maintain the regional economy's buoyancy and innovative edge; although economic migrants will no longer be attracted to Dorset at past rates. That apart, there is evidently a great need for affordable housing in Purbeck District, and the more substantial development proposals can make a significant contribution to meeting that need”

On the premise that a strategic allocation is required to meet the required needs of the District, Wareham, the dominant market town, with a variety of services and facilities, located on the Weymouth-Poole railway line is the most suitable location for new planned development, providing an opportunity to seek to reduce reliance on car-borne journeys and to reinforce the long term sustainability and viability of Wareham as a key market town.

The previous Purbeck Local Plan Inquiry enabled the consideration of a wide range of sites for development needs, including Holton Heath and Redbridge Pit, but also sites to

the north of Wareham within the Green Belt (Worgret Road and Bestwall Road). The Local Plan process was failed to produce a site or combination of sites, which can meet even the basic housing requirement for the District, let alone the chronic need for affordable housing and employment to sustain the local economy.

Worgret Manor is a site which can provide the means with which to provide for the natural extension of the settlement to the west of the site, as the town is constrained by areas of floodplain, topography, AONB and the Green Belt to the south north and east. However, part of the site lies within the AONB and therefore the tests set down by PPS7 must be followed in the consideration of development in the AONB:

“the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy”

Both the previous Local Plan Inspector and District Council have identified a shortfall in housing provision within Purbeck District. In relation to Holton Heath, the Local Plan Inspector noted that:

“It is clear from the Council's recent Urban Potential Study and Housing Land Availability Report that a substantial amount of housing land needs to be allocated outside the urban areas of Purbeck in order to meet the Structure Plan requirement for the District...

...The argument that the countryside should be protected for its own sake is difficult to reconcile with the need to make full provision for housing in the District. Purbeck is a largely rural District and it is evident from Background Paper 5 and other evidence that it would be impossible to make the level of provision required in the Structure Plan without encroaching on countryside.”

A solution within the District is essential to meet the basic needs of the population in terms of providing housing and in sustaining the local economy. A strategic development within Purbeck is therefore required.

The deletion of Holton Heath and Redbridge Pit as proposed allocations within the Local Plan review have left a serious shortfall in housing provision. Other sites within the Green Belt have been considered through the Local Plan process but were rejected as premature to a Green Belt review. Purbeck have now completed their Green Belt Review, 2006, which concludes that the present Green Belt is fit for purpose and does not propose any deletion of land from the Green Belt. The Local Plan has therefore exhausted other potential sites and in a District, which is largely covered by AONB and Green Belt designations, and the primary focus for development – the principle market town of Wareham is constrained by Green Belt, AONB and the floodplain areas. The only reasonable location to extend Wareham lies on the western edge of the settlement, physically adjoined to the original town, rather than the more detached Northport area, which in itself is constrained by the Green Belt.

Worgret Manor is predominantly used for agriculture and there is no public access over the land at present, it therefore does not have a recreational function. The value of the site lies in its visual association with the settlement of Wareham and the surrounding landscape. Worgret Manor is on the northern periphery of the Dorset AONB. A landscape and Visual Appraisal undertaken by Hankinson Duckett Associates has identified that the landscape character of the site does not fully reflect the Dorset Heathlands of the AONB. The site's landscape comprises medium sized agricultural fields and the remnant hedgerows. As a residual impact, there will be some limited landscape and visual impact on the character and appearance of the AONB. However, this impact can be mitigated through the design and layout of the built forms of new development and the identification

of appropriate areas to introduce new structural landscaping.

The site shares the same topographical characteristics as Wareham, being situated on the same ridgeline with scarp slopes to the north and south. There is a strong relationship between the town and Worgret Manor. A planned extension of the existing town would seek to ensure that this relationship is strengthened both physically and visually. In summary therefore the proposed urban extension at Wareham meets the tests outlined in PPS7 for the consideration of major development proposals in the AONB.

Sustainability Appraisal – Worgret Manor

	Objective	Comment
1	Improve health and reduce health inequalities?	The critical mass of development proposed would enable contributions to be made to local health care services and would assist in strengthening the viability of the town's facilities with additional patronage.
2	Help to make suitable housing available and affordable for everyone?	The proposed development would yield up to 1,000 dwellings including a significant proportion of affordable dwellings – greatly assisting the chronic housing need crisis in Purbeck District.
3	Promote stronger and more vibrant communities?	Worgret Manor will be developed as a mixed use community with an appropriate mix of land uses including housing, employment, education, community and public open space and recreation land.
4	Give everyone access to satisfying work opportunities?	Employment development would provide up to 12,000sq m of floorspace.
5	Reduce poverty and income inequality?	Provision would be made for an appropriate percentage of affordable dwellings for rent and shared equity and for community and employment facilities.
6	Meet local needs locally and increase circulation of wealth in the region?	The provision of a balanced mixed use urban extension to Wareham would capitalise on the town's strengths and help to sustain the self containment of the town in meeting housing, employment and community needs locally.
7	Reduce the vulnerability to climate change?	The achievement of a substantive sustainable balanced community will reduce emissions (when compared with less sustainable and more sporadic and fragmented forms of development). The design of the development will take full account of climate change in terms of flood risk and use of energy and water resources in construction.
8	Reduce the need/desire to travel by car?	Local highway improvements and environmental enhancements; public transport terminus for buses associated with the local centre; footpath and

			cycleway facilities; financial contribution to park and ride facility at railway station in Wareham.
9	Reduce the need/desire to travel by air?	Improved connection/transport interchange to railway station with park and ride facility will enhance prospects for local/regional journeys by rail.	
10	Help everyone to access basic services easily, safely and affordably?	Public transport, footpath and cycleway improvements, community facilities. The development would be implemented in accordance with 'Secure by Design.'	
11	Make public transport, cycling and walking easier and more attractive?	Public transport, footpath and cycleway improvements, community facilities.	
12	Encourage a switch from transporting freight to rail or water?	Good connection with Wareham railway station will enable employment created by the development to be served by rail.	
13	Protect and enhance habitats and species?	The proposed development would take into consideration protected species and seek, where possible, to maintain and enhance biodiversity.	
14	Promote the conservation and wise use of land?	Development will be concentrated on 31ha of housing land and 6ha of employment land – making efficient use of land in accordance with PPS3 and PPS1, and leaving 44ha for environmental enhancement and a further 46ha of public open recreational space.	
15	Protect and enhance landscape and townscape character?	Provision of environmental enhancement and public open space and design of the development to minimise landscape and visual impact on Wareham and AONB.	
16	Value and protect diversity and local distinctiveness including rural ways of life?	A balanced and sustainable urban extension to Wareham will result in a vibrant community that can support local services and facilities and employment sources, design to minimise environmental impact and local distinctiveness.	
17	Maintain and enhance cultural and historical assets?	The development will ensure that any cultural and historical assets are respected.	
18	Reduce vulnerability to flooding, sea level rise, taking account of climate change?	The design of the development will take full account of climate change in terms of flood risk.	
19	Reduce non-renewable energy consumption and greenhouse gas emissions?	Consideration will be given, wherever practicable, to the use of energy efficient building design and sources of renewable energy. Buildings will be constructed in accordance with Building regulations guidelines.	
20	Keep water consumption within local carrying capacity limits?	The use of water resources in employment and residential elements of the development will be carefully	

		considered to minimise water usage.
21	Minimise consumption and extraction of minerals and reduce waste not to any use?	Waste management would be considered, including prospects of enhancing recycling of waste material from domestic and employment use.
22	Minimise land, water, air, light, noise and genetic pollution?	Light pollution will be minimised through consideration of design and specification of lighting, land will be developed at a density to accord with PPS3, ensuring a large area for informal recreation and nature conservation.

Alternative Option B

We do not support the identification of Alternative Option B. As is discussed above, the most sustainable location for new development is at Wareham, notwithstanding the fact that both Wareham and Swanage are identified as Development Policy B settlements.

Option B would fail to provide sufficient development at Wareham to meet the needs of the settlement.

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

No comment.

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comment.

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

No comment.

11 (c) Should other uses be considered for the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

No comment.

11 (d) Are there any other countryside related issues that should be

addressed by the policy?
Yes / No (delete as appropriate)
Please explain:

No comment.

Policy GB – Green Belt



12 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

We support the acknowledgement within Policy GB to the extents of the Green Belt being altered in order to accommodate an extension to the existing settlement at Wareham. In addition, we support the wording of the Policy in that it does not seek to establish which part of the Green Belt boundary should be altered at Wareham. We consider that this should be established through the identification of appropriate land around Wareham for development and the level of new housing which the settlement should accommodate.

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

No (delete as appropriate)

Please explain:

The provision of a Core Strategy policy which prescriptively defines tenure is not suitable flexible to conform to the PPS12 test of effectiveness. If reference should be made in the Core Strategy to tenure this should be provided by supporting text rather than policy and be expressed as the starting point for negotiations. Indeed, there may be a need for greater sensitivity to tenure mix particularly on the smaller sites. If the Council proposes a policy on tenure mix this should be set out in the Affordable Housing SPD.

Policy AH – Affordable Housing



14. Do you agree with this policy?

No (delete as appropriate)

Please explain:

As is stated elsewhere, the Core Strategy must be in conformity with the Regional Spatial Strategy in order to meet the requirements of PPS12. In this regard we note that the Core Strategy requires that at least 50% of all new housing on greenfield sites (larger than 1 hectare or where more than 30 dwellings are proposed) be provided as affordable housing. In this regard we note that Policy H1 of the emerging RSS states that provision should be made for at least 35% of all housing to be provided as affordable housing.

Whilst the need for affordable housing is not in question, the recent Court of Appeal Judgment in Blyth Valley BC v Persimmon Homes (North East) Ltd, Barratt Homes Ltd and Millhouse Developments Ltd [2008] (CD/11/07), resulted in the quashing of a Core Strategy affordable housing policy on the basis that merely basing the policy on evidence of housing need was insufficient. A viability assessment must be undertaken by the LPA to justify its policy, notwithstanding an evidential need, as required by paragraph 29 of PPS3.

Whilst the Council has prepared an Economic Viability Testing report (August 2008) it will be important to ensure that adequate flexibility remains within the policy to ensure that the requirement is subject to the viability of individual sites. Concern remains that the 50% affordable housing requirement on Greenfield sites is excessive and not deliverable given continued falls in the housing market since 2007.

CLG Delivering Affordable Housing (November 2006) advises in paragraph 10 that:

“Effective use of planning obligations to deliver affordable housing requires good negotiation skills, ambitious but realistic affordable housing targets and thresholds given site viability, funding ‘cascade’ agreements in case grant is not provided, and use of an agreement that secures standards.” (emphasis added)

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comment.

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

This policy is supported in order to meet the objectives of the Habitats Regulations and the protected Dorset Heaths SPA.

Policy RP – Retail Provision



20. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

While Policy RP is supported in general, it is noted that future development may be required to make provision for retail floorspace, in order to ensure that appropriate facilities are accessible to future residents. As such the Policy should not prejudice the provision of retail floorspace outside of defined centres, particularly to serve new development and where it will result in the achievement of wider sustainability objectives.

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy FR – Flood Risk

Q? 23. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

No comment.

Policy GP – Groundwater Protection

Q? 24. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

No comment.

Policy CE – Coastal Erosion in Swanage

Q? 25. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

No comment.

Policy SD – Sustainable Design

Q? 26. Do you agree with this policy?
Yes (delete as appropriate)
Please explain:

The objectives of this policy are supported.

Policy REN – Renewable Energy

Q? 27. Do you agree with this policy?
Yes (delete as appropriate)
Please explain:

The objectives of this policy are supported.

Policy HLH – Historic Environment, Landscape and Heritage

Q?

28. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

The policy is supported but it should be recognised that Worgret Manor is on the northern periphery of the Dorset AONB. A landscape and Visual Appraisal undertaken by Hankinson Duckett Associates has identified that the landscape character of the site does not fully reflect the Dorset Heathlands of the AONB. The site's landscape comprises medium sized agricultural fields and the remnant hedgerows. As a residual impact, there will be some limited landscape and visual impact on the character and appearance of the AONB. However, this impact can be mitigated through the design and layout of the built forms of new development and the identification of appropriate areas to introduce new structural landscaping.

The site shares the same topographical characteristics as Wareham, being situated on the same ridgeline with scarp slopes to the north and south. There is a strong relationship between the town and Worgret Manor. A planned extension of the existing town would seek to ensure that this relationship is strengthened both physically and visually. In summary therefore the proposed urban extension at Wareham meets the tests outlined in PPS7 for the consideration of major development proposals in the AONB.

Policy E – Employment

Q?

29. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

In general the wording of the Policy is supported, particularly the acknowledgement that new employment provision at Wareham will be supported.

Policy TA – Tourist Accommodation and Attractions

Q?

30 (a) Do you agree with the policy wording?

Yes / No (delete as appropriate)

Please explain:

No comment.

30 (b) Should new tourist accommodation be allowed within the AONB?

Yes / No (delete as appropriate)

Please explain:

No comment.

Policy IAT – Improving Accessibility and Transport

Q? 31. Do you agree with this policy?
 Yes / No (delete as appropriate)
 Please explain:
 The objectives of this policy are supported.

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck

Q? 32. Do you agree with this policy?
 Yes / No (delete as appropriate)
 Please explain:
 The objectives of this policy are supported.

Sustainability Appraisal

Q? 33. Do you have any comments on the Sustainability Appraisal?
 Comments:
 No comment.

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other):		Agent Title (Mr/Ms/Mrs/Miss/Other):	Mr
First Name:		Agent First Name:	Nick
Last Name:		Agent Last Name:	Paterson-Neild
Job Title*:		Agent Job Title:	Associate
Organisation*:	Ashvilla Estates (Wareham) Ltd	Agent Organisation:	Barton Willmore
Address:		Address:	Beansheaf Farmhouse, Bourne Close, Calcot, Reading, Berkshire,
Postcode:		Postcode:	RG31 7BW

Telephone:		Telephone:	0118 9430000
E-mail:		E-mail:	Nick.paterson- neid@bartonwilmore.co.uk


*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

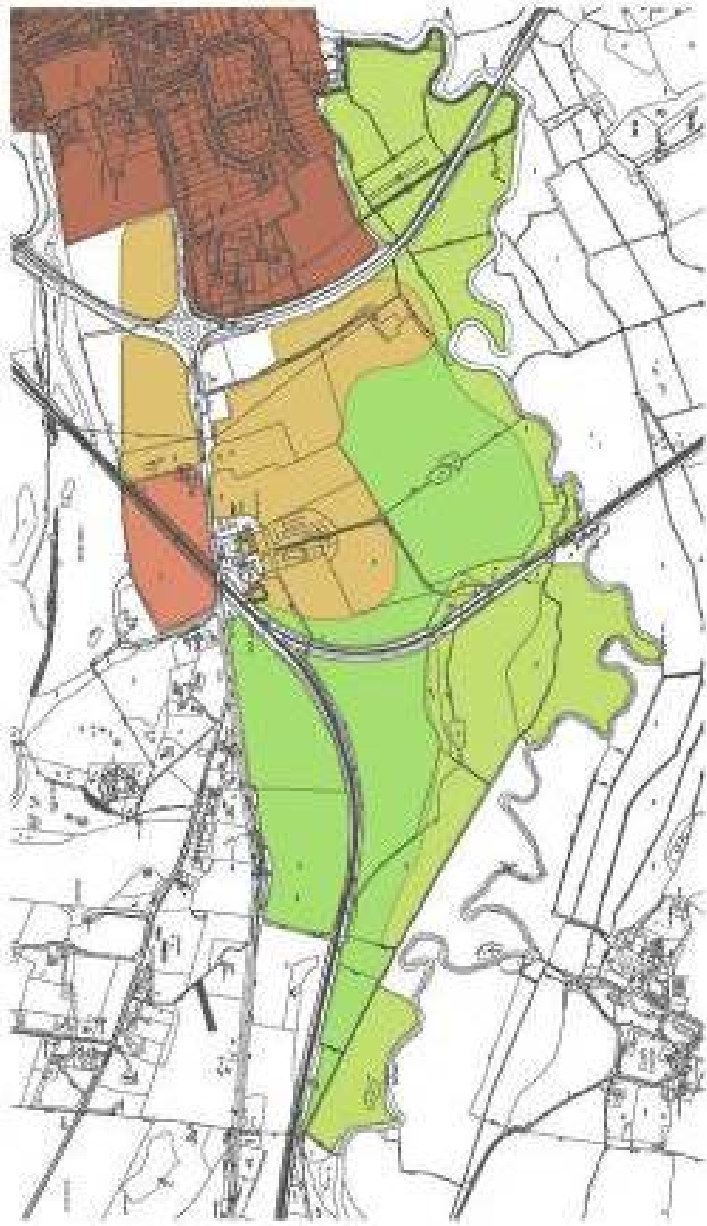
Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes (Delete as Appropriate)

NOTE: The drawing is the property of Purbeck Urban District Council and is not to be used for any other purpose without their written authority. It is not to be used for any other purpose without their written authority. It is not to be used for any other purpose without their written authority.

Approved under the Town and Country Planning Act 1990, as amended, and the Town and Country Planning (Development Management) Regulations 2015.

- Legend**
-  **Wareham**
-  **Proposed Employment Use**
4 ha / 10 acres
-  **Development Area**
31 ha / 76 acres
-  **Informal Open Space**
36 ha / 89 acres
-  **Environmental Enhancement**
66 ha / 163 acres



Ashwilla Estates (Wareham) Ltd
Worgret, Wareham

Land Use

For: Ashwilla Estates



HERRING PARTNERS ARCHITECTS

PROJECT NO.	12000000000000000000
DATE	12/12/2015
SCALE	1:1000
DRAWN BY	12000000000000000000

Date: Aug 06
Scale: 1:1000
942.98 Pt



Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road,
Wareham, Dorset, BH20 4PP
E-mail: ldf@purbeck-dc.gov.uk

Response by RPS (Oxford) on behalf of Infinergy Ltd

RPS, Mallams Court, 18 Milton Park, Abingdon, Oxon OX14 4RP

Vision for Purbeck	
Q?	1. Do you agree with the District Vision? Yes / No (delete as appropriate) Please explain:

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

Yes / No (delete as appropriate)

Please explain:

Spatial Objectives



3. Do you agree with the Spatial Objectives?

NO (delete as appropriate)

Please explain:

Objective 5 - Reduce vulnerability to climate change and dependence upon fossil fuels.

This is clearly part of the Government's intention and it is reasonable to reflect this objective in the Core Strategy.

The Energy White Paper paved the way for cutting carbon dioxide emissions and recognises that renewable energy developments will make a vital contribution to these aims.

This is a key aim of PPS22 (Government objectives on page 4 of PPS22) and the draft RSS (paragraph 1.6.4 "Energy consumption is a significant contributor to the region's eco-footprint. Reducing the level of demand for energy through improving energy efficiency is a major challenge as is the development of more renewable energy sources in the region.")

Objective 5 should reflect these commitments and be more positive in its approach. It should be revised to read:

'Take a proactive approach to tackling climate change and reduce our dependence upon fossil fuels by improving energy efficiency and encouraging renewable energy developments.'

Policy LD – Location of Development



4 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

Yes / No (delete as appropriate)

Please explain:

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes / No (delete as appropriate)

Please explain:

Policy HS – Housing Supply
Q? 5. Do you agree with this policy? Yes / No (delete as appropriate) Please explain:

Character Area Development Potential

Q? 6 (a) Do you agree with this approach in estimating development potential?

Yes / No (delete as appropriate)

Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes / No (delete as appropriate)

Please explain:

Maintaining a 5 Year Land Supply

Q? 7. Should the Core Strategy include phasing for settlement extensions?

Yes / No (delete as appropriate)

Please explain:

Policy ELS – Employment Land Supply

Q? 8 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes / No (delete as appropriate)

Please explain:

Policy RFS – Retail Floor Space Supply

Q?

9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

Development Options

Q?

10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

The preamble at paragraph 8.2.1 to Policy CO includes a blue coloured box which provides examples of development for which a countryside location is essential. An example given is *"Infrastructure (including ... renewable energy developments"*.

Policy CO states:

*"Development in the countryside will be permitted where:
• A countryside location is essential"*

We consider that Policy CO could be extended to cross refer to the definition of essential development given in the blue box in paragraph 8.2.1.

This would avoid any confusion or misunderstanding.

We fully agree that a countryside location is essential for renewable energy developments particularly wind farms and we support Policy CO in this respect.

This part of Policy CO is further supported by criterion (iv) of paragraph 16 of PPS7 which requires planning authorities to provide for the exploitation of renewable energy sources in preparing their LDD's for development in the countryside.

Further support is given by PPS22 and its Companion Guide including key principle (ii) of PPS22 which requires LDD's to contain policies designed to promote and encourage the development of renewable resources. Furthermore, paragraph 17 of PPS22 which confirms renewable energy developments are capable of being accommodated in rural areas.

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / No (delete as appropriate)

Please explain:

Policy GB – Green Belt

Q? 12 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?
Yes / No (delete as appropriate)
Please explain:

Policy AHT – Affordable Housing Tenure

Q? 13. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy AH – Affordable Housing

Q? 14. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy RES – Rural Exception Sites

Q? 15. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People

Q? 16. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy WHN – Wider Housing Needs

Q? 17 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?
Yes / No (delete as appropriate)
Please explain:

Policy BIO – Biodiversity & Geodiversity

Q? 18. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy DH – Dorset Heaths International Designations

Q? 19. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy RP – Retail Provision

Q? 20. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy CF – Community Facilities and Services

Q? 21. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities

Q? 22. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy FR – Flood Risk

- Q?** 23. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GP – Groundwater Protection

- Q?** 24. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy CE – Coastal Erosion in Swanage

- Q?** 25. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy SD – Sustainable Design

- Q?** 26. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy REN – Renewable Energy

- Q?** 27. Do you agree with this policy?
No (delete as appropriate)
Please explain:

The first sentence of paragraph 8.17.2 refers to the 2010 renewable energy target for Dorset set by the draft RSS. It should be stated that Dorset has not met its 2010 target. It has fallen significantly short of the target. This sentence needs to be replaced and should refer to 2020 target for the South West region which is a minimum cumulative target of 850 MWe installed capacity from a range of onshore renewable electricity technologies (Policy RE1 of the RSS).

The preamble to the policy should make it clear that Purbeck District Council is committed to encouraging energy efficient development and renewable energy development and the

importance of this in meeting the 2020 target for the Region.

Paragraph 8.17.2 should be split into two separate paragraphs to distinguish clearly between large scale energy production from renewable resources (Policy RE1 of the RSS) and the separate requirement of Policy RE5 which is for energy to be used in new developments to be generated by decentralised and renewable or low-carbon energy sources where it is viable i.e. energy efficient development.

It is considered Policy REN would be more appropriate if split into two policies as follows:

1. Set targets and support for the generation of energy from large scale renewable energy sources e.g wind farms (Policy RE1 of the RSS)
2. Set targets for promoting sustainable energy use within new development and regeneration (Policy RES5 of the RSS)

It is important that the targets set are minimum amounts of installed capacity as required by paragraph 3.14 of the Companion Guide to PPS22.

We do not support Policy REN as set out.

The first part of Policy REN states:

"The Council encourages the sustainable use and generation of energy and will encourage renewable energy where it is in keeping with the District's landscape and cultural heritage and would not adversely affect the area's biodiversity."

This is unacceptable as it stands. It is confusing as it seeks to address two separate elements of renewable energy production i.e. energy use and generation.

Furthermore, the word 'development' appears to be missing after 'renewable energy'.

Some renewable energy generating developments are unlikely to be 'in keeping' with the landscape and cultural heritage due to their size, heights and use of modern technology. For example wind turbines and large scale renewable energy generation from photovoltaic cells may not be in keeping. The test at PPS22 is that renewable energy developments should be permitted unless there are significant effects. Moreover, these effects can be outweighed by environmental, social and economic benefits (paragraphs 9 -17 of PPS22).

The Policy needs to be revised to meet the requirements of PPS22 including a criterion that balances the impacts of renewable energy development against the environmental, social and economic benefits.

As required by paragraph 15 of PPS22 development for renewable energy projects should be assessed against criteria based policies set out in LDD's and the policies and strategies need to promote and encourage renewable energy developments (paragraph 1(ii) of PPS22. Criteria against which renewable energy developments will be considered are listed in Policy REN.

Criterion 1 is unacceptable as it seeks to determine whether a technology is suitable for a location. This part of criterion 1 should be deleted. It conflicts with the thrust of PPS22 which confirms at paragraph 1(i) that "renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily".

Paragraph 1(ii) adds that LDD's should promote and encourage rather than restrict

renewable energy development.

It is for a developer to address the suitability of a site for the technology proposed.

The remainder of criterion 1 could remain but the word 'significant' should be inserted before 'adverse' and in accordance with Paragraph 11 of PPS22 the words 'unless outweighed by the environmental, social and economic benefits' need to be added at the end of criterion 1.

Criterion 1 should therefore read: "The development would not cause significant adverse harm to visual amenity from both within the landscape and views into it unless outweighed by the environmental, social and economic".

At criterion 5 there is no definition of what constitutes a 'large-scale proposal'. This criterion should be deleted, as it would be adequately covered by our recommended revised criterion 1.

Criterion 6 needs to be clarified to refer to highway safety, as health and safety are matters for the Health and Safety Executive.

Criterion 7 is inappropriate in referring to Policy SD particularly as wind turbines are a specific design aimed at capturing wind energy and consequently their design and height will not and it would be unrealistic for them to reflect localised traditions of building materials. Furthermore, site layout is usually dictated by a number of constraints that are not related to traditional patterns of building in Dorset. This criterion should be deleted. A separate criterion could be added to refer to the historic environment.

On this basis we object to Policy REN.

Policy HLH – Historic Environment, Landscape and Heritage

Q? 28. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy E – Employment

Q? 29. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy TA – Tourist Accommodation and Attractions

Q? 30 (a) Do you agree with the policy wording?
Yes / No (delete as appropriate)
Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB?
Yes / No (delete as appropriate)
Please explain:

Policy IAT – Improving Accessibility and Transport

Q? 31. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck

Q? 32. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?
Comments:

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title <small>(Mr/Ms/Mrs/Miss/Other)</small>		Agent Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	
First Name:		Agent First Name:	
Last Name:		Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:		Address:	
Postcode:		Postcode:	
Telephone:		Telephone:	
E-mail:		E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes / No (Delete as Appropriate)

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If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:

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

E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

No (delete as appropriate)

Much of what has been said, in this vision statement is laudable, however it is too parochial, and does not have any vision as how we want people to live. **Parochial**; the vision cannot ignore the neighbouring area, to take no account of the needs of the conurbation and to fail to properly plan for both it's expansion and the needs of the present residents.

How do we want to live; how should we be looking at development, what benefits can it bring for instance allotments, sports clubs, meeting halls, children, walks in the country, business parks, parkland etc. Surely we should be planning to produce housing close to the employment needs at present, it seems that there is a population move into Purbeck to work rather than out of it.

Support for Agriculture. Agriculture within Purbeck is subsistence agriculture, due to the very poor quality of the land. Supporting agriculture must involve the support of diversification, be it the creation of businesses, mini-business parks, renovation of old buildings for housing, both for tourism and for rent, and for sale. The agriculture business needs continuous reinvestment, on such poor land yields are not capable of producing this reinvestment, and very often the only way to enable the land to continue in agriculture is for the subsidy of incomes by capital from redevelopment of areas of farm buildings.

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

No (delete as appropriate)

Please explain: nowhere are the housing needs of the conurbation addressed, this is the elephant in the room. The vision does not address the villages' needs. The aspect of living in a village with your family, promotion of a family values by a dynamic housing policy, enabling families to live close to another in villages. The green belt policy must be rewritten to take account of village communities, and not just the visual separation of urban areas. The same can be said about the policies relating to the larger settlements. Because there is not enough building within Purbeck, families are broken up, young people cannot find housing within Purbeck, the policies must try to reverse the trend for young people to leave the area in search of somewhere to live. This means that Wareham must expand as a town, a commercial centre, and somewhere where people can shop.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes / (delete as appropriate)

Please explain: Policies must reflect the community needs and not just buildings. The countryside is not just a facility to be looked at, walked through, driven through and thought of just as habitat, it is the work place of farmers, who should not be unduly restricted in their business enterprise.

Policy LD – Location of Development

Q?

4 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Any housing in any area should come with the provision of facilities to make life better for the whole.

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

Yes / No (delete as appropriate)

Please explain:

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

No (delete as appropriate)

Please explain: This is a cynical method of preventing any development at all. In these villages they are needs that are not addressed by a policy of no building. Affordable housing, must come with traditional housing for sale and rent within the private sector.

Policy HS – Housing Supply

Q?

5. Do you agree with this policy?

No (delete as appropriate)

Please explain: this is much too low. In the previous structure plan there was envisaged a need for 1400 houses in Sandford/Holton Heath. These have not been built, due to the environmental constraints. This lack of housing has not been addressed.

Character Area Development Potential

Q?

6 (a) Do you agree with this approach in estimating development potential?

No (delete as appropriate)

Please explain: this only looks at sites and not at people

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes / No (delete as appropriate)

Please explain:

Maintaining a 5 Year Land Supply

Q?

7. Should the Core Strategy include phasing for settlement extensions? Yes te as appropriate)

Please explain: the planning department should plan.

Policy ELS – Employment Land Supply

Q?

8 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes (delete as appropriate)

Please explain: Do not forget Upton

Policy RFS – Retail Floor Space Supply

Q?

9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

Development Options

Q?

10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain: the preferred option is better than the other two, however. It is very lazy planning to forget the potential within the smaller villages of Purbeck.

Policy CO - Countryside

Q?

11 (a) Do you agree with this policy?

Yes and No (delete as appropriate)

Please explain: The countryside is where farmers work. The countryside is where food is produced. The countryside in Purbeck is very poor quality land. The countryside in Purbeck, only supports subsistence farming. This type of farming produces the visual landscape that is required for a vibrant tourism industry. The redevelopment of farm buildings should take account of the fact that it is virtually impossible for small family farms to make a living on farming alone.

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

No (delete as appropriate)

Please explain: it is often very expensive to redevelop old farm buildings, even if the planning authority does not take this into account. They should at least understand the need to produce a proper income from any capital investment.

11 (c) Should other uses be considered for the re-use of rural buildings? Yes as appropriate)

Please explain: the planning authority should not limit itself. It should be prepared to look at all redevelopment plans that might provide income and sustainability to a farm.

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / (delete as appropriate)

Please explain: areas of Purbeck countryside are ideally suited to provide electricity through wind turbines. There should be an enabling policy for these. We must get used to seeing the methods by which our power is produced. In

Policy GB – Green Belt



12 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain: green belt policy is a lazy policy that takes no account of the needs of communities. For example: an individual might want to build a granny flat on to their existing house, or put the same into the garden, the green belt policy would forbid such development, and therefore could be considered to be both inhumane and cruel. Villages should be allowed to develop slowly and organically, taking into consideration the needs of the community and individuals within that community. Only allowing affordable housing within the green belt villages will mean that there is **no new housing within the green belt villages**

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

No (delete as appropriate)

Please explain: this is just a policy to stop any development in the green belt.

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

Yes (delete as appropriate)

Please explain: this should include the provision of of housing by private landlords.

Policy AH – Affordable Housing



14. Do you agree with this policy?

Yes and No (delete as appropriate)

Please explain: certainly a mixed housing concept is desirable, however, the authority should look past the mere housing needs and look at what the community might want, additional walking areas, informal parks, allotments, playgrounds. It might be worth forgoing a few affordable houses to gain a better living environment.

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain: policies should be an enabling and not restrictive. They should allow people to care for their parents, children etc. They should allow the proper development of business.

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain: residents who live close to a gypsy site at terrified of the effect of living close to such a site. Practices should be developed to build trust between the different communities through better policing and better dialogue.

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes (delete as appropriate)

Please explain: people should be enabled to look after their elderly relatives etc. Planning policy should enable this. And not be restrictive.

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

Yes / (delete as appropriate)

Please explain:

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

Yes and No (delete as appropriate)

Please explain: Dorset heaths must be protected, however, a 400 m restriction zone is a very blunt instrument by which to do this. Better use should be made of physical barriers between existing development and heaths. This would enable the redevelopment of various school sites within Upton and bring forward much-needed land for housing. The provision of a new urban area centered around Lytchett Minster would enable the provision of “wild parkland” and rural walks which would take the pressure off heathland.

Policy RP – Retail Provision



20. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

We need more community facilities

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

Yes

Please explain: the policies should not. Just look at the provision of space, but also provide a fund to promote activities for youth, sport, education, the needs of the elderly, the needs of families, the needs of everyone.

Policy FR – Flood Risk



23. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GP – Groundwater Protection



24. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Use of good architects is essential. The planning authority should not be frightened of modern design.

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes (delete as appropriate)

Please explain: Widespread use must be made of wind energy, bio-energy, we must not be frightened of the visual impact of some of these eco-energies. Some people like the look of wind turbines, and as a society we should take responsibility for the energy we use.

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?

Yes

Please explain:

Policy E – Employment



29. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain: employment is key to the viability and sustainability of Purbeck. The policies should enable employment. They should help business.

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?

Yes and No (delete as appropriate)

Please explain: The Isle of Purbeck must decide whether it is a tourist attraction or a dormitory for old people. If it is going to be a tourist attraction, then it must decide what kind of a tourist attraction. The decisions of the planning authority will flow from this answer. I believe it should promote tourism, enable tourism and that the tourism should be of a low impact type.

30 (b) Should new tourist accommodation be allowed within the AONB? Yes (delete as appropriate)

Please explain:

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?

Comments:

No I have not seen it.

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mr	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Christopher	Agent First Name:	
Last Name:	Lees	Agent Last Name:	
Job Title*:	Organic Farmer	Agent Job Title:	
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Postcode:		Postcode:	
Telephone:	01202622505	Telephone:	
E-mail:	Christopher.lees@dbsmail.co.uk	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

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(Delete as Appropriate)

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Please send your completed form back, by **30 October 2009**, to:

Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

Yes Mostly

Please explain:

Agree except with the statement "more rural areas will retain their functional character". What about the development and maintenance of the economic, social and community life of small villages? It is important that they progress or they will ossify with an ageing population.

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

Yes mostly except as stated above. (delete as appropriate)

Please explain:

No mention of improved transport links from Bere Regis or Lytchett Matravers

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes (delete as appropriate)

Please explain:

Policy LD – Location of Development



4 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

This policy leaves small villages with very low potential for even small scale development especially where almost all the land is owned by one of the major landowners and rarely available for affordable housing.

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

No (delete as appropriate)

Please explain: as 4(a)

4 (c) Do you agree that only affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

No (delete as appropriate)

Please explain: as 4(a)

Policy HS – Housing Supply



5. Do you agree with this policy?

No (delete as appropriate)

Please explain:

If the population is ageing as predicted in the report and there is no significant increase in employment opportunities, then it seems unlikely that there will be the demand for so many houses in the area.

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

No (delete as appropriate)

Please explain:

Do not agree with a policy of intense infill (eg building on gardens) as this distorts the character of an area and lowers the quality of life. If we are being urged to be more self-sufficient, it also reduces the area available for home cultivation.

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

No (delete as appropriate)

Please explain: Should be lower than 50% not higher.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions? Yes / No (delete as appropriate)

Please explain:

No opinion

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

In principle yes but not qualified to comment on the quantity of land required.

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes / No (delete as appropriate)

Please explain: Allocate new sites

Policy RFS – Retail Floor Space Supply



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option

Large supermarket at Wareham (2,000sqm)

- Alternative Supermarket Option A

Large supermarket in Swanage (2,000sqm)

- Alternative Supermarket Option B

Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain: None of these options really addresses the problem for Wareham.

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain: The ideal solution would be a large and attractive supermarket in the centre of Wareham eg extending the existing Sainsbury site if that's possible. But I think that more research is needed on why so many Wareham residents shop elsewhere. For example, is it because they shop on the way home from work? In which case, it will be hard to change the pattern of use.

Development Options



10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain: Also need small scale development in villages

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?
Please explain:

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain: Don't understand question.

11 (c) Should other uses be considered for the re-use of rural buildings? Yes / No (delete as appropriate)

Please explain: Can't think of any at the moment but any reasonable countryside related or employment use should be considered sympathetically

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / No (delete as appropriate)

Please explain:

Policy GB – Green Belt



12 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes (delete as appropriate)

Please explain:

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

No (delete as appropriate)

Please explain:

Don't agree that a specific ratio needs to be set. Each tenant should be able to choose which tenure type they can afford and even change with time.

Policy AH – Affordable Housing



14. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

No (delete as appropriate)

Please explain:

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain: Partly.

The 400 m boundary should be rationalized to allow infill development where no further harm to the heathland would occur.

The 5km boundary requirements seem very extreme in places eg north of the A35 where there is very little heath and already plenty of open space.

Policy RP – Retail Provision



20. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy FR – Flood Risk



23. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GP – Groundwater Protection



24. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?

Yes / No **Don't Know** (delete as appropriate)

Please explain: Don't have any technical knowledge but buffer seems rather wide especially west of access road.

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes / No **Mostly** (delete as appropriate)

Please explain: Am worried about the phrase "aesthetic compatibility" as this could be interpreted as "pastiche". High quality modern designs are also desirable.

Policy REN – Renewable Energy



27. Do you agree with this policy?

No (delete as appropriate)

Please explain:

The Council seems very half-hearted in its support for renewables. The priority seems to be given to the landscape and cultural heritage. As most of the district is either AONB or Conservation area and many of the buildings listed, this offers very little scope for renewable energy. There must be a balance between these demands and the inevitable need for alternative energy sources in the foreseeable future.

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy E – Employment



29. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?

Yes (delete as appropriate)

Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB? Yes if proven need (delete as appropriate)

Please explain:

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

Yes but (delete as appropriate)

Please explain: reducing need to travel for work or shopping is only one aspect. People need/want to travel for all sorts of reasons - social, family, entertainment, health - and reasonable travel alternatives need to be provided

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?
Yes (delete as appropriate)
Please explain:

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?
Comments:

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Ms	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Mary	Agent First Name:	
Last Name:	Mathers	Agent Last Name:	
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Organisation*:		Agent Organisation:	
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Postcode:	BH20 7EA	Postcode:	
Telephone:		Telephone:	
E-mail:	Mary.mathers@btinternet.com	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

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 E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

Yes, in general, although given Wareham & Upton's geographic proximity to the conurbation it is unrealistic to achieve significant increases in self-containment including for food retail, especially since many if not most Purbeck residents in these areas work in the conurbation itself.

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

Generally yes, but unsure as to why the District has been subdivided into these areas – Purbeck is a relatively homogenous self-contained geographic area anyway and is perhaps best considered as such.

I have the following comments on some of the spatial areas:

Central Purbeck – I disagree that Wareham should have a large out of town supermarket since this would damage the vitality & viability of the town centre.

SE Purbeck – Corfe should not be allowed to expand its current settlement boundary.

A351 – Changes to a 2-tier structure for the Purbeck pyramid is not yet a done deal. Significant new retail provision is neither acceptable nor necessary. It is important that the new cycle path from Wareham extends beyond the Bakers Arms roundabout into Poole town centre and that it is implemented ASAP.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

The objectives set out in Para 8.1 were better. No.4 ['Support local communities'] is meaningless and should be replaced with the one in bullet point 3 in Para 8.1 ['Reinforcing the Vitality & Viability of Local Shops, Schools, Services, Recreation & Community Facilities']

Policy LD – Location of Development



4 (a) Do you agree with this policy?

It should clarify that Upton is part and parcel of Poole, especially since in any local government reorganization (on the cards) would probably abolish PDC and locate it with Poole unitary. I don't understand the distinction between a 'key service' & 'local service' village when they will both be 'C' settlements with settlement boundaries – is there any point in this?

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

See above

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

No, exception sites should only be allowed adjacent to a, B, or C settlements because these are by definition the most sustainable; social housing should not be built in isolated villages with few or no facilities because this would decrease social inclusion, a prime sustainable policy aim.

Policy HS – Housing Supply



5. Do you agree with this policy?
Yes

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?
Yes

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

No, 75-100% is a more realistic figure because actual windfall rates consistently exceed or have exceeded such forecasts in the past in most LPA areas. What then happens is an excessive housing delivery above target, which constitutes unsustainable development.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions?
No, as per above.

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?
Yes

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes, but not outside their existing Brownfield boundaries.

Policy RFS – Retail Floor Space Supply



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

Only Option A is acceptable (if any of the above are to be pursued) because only Swanage, given its location, is capable of significant self-containment for food retail.

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Any large new food supermarket outside the town center in Wareham (and there are no sites within the town centre) would significantly detrimentally affect the vitality & viability of the town center where there are already many vacant units. It is not realistic to make Wareham self-contained for convenience or comparison goods. The concept of large supermarkets is flawed anyway because they only serve to generate traffic both from customers and in terms of food miles – they go against the 'buy local' agenda that smaller local shops tend to do.

Development Options



10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.

- Alternative Option A – concentrate growth on the edge of Wareham.

- Alternative Option B – focus growth at Swanage.

Please explain:
None of them.

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?
Concentrate growth round Upton (within the by-pass), on the edge of the conurbation, an A settlement, with other main growth in both Swanage and limited growth in Wareham & Wool (although Wool has already recently taken its share of such growth), though not Lytchett. The RSS is effectively dead anyway since it is unlikely ever to be adopted.

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes, but such DC policies should probably be separated from key core policies and grouped together to effect their more practical use by DC and applicants/agents.

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes

11 (c) Should other uses be considered for the re-use of rural buildings? / No

11 (d) Are there any other countryside related issues that should be addressed by the policy?
Other new equestrian development such as racing establishments or studs.



12 (a) Do you agree with this policy?

Yes

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?
No, not necessary or desirable – breaches GB policy.

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

Yes

Policy AH – Affordable Housing



14. Do you agree with this policy?

Yes, but the last paragraph is hostage to fortune – the requirement should be absolute.

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

No. This policy should only permit exception sites at those villages with settlement boundaries. 'Adjoining' must mean contiguous with the settlement boundary.

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

Yes

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?
Yes

17 (b) Are you aware of any other specific housing needs that should be addressed?
No

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?
Yes

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?
Yes

Policy RP – Retail Provision



20. Do you agree with this policy?
No. A1 uses in primary shopping areas should only be allowed to change to other A uses in certain specified circumstances that should be carefully set out in the policy.

Policy CF – Community Facilities and Services



21. Do you agree with this policy?
This policy does not appear to safeguard village Pos, pubs, halls or shops, which it should do; to this extent it is wholly insufficient.

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?
Yes, but the text prior to the actual policy should clarify that school grounds and playing field must also be safeguarded (for instance it must be clear that the playing fields of Wareham Middle School will not be countenanced for housing or retail development).

Policy FR – Flood Risk



23. Do you agree with this policy?
Yes

Policy GP – Groundwater Protection



24. Do you agree with this policy?
This policy is not SMART and therefore meaningless as a DC tool.

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?
Yes

Policy SD – Sustainable Design



26. Do you agree with this policy?
Yes

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes, but it appears to be rather 'thin' – i.e. insufficiently detailed to address the variety of likely renewable schemes coming forward.

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?

Yes, but this is also very 'thin'. At least the prior text should mention the impending new Heritage legislation and the new PPS15!

Policy E – Employment



29. Do you agree with this policy?

Yes, but the safeguarding part of this policy is too vague to be a useful Dc tool. Has there been adequate consultation with DC officers regarding these policies?

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?

Yes

30 (b) Should new tourist accommodation be allowed within the AONB? No, this would obviously detract from the AONB.

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

Again rather vague and of limited use when assessing the merits of an individual planning application.



32. Do you agree with this policy?

Yes, but there is no mention of parking standards!

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?

Comments:

9.1: In view of the unlikely adoption of the RSS Option 1 (Focus development at Upton) is probably an option that warrants pursuing.

Sections 7.2, 7.3 & 9.2 are spot on!

11.1 Strengths – Removing settlement boundaries for smaller settlements is a 'must'.

11.2 Weaknesses – The comment on provision of GP facilities & schools betrays a lack of spatial planning in this document,

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mr	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Nick	Agent First Name:	
Last Name:	Fagan	Agent Last Name:	
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Postcode:	BH20 4NP	Postcode:	
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E-mail:	nickfagan@talktalk.net	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes



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Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP
E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck	
Q?	1. Do you agree with the District Vision? Yes / No (delete as appropriate) Please explain:

Spatial Area Visions	
Q?	2. Do you agree with the Spatial Area Visions? Yes / No (delete as appropriate) Please explain:

Spatial Objectives

- Q?** 3. Do you agree with the Spatial Objectives?
Yes / No (delete as appropriate)
Please explain:

Policy LD – Location of Development

- Q?** 4 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain: See below

- 4 (b) Do you agree with the Settlement Hierarchy in Policy LD?
Yes / No (delete as appropriate)
Please explain: See below

- 4 (c) Do you agree that only affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?
Yes/ No (delete as appropriate)
Please explain: See below

I object to the removal of settlement boundaries as set out in paragraph 5.6.

Many of the settlements listed in paragraph 5.6 whilst small are self-contained villages with a long history of gradual development. This will be brought to an abrupt halt by the designation of these settlements as countryside.

The desire to promote sustainable lifestyles is laudable however the location of new housing is only one relatively minor factor on the eventual lifestyle of the occupants. Studies have shown that the worst performing populations in terms of carbon footprint are actually those of the modern suburbs which Policy LD will no doubt extend. Everything should be taken in proportion – the larger settlements should take the majority of new housing however a limited amount of new

development in the smaller villages will have a negligible impact on sustainability and can provide benefits to those villages.

Firstly, new development can provide a useful supply of affordable housing which will not come forward through the exceptions policy. For example if requirement is for 50% provision then a small infill site for two houses within a village would deliver one affordable dwelling. If there is no development boundary then it would need to be an exceptions site - both houses would have to be affordable and the consequent reduced land value together with the additional burden of demonstrating a need is likely to result in any infill plots within these settlements not coming forward. The consequence of villages without settlement boundaries might actually be to direct new exceptions sites to greenfield land on the edge of the settlements rather than any brownfield sites within it.

Secondly new development can make beneficial reuse of disused or underused brownfield land. A small amount of development in the paragraph 5.6 villages could remove the need for some greenfield settlement expansions elsewhere in the district. New development can also make physical improvements to the built form, replacing eyesores, completing built frontages etc.

Finally, new development helps prevent villages stagnating, injecting new investment and new population to villages. In the modern rural economy it has been found that village services require a growing population to support them otherwise they will close – restricting the modest growth of the settlements listed in paragraph 5.6 will contribute to the future loss of the remaining services and facilities existing forcing the greater reliance on travel to the larger settlements.

Policy HS – Housing Supply

Q? 5. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Character Area Development Potential

Q? 6 (a) Do you agree with this approach in estimating development potential?
Yes / No (delete as appropriate)
Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?
Yes / No (delete as appropriate)
Please explain:

Maintaining a 5 Year Land Supply

Q? 7. Should the Core Strategy include phasing for settlement extensions?
Yes / No (delete as appropriate)
Please explain:

Policy ELS – Employment Land Supply

Q? 8 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?
Yes / No (delete as appropriate)
Please explain:

Policy RFS – Retail Floor Space Supply

Q? 9 (a) Where do you think is the best location for a new supermarket?
Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

Development Options

Q? 10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?
Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings?

Yes / No (delete as appropriate)

Please explain:

11 (d) Are there any other countryside related issues that should be addressed by the policy?

Yes / No (delete as appropriate)

Please explain:

Policy GB – Green Belt



12 (a) Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes / No (delete as appropriate)

Please explain:

Policy AHT – Affordable Housing Tenure

Q? 13. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy AH – Affordable Housing

Q? 14. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy RES – Rural Exception Sites

Q? 15. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People

Q? 16. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy WHN – Wider Housing Needs

Q? 17 (a) Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

Yes / No (delete as appropriate)
Please explain:

Policy BIO – Biodiversity & Geodiversity

Q? 18. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy DH – Dorset Heaths International Designations

Q? 19. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy RP – Retail Provision

Q? 20. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy CF – Community Facilities and Services

Q? 21. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities

Q? 22. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy FR – Flood Risk

Q? 23. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy GP – Groundwater Protection

Q? 24. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy CE – Coastal Erosion in Swanage

Q? 25. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy SD – Sustainable Design

Q? 26. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy REN – Renewable Energy

Q? 27. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy HLH – Historic Environment, Landscape and Heritage

Q? 28. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy E – Employment

Q? 29. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy TA – Tourist Accommodation and Attractions

Q? 30 (a) Do you agree with the policy wording?
Yes / No (delete as appropriate)
Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB?
Yes / No (delete as appropriate)
Please explain:

Policy IAT – Improving Accessibility and Transport

Q? 31. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck

Q? 32. Do you agree with this policy?
Yes / No (delete as appropriate)
Please explain:

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?
Comments:

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	Mr	Agent Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	Mr
First Name:	Keith	Agent First Name:	Daniel
Last Name:	Pearce	Agent Last Name:	Wilden
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	Planning Solutions
Address:	C/O Agent	Address:	Manor Hatch 63 Southampton Road Ringwood
Postcode:		Postcode:	BH24 1HE
Telephone:		Telephone:	01425480777
E-mail:		E-mail:	dw@planningsolutions.co.uk

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes / ~~No~~ (Delete as Appropriate)

Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?
Yes (delete as appropriate)
Please explain:

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?
Yes (delete as appropriate)
Please explain:

Spatial Objectives



3. Do you agree with the Spatial Objectives?
Yes (delete as appropriate)
Please explain:

Policy LD – Location of Development



4 (a) Do you agree with this policy?
Yes (delete as appropriate)
Please explain:

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?
Yes (delete as appropriate)
Please explain:

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?
Yes (delete as appropriate)
Please explain:

Policy HS – Housing Supply



5. Do you agree with this policy?
Yes (delete as appropriate)
Please explain:

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes (delete as appropriate)

Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

Yes (delete as appropriate)

Please explain:

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions? Yes (delete as appropriate)

Please explain:

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

Yes (delete as appropriate)

Please explain:

Existing sites should be allowed to expand

Policy RFS – Retail Floor Space Supply



9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)

- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)

- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain:

Development Options



10 (a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.

- Alternative Option A – concentrate growth on the edge of Wareham.

- Alternative Option B – focus growth at Swanage.

Please explain: Option B would lead to improved rail/road infrastructure throughout Purbeck

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

Policy CO - Countryside



11 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes (delete as appropriate)

Please explain:

11 (c) Should other uses be considered for the re-use of rural buildings? Yes (delete as appropriate)

Please explain:

11 (d) Are there any other countryside related issues that should be addressed by the policy?

No (delete as appropriate)

Please explain:

Policy GB – Green Belt



12 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes (delete as appropriate)

Please explain:

Policy AHT – Affordable Housing Tenure



13. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy AH – Affordable Housing



14. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy RES – Rural Exception Sites



15. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People



16. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy WHN – Wider Housing Needs



17 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

No (delete as appropriate)

Please explain:

Policy BIO – Biodiversity & Geodiversity



18. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy RP – Retail Provision



20. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy FR – Flood Risk



23. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GP – Groundwater Protection



24. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy HLH – Historic Environment, Landscape and Heritage



28. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy E – Employment



29. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy TA – Tourist Accommodation and Attractions



30 (a) Do you agree with the policy wording?

Yes (delete as appropriate)

Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB? / No (delete as appropriate)

Please explain: except for existing sites which meet the criteria described

Policy IAT – Improving Accessibility and Transport



31. Do you agree with this policy?

Yes (delete as appropriate)

Please explain: Very much agree this policy

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck



32. Do you agree with this policy?

Yes (delete as appropriate)

Please explain: Very much agree this policy

Sustainability Appraisal



33. Do you have any comments on the Sustainability Appraisal?

Comments:

No its fine and I am impressed with the quality of the entire document.

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mr	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Keith	Agent First Name:	
Last Name:	Norris	Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	18 Charborough Close, Lytchett Matravers, Poole	Address:	
Postcode:	Bh16 6Dh	Postcode:	
Telephone:	01202 631409	Telephone:	
E-mail:	keithanorris@hotmail.co.uk	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? Yes
(Delete as Appropriate)

Core Strategy Planning Purbeck's Future Response Form

With reference to the main consultation document, please answer the questions below and, if necessary, briefly explain your answer. If you respond 'no' to any questions and would prefer an alternative, please provide evidence in support of your suggestion. If you are completing this form electronically, feel free to expand the space given for your explanation. If you are completing a paper copy, feel free to attach separate comments, but please state clearly which questions the comments refer to.

If you would like help in completing this form, please contact the Planning Policy Team on 01929 557273.

Please send your completed form back, by **30 October 2009**, to:
Planning Policy Team, Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP E-mail: ldf@purbeck-dc.gov.uk

Vision for Purbeck



1. Do you agree with the District Vision?

Yes (delete as appropriate)

Please explain: with the following exceptions:-

1. I doubt that people will use public transport.
2. Cycle ways need to be separate from the roads and where provided cyclists should be forced to use them rather than mingle with traffic. As Purbeck had a large proportion of elderly residents I cannot see a great deal of use for them.

Spatial Area Visions



2. Do you agree with the Spatial Area Visions?

No (delete as appropriate)

Please explain:

1. Sadly I believe that the more highly paid employment will remain in the Poole/Bournemouth conurbation.
2. Unfortunately the natural location of Swanage makes it very difficult and expensive for businesses to transport goods and materials in and out.

Spatial Objectives



3. Do you agree with the Spatial Objectives?

Yes (delete as appropriate)

Please explain:

Although it is perhaps beyond the scope of Local Councils without Central Government aid more needs to be done to provide assistance i.e.grants to encourage alternative energy and reduce CO2 emissions.

Policy LD – Location of Development



4 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

I believe it needs to be more evenly spread throughout Purbeck to avoid changing the character of the towns and villages.

4 (b) Do you agree with the Settlement Hierarchy in Policy LD?

No (delete as appropriate)

Please explain:

As above, it needs to be more evenly spread throughout Purbeck to avoid changing the character of the towns and villages.

4 (c) Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD), including the villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

No (delete as appropriate)

Please explain:

We need more “starter homes” and shared equity homes for local people to enable youngsters to get on the housing ladder. If the needs of the young people are not met Purbeck will only have retired people, second homes and social housing.

Policy HS – Housing Supply



5. Do you agree with this policy?

No (delete as appropriate)

Please explain:

I believe it needs to be more evenly spread throughout Purbeck to avoid changing the character of the towns and villages.

We need more “starter homes” and shared equity homes for local people to enable youngsters to get on the housing ladder. If the needs of the young people are not met Purbeck will only have retired people, second homes and social housing.

Character Area Development Potential



6 (a) Do you agree with this approach in estimating development potential?

Yes (delete as appropriate)

Please explain:

6 (b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

No (delete as appropriate)

Please explain: I believe that with inevitable population growth in the UK more land will be required.

Maintaining a 5 Year Land Supply



7. Should the Core Strategy include phasing for settlement extensions? **Yes** (delete as appropriate)

Please explain:

Policy ELS – Employment Land Supply



8 (a) Do you agree with this policy?

No (delete as appropriate)

Please explain:

Local employment sites should be encouraged to cut down on travelling and hopefully provide jobs for local young people.

8 (b) Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer to existing populations in Swanage and Wareham?

No (delete as appropriate)

Please explain: Local employment opportunities needed in key villages to give job opportunities to village people who perhaps find difficulty commuting to other sites. Winfrith for example would be extremely difficult to reach via public transport from many places. These are other industrial sites in Lytchett Matravers such as the very long established one in Huntick Road which has not been identified in the report.

Policy RFS – Retail Floor Space Supply

Q?

9 (a) Where do you think is the best location for a new supermarket?

Please tick only one

- Preferred Supermarket Option
Large supermarket at Wareham (2,000sqm)
- Alternative Supermarket Option A
Large supermarket in Swanage (2,000sqm)
- Alternative Supermarket Option B
Medium sized supermarkets in Wareham and Swanage
(1,000sqm in each)

Please explain:

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

Please explain: I believe that there is a need for a large supermarket in the Wareham/Swanage area to negate the need to do large weekly/monthly shops in Poole however I think that people on the eastern end of Purbeck i.e. Upton, Lytchett Matravers and Lytchett Minster will still find it quicker and easier to use Poole to shop.

Development Options

Q?

10 (a) The Council have set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

Please tick only one

- Preferred Option
Distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool.
- Alternative Option A – concentrate growth on the edge of Wareham.
- Alternative Option B – focus growth at Swanage.

Please explain:

I believe that this is the best option as it could allow towns and villages to expand without altering their character too much. However I foresee difficulties in having a large growth in Swanage as its location will always make it unsuitable for employment opportunities as transportation of goods would be difficult without extremely large road improvements.

10 (b) If you do not like any of the suggested options, what is your alternative suggestion?

Please explain:

Policy CO - Countryside

Q?

11 (a) Do you agree with this policy?

Yes

Please explain: Generally agree.

11 (b) Should a sequential approach be followed in the re-use of rural buildings?

Yes

Please explain:

Generally agree

11 (c) Should other uses be considered for the re-use of rural buildings? **Yes**

Please explain:

11 (d) Are there any other countryside related issues that should be addressed by the policy?

No

Please explain:

Policy GB – Green Belt

Q?

12 (a) Do you agree with this policy?

Yes

Please explain:

12 (b) Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

No

Please explain:

I would agree if the affordable housing includes a very high level of affordable houses to buy or are shared equity, otherwise Purbeck villages will be just comprised of second homes, retired people and social housing. These must be an opportunity for local young people to buy in the area to make a more balanced community.

Policy AHT – Affordable Housing Tenure

Q?

13. Do you agree with this policy?

No (delete as appropriate)

Please explain: Must be a much higher proportion of shared equity to allow people to get on the housing ladder.

Policy AH – Affordable Housing

Q?

14. Do you agree with this policy?

No (delete as appropriate)

Please explain: It is not a viable proposition to mix social and private housing as can be seen where this has been implemented. Although recognising the need for genuinely vulnerable people to be housed, it seems very unfair and causes great resentment when the deliberately long term unemployed and problem families are “pepperpotted” amongst hard working people paying mortgages. I have heard concerns from people who are both wanting to buy a first home and from those considering downsizing of their fear of buying to discover their next door neighbour is supported entirely by benefits.

Policy RES – Rural Exception Sites

Q?

15. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People

Q?

16. Do you agree with this policy?

No (delete as appropriate)

Please explain:

I appreciate that this is a government requirement but why not utilize heathland on the edges of towns.

Policy WHN – Wider Housing Needs

Q?

17 (a) Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

17 (b) Are you aware of any other specific housing needs that should be addressed?

No (delete as appropriate)

Please explain:

Policy BIO – Biodiversity & Geodiversity

Q?

18. Do you agree with this policy?

Yes (delete as appropriate)

Please explain: With the exception of felling trees on heathland and I object to the interference of Natural England which I understand is an unelected QUANGO.

Policy DH – Dorset Heaths International Designations



19. Do you agree with this policy?

No (delete as appropriate)

Please explain: I think that there is an over-emphasis on preserving heathland. Good quality agricultural land is far more important if we are to feed an ever increasing population.

Policy RP – Retail Provision



20. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy CF – Community Facilities and Services



21. Do you agree with this policy?

Policy GI – Green Infrastructure, Recreation and Sports Facilities



22. Do you agree with this policy?

No (delete as appropriate)

Please explain: I like the idea of open spaces but unless they are very well policed they can be a magnet for anti-social behaviour.

Policy FR – Flood Risk



23. Do you agree with this policy?

Yes (delete as appropriate)

Please explain:

Policy GP – Groundwater Protection



24. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain: N/A

Policy CE – Coastal Erosion in Swanage



25. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain: N/A

Policy SD – Sustainable Design



26. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

Policy REN – Renewable Energy



27. Do you agree with this policy?

Yes (delete as appropriate)

Please explain: I believe renewable energy is an excellent idea but a guarantee is needed to ensure that households are not penalised by increased Council Tax if renewable energy is used. Also red-tape needs to be eased to make it simpler to install. Personally I consider modern windmills to be as attractive as old ones which are regarded as part of our heritage.

Policy HLH – Historic Environment, Landscape and Heritage

Q? 28. Do you agree with this policy?
Yes (delete as appropriate)
 Please explain:

Policy E – Employment

Q? 29. Do you agree with this policy?
Yes (delete as appropriate)
 Please explain: Please note that there are other very long term established sites i.e. Huntick Road, Lytchett Matravers which are not identified in the report.

Policy TA – Tourist Accommodation and Attractions

Q? 30 (a) Do you agree with the policy wording?
Yes (delete as appropriate)
 Please explain:

30 (b) Should new tourist accommodation be allowed within the AONB? **No** (delete as appropriate)
 Please explain:

Policy IAT – Improving Accessibility and Transport

Q? 31. Do you agree with this policy?
No (delete as appropriate)
 Please explain: Unfortunately walking, cycling or Public Transport are only fair weather options. Also with Purbeck’s large proportion of retired people cycling and walking have very limited appeal. Perhaps more local work opportunities are needed to negate the need for travel.

Policy AP – Implementing an Appropriate Transport Strategy for Purbeck

Q? 32. Do you agree with this policy?
No (delete as appropriate)
 Please explain: I totally disagree with this policy. It only increases the cost of housing making it harder for young people to get a home. Road improvements should be funded by Government and County Councils not a burden put on Purbeck homeowners.

Sustainability Appraisal

Q? 33. Do you have any comments on the Sustainability Appraisal?
 Comments: A major problem will occur if the Government’s predicted increase of around 500,000 per annum is correct. Will there be any way of ensuring that local people come first particularly in social housing allocation.

Contact Details:

Finally, please complete your details below. If you are an agent representing a client please completed both sections:

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mrs	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	Janice	Agent First Name:	
Last Name:	Hampshire	Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	‘Magpies’ Huntick Road Lytchett Matravers Poole Dorset	Address:	
Postcode:	BH16 6BB	Postcode:	
Telephone:	01202 624572	Telephone:	
E-mail:	janice.hampshire@btinternet.com	E-mail:	

*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.

Please note that completed response forms will be made publicly available.

Would you like to be included on our LDF database and informed about future consultations? **Yes**