

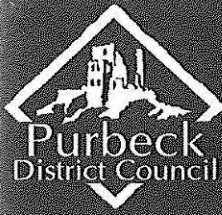
# Planning Purbeck's Future



**Core Strategy - Copies of Representations made  
Part 2 – 021-040**

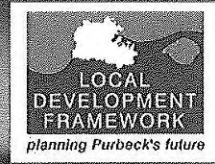
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21/1693



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](mailto:ldf@purbeck-dc.gov.uk)

Vision for Purbeck	
<input checked="" type="radio"/>	1. Do you agree with the District Vision? Yes / <del>No</del> (delete as appropriate) Please explain: DEALS WITH THE IMPORTANT ISSUES TRANSPORT LINKS TO OUTLYING VILLAGES NEEDS TO BE IMPROVED

Spatial Area Visions	
<input checked="" type="radio"/>	2. Do you agree with the Spatial Area Visions? Yes / <del>No</del> (delete as appropriate) Please explain: BUT WHY NO MENTION OF THE SMALLER VILLAGES E.G. WORTH MATRAVERS, STUDLAND

### Spatial Objectives

Q? 3. Do you agree with the Spatial Objectives?

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

Please explain:

ALL ARE IMPORTANT OBJECTIVES

### Policy LD – Location of Development

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

Yes / No (delete as appropriate)

Please explain:

INFILLING SHOULD BE PERMITTED WITHIN THE VILLAGES

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

Yes / No (delete as appropriate)

Please explain:

AS ABOVE

4 (c) Do you agree that on<sup>ly</sup> 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:

IF DEVELOPMENT IS LIMITED, THEN VILLAGES LIKE WORTH MATRAVERS AND STUDBLAND, WILL BECOME 2ND HOMES ONLY AND WILL BECOME GHOST VILLAGES IN THE WINTER, KILLING THE COMMUNITY

### 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:

50% is a suitable reduction.

### Maintaining a 5 Year Land Supply

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

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

Please explain:

COUNCIL NEEDS TO HAVE CONTROL ON WHERE HOUSING IS BUILT.

### 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:

SOME EXPANSION BUT ALSO NEW SITES FOR SWANAGE AND WAREHAM

**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:

LARGER SUPERMARKET REQUIRED IN SWANAGE TO PROVIDE A FULL RANGE OF GOODS AND CUT DOWN THE LONG QUEUES AT CHECKOUTS, PARTICULARLY BAD IN THE SUMMER MONTHS

(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: IT WOULD BE GOOD TO SEE SWANAGE GROW BUT CAN THE A351, PARTICULARLY THROUGH CORFE CASTLE, COPE WITH THE INCREASED TRAFFIC

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:

THERE NEEDS TO BE SOME FLEXIBILITY

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

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

Please explain:

THIS MAKES GOOD SENSE

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

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

Please explain:

BE FLEXIBLE DEPENDING ON THE NEEDS

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:  
LOCAL WAGES ARE NOT SUFFICIENT TO OBTAIN  
A MORTGAGE.

**Policy AH – Affordable Housing**

- Q? 14. Do you agree with this policy?  
Yes / ~~No~~ (delete as appropriate)  
Please explain:  
MORE AFFORDABLE HOUSING IS OBVIOUSLY NEEDED

**Policy RES – Rural Exception Sites**

- Q? 15. Do you agree with this policy?  
Yes / ~~No~~ (delete as appropriate)  
Please explain:  
BUT FUNDING NEEDS TO BE A LOT EASIER TO ACCESS  
FOR COMMUNITY PROPERTY TRUSTS.

**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:  
SITES WILL HAVE TO BE CHOSEN VERY CAREFULLY

**Policy WHN – Wider Housing Needs**

- Q? 17 (a) Do you agree with this policy?  
Yes / ~~No~~ (delete as appropriate)  
Please explain:  
THIS HAS ALWAYS BEEN A POPULAR AREA TO RETIRE  
HENCE THE NUMBER OF OVER 60'S.
- 17 (b) Are you aware of any other specific housing needs that should be addressed?  
Yes / ~~No~~ (delete as appropriate)  
Please explain:  
AFFORDABLE HOUSING FOR YOUNG LOCAL FAMILIES  
HOUSING FOR YOUNGER DISABLED PEOPLE



**Policy BIO – Biodiversity & Geodiversity**

Q?

18. Do you agree with this policy?

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

Please explain:

THESE AREAS NEED TO BE PROTECTED

**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:

VILLAGE SCHOOLS NEED TO BE KEPT. E.G. ST  
GEORGES, LANGTON MATRAVERS

**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: IN CERTAIN CIRCUMSTANCES, THE AREA IS HEAVILY PROMOTED TO THE TOURIST, BUT THE PROVISION OF FACILITIES TO SERVICE THESE VISITORS HAS NOT KEPT UP WITH DEMAND

**Policy IAT – Improving Accessibility and Transport**

Q? 31. Do you agree with this policy?  
Yes / ~~No~~ (delete as appropriate)  
Please explain: SINCE MAY 2008 BUSES HAVE BEEN AXED FROM HARMANS CROSS, WORTH MATRAVERS AND DURKSTON AMONGST OTHERS. HX & WJM HAVE ONLY A TOKEN 2 BUSES A DAY AND NONE ON SUNDAYS. A LOT OF ELDERLY RESIDENTS HAVE LOST <sup>THEIR</sup> LIFELINE

**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:  
 ON THE WHOLE A WELL BALANCED DOCUMENT.

**Contact Details:**

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

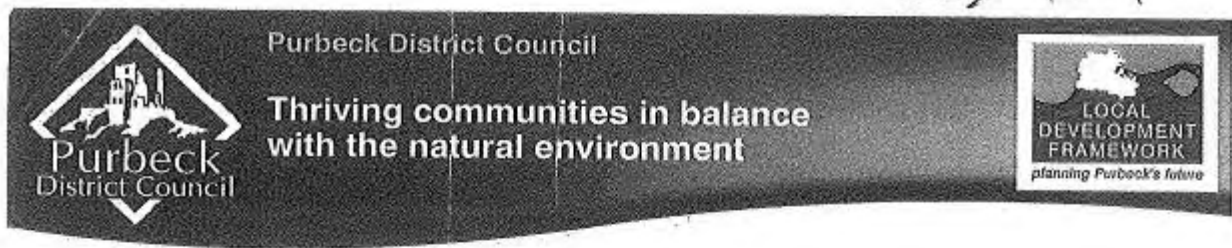
Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	MRS	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	MARINA	Agent First Name:	
Last Name:	MEATES	Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	PURBECK VIEW FARM KINGSTON RD WORTH MATRAVERS SWANAGE DORSET.	Address:	
Postcode:	BH19 3JW	Postcode:	
Telephone:	01929 439245	Telephone:	
E-mail:	joyce@purbeckviewfarm.plus.com	E-mail:	

\*For Personal Details only enter job title or organisation if responding on behalf of a group or organisation.  
 joyce@purbeckviewfarm.plus.com

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)

22/1694



### 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](mailto:ldf@purbeck-dc.gov.uk)

Vision for Purbeck	
Q1	1. Do you agree with the District Vision? Yes / <del>No</del> (delete as appropriate) Please explain: Deals with the important issues. Transport links to outlying villages needs to be improved. Facilities for dealing with tourists in Worth Matravers are now non-existent and need to be addressed.
Spatial Area Visions	
Q2	2. Do you agree with the Spatial Area Visions? Yes / <del>No</del> (delete as appropriate) Please explain: But smaller villages e.g. Worth Matravers and Studland, need to be considered.

**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: *But infilling should be permitted in the smaller villages or villages such as Worth will become summer only villages because of the number of 2nd homes*

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

*As above*

4 (c) Do you agree that on <sup>affordable</sup> 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: *As above. The community needs to be kept alive.*

**Policy HS – Housing Supply**

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: *50% is suitable*

#### 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:

*Some new sites for 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: *Since the Co Op has been revamped, they are not now stocking a lot of products, giving the consumer much less choice*
- (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: *Because of overload on the A351 development needs to be spread out.*
- 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:

These needs to be some flexibility.

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

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

Please explain:

This makes sense

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

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

Please explain:

DEPENDING ON THE NEEDS

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

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

Please explain:

Facilities for the needs of tourists need to be considered especially in Worth where we have lost the shop and catering businesses.

**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:

Local wages are low, not sufficient for a mortgage especially in the current financial mess

**Policy AH – Affordable Housing**



14. Do you agree with this policy?

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

Please explain:

More affordable housing is needed

**Policy RES – Rural Exception Sites**



15. Do you agree with this policy?

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

Please explain:

But funding needs to be a lot easier access for Community Property Trusts. WCPT still having problems obtaining funds to build affordable homes.

**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:

But sites will have to be carefully chosen.

**Policy WHN – Wider Housing Needs**



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**

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: About time the Pierhead cafe site was re developed.

**Policy CF – Community Facilities and Services**

21. Do you agree with this policy?  
Yes / ~~No~~ (delete as appropriate)  
Please explain: Village schools need to be kept e.g. St Georges in Langton Matravers. Consideration should also be given to the proven need for visitor facilities e.g. toilets, cafes etc.

**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:

**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: This only talks about accommodation provision. Needs to go further on how visitor numbers will be managed, provision of car parks, toilets, cafes /  
30 (b) Should new tourist accommodation be allowed within the AONB?  
Yes / No (delete as appropriate) restaurants etc. This particularly applies to Worth Matravers where visitor numbers have more than doubled in the last 4 years to 50,000 + and all visitor facilities have gone apart from the Pub.

**Policy IAT – Improving Accessibility and Transport**

31. Do you agree with this policy?  
Yes / No (delete as appropriate)  
Please explain: Since May 2008 buses have been axed from Harman's Cross, Worth and Dulston amongst others. HX and WM have only a token 2 buses a day, none on Sundays. A lot of elderly people have lost their life line.

**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:

More provision needs to be made for the increasing number of visitors to the Jurassic Coast. There are plenty of facilities in the towns but more is needed in villages such as Worth Matravers. All catering establishments have now closed down and all you can get to eat at the Pub is a party! The planners need to be more supportive of this area.

**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>	MRS	Agent Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	
First Name:	JOYCE	Agent First Name:	
Last Name:	MEATES	Agent Last Name:	
Job Title*:	CHAIRMAN	Agent Job Title:	
Organisation*:	WORTH MATRAVERS PARISH COUNCIL	Agent Organisation:	
Address:	C/O THE CLERK "SEE-MANS" WORTH MATRAVERS SWANAGE DORSET	Address:	
Postcode:	BH19 3LQ	Postcode:	
Telephone:	01929 439194	Telephone:	
E-mail:	theclerk@	E-mail:	

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

theclerk@worthmatraversparishcouncil.org

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)

Re: 8.15 Coastal Erosion in Swanage, Q25 OBJECT!

The exclusion zone is too big and inflexible, it may prevent the Swanage Sea Rowing Club relocating their club/boat house, refurbishment of the Pier, and redevelopment of the Pier Head site.

Nick Storer

see:

<http://www.purbeck.gov.uk/pdf/090903%20Core%20Strategy.pdf>  
p91

From: email-LDF

Sent: 09 September 2009 08:37

To: Steve Dring; Lida Mutton

Subject: FW: 8.13.2

Attachments: Nick Storer.vcf

-----  
From: Nick Storer[SMTP:NICKSTORER@PIERHEAD.PLUS.COM]

The freeboard seems a little excessive?

8.13.2 The criteria for an FRA in Purbeck have been drawn up in agreement with the Environment Agency. They make provision for the effects of climate change and overtopping by waves in the coastal areas. To protect inhabitants of new buildings from flooding, finished floor levels will need to be agreed. This should also include a “freeboard” (sufficient gap) of 600mm which allows additional protection against an extreme flood event.

Nick Storer

From: Geoff Hall[SMTP:GEOFFANDLUCYHALL@GOOGLEMAIL.COM]

- 1 Yes
- 2 No. Wool has good employment opportunities ( with Bovington ), and a rail link. It could be expanded to a small town, over several decades, with more shops and services, to become more self sufficient.
- 3 Yes
- 4a + b No. Wool to be development policy B
- c Yes
- 5 yes
- 6a yes
- b yes
- 7 yes
- 8a yes
- b yes
- 9A
- 10.1 yes, with more development at Wool
- 11a yes
- b yes
- c yes
- d no
- 12a yes
- b yes
- 13 yes
- 14 yes
- 15 yes
- 16 no. The more legitimate sites are provided, the more people will take up this lifestyle to the general detriment of themselves and the community, and the number of illegal sites will increase. Given the large number of holiday parks, caravan and camping sites, travellers sites would create further unacceptable intrusion and impact on Purbeck's vulnerable countryside.
- 17a yes
- b yes
- 18 yes
- 19 yes
- 20 yes
- 21 yes
- 22 yes
- 23 yes
- 24 yes
- 25 yes. A similar policy should apply to the cliffs in north Swanage.
- 26 yes
- 27 no. The potential shortfall of energy is serious and we should be prepared to forgo some visual amenity.
- 28 yes
- 29 yes
- 30a yes
- b no. There is already an intrusive rash of caravan sites inland from Swanage.
- 31 Yes
- 32 Yes

Mr Geoffrey Hall  
15 Durberville Drive, Swanage, BH19 1QN  
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inclusion on LDF database - yes.



# CS025 Theatres Trust

From: email-LDF  
Sent: 27 October 2009 16:35  
To: Steve Dring; Lida Mutton  
Subject: FW: Core Strategy Issues and Options

-----  
From: Rose Freeman[SMTP:ROSE.FREEMAN@THEATRETRUST.ORG.UK]

Our Ref.: RF/2589

Core Strategy Issues and Options

Thank you for your email and letter of 7 September consulting The Theatres Trust on the issues and options for the Core Strategy.

The Theatres Trust is The National Advisory Public Body for Theatres. The Town & Country Planning (General Development Procedure) Order 1995, Article 10, Para (v) requires the Trust to be consulted on planning applications which include 'development involving any land on which there is a theatre.' It was established by The Theatres Trust Act 1976 'to promote the better protection of theatres'. This applies to all buildings that were either built as theatres or are used for theatre presentations, in current use, in other uses, or disused.

Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and therefore anticipate policies relating to cultural facilities.

## Question 21 Community Facilities and Services

We are pleased that this policy will deal with cultural facilities but suggest a more succinct description for the title - community facilities provide for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.

This policy will reflect Spatial Objective 4 to Support Local Communities, and one of the bullet points on page 22, ¶3.8.5.9, to 'develop cultural and heritage venues and facilities'.

The Trust particularly asks that the document provides sufficient protection to ensure continued theatre use for your theatre in Swanage and in other venues particularly where buildings providing performance arts may not be covered by listing or conservation area designations, or may be affected by proposals which come forward for other development sites. This should include performing arts facilities that stand-alone, are part of other facilities or are contained within educational or community buildings.

We would also support a policy in the Core Strategy for a general approach to Planning Obligations with appropriate references to strategic sites and clear links to the details set out in a supplementary planning document.

We look forward to being consulted on the next stage of the Core Strategy and Development Control Policies - also Planning Obligations and any town centre Area Action Plans.

Rose Freeman  
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The Theatres Trust  
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# CS026 Friends, Families and Travellers and Traveller Law Reform Project

## **Gypsy and Traveller accommodation.**

### *Q16. Do you agree with this policy?*

FFT and TLRP agree with the thrust of the policy which aims to make allocations through the Joint Gypsy and Traveller DPD which we understand will be adopted in 2011.

The policy lays out a list of criteria which will be taken into consideration. We generally agree with the criteria however we have concerns about the wording of two of the criteria which is applied slavishly would mean that almost any application for a site could be turned down.

Criterion 4 requires that there be no harm to residential amenity. As it stands almost anyone could object on the grounds of amenity - a more reasonable and realistic wording would be to add the word 'unacceptably' before 'harm to residential amenity ....'

In the same way Criterion 5 as worded could result in almost any application being refused on the grounds of harm to the environment or landscape. Any development can be held to have a detrimental impact of landscape or the natural environment. This is too broadly worded and goes beyond the intention of Circular 1/2006 which does after all state that local landscape and local nature conservation designations should not be used to refuse planning permission for Gypsy and Traveller sites and that sites are by implication acceptable in areas with nationally recognised designations when the objectives of the designation are not compromised. A more acceptable form of words might be :

“The site would not result in unacceptable harm to the natural environment or landscape.”

FFT and TLRP welcome the commitment by the council to work in partnership with Gypsies and Travellers. This will require the development of an effective and ongoing dialogue with the local Travelling Community. We hope that the council will develop outreach communication with this under-engaged group so that the sites developed have the right sort of tenure, are in the right places and of an appropriate size according to the varying needs of the Travelling Community.

**12<sup>th</sup> October 2009**

**S J Staines**

**FFT Planning**

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**Ely CB7 9BA**

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29<sup>th</sup> October 2009

Planning Purbeck's Future - Core Strategy Consultation Draft 7<sup>th</sup> September – 30<sup>th</sup> October 2009 - Response by Worth Community Property Trust

## Background

This response is specifically focussed on the issue of sustainable village communities in Purbeck – and particularly those designated as countryside within the Core Strategy consultation draft.

Worth Community property Trust was formed in November 2009 with the aim of supporting a sustainable community in the Parish of Worth Matravers. Since that time the decline of the village has continued – with planning policy and related planning decisions a contributory factor to that decline. For example, the village has lost its cafe and craft centre to a private residential development with a loss of employment and amenities to the village – but with no return benefit to the community. The post office and shop has closed and is for sale. The village tea shop is now only open part time and is for sale.

The Core strategy presents an excellent opportunity to improve planning policy to provide much stronger support for sustainable local communities – in line with community wishes and in line with community aspirations published in documents such as the Parish Plan for Worth Matravers and Harmans Cross.

Worth community property trust believes that the current draft plan is a missed opportunity and will encourage further decline in villages such as Worth Matravers. There is an opportunity to strengthen the vision and related policies to provide stronger support for sustainable small rural communities.

We do not fully agree with the following policies and submit the changes that we would like to see in [track changes](#) below:

Page 27– Vision for Purbeck (Q1)

Purbeck will be a place which retains and enhances the unique qualities of its towns, villages, countryside and coast, whilst improving the quality of life for the whole community. Its three towns will be distinctive and thriving with good access to facilities to meet everyday needs. Its key villages will retain their facilities and their sense of community while the more rural areas will retain their functional character. To achieve this Purbeck will provide a mix of housing types, sizes and tenures which are affordable and suitable in meeting local needs and those of the wider housing market. Such new development will have high standards of design and will respond positively to Purbeck's rich diversity of local architectural traditions, thereby helping sustain the special character of the district and the distinctiveness of places within it. Purbeck will have a wider access to well-paid and diverse local employment opportunities. Agriculture, farm diversification, estate management and Purbeck stone quarrying will play a role in retaining small rural communities, the wider rural landscape and the function of the countryside. [Small local communities will identify additional opportunities for employment that are appropriate in nature and scale and will make a positive impact to the sustainability of that community.](#) Purbeck will continue to value its unique and internationally important habitats in the face of modern pressures, including the effects of climate change. At the same time, its excellent tourist facilities will serve its world-famous visitor sites and will continue to draw visitors to its coast, beaches, historic towns and villages. While acknowledging and planning for the importance of the links between Purbeck and the Poole/Bournemouth conurbation, the need to travel will be reduced in the district's larger settlements. *This will be achieved by increased self-containment and the concentration of employment, shops, services and community facilities. These will be accessible to communities through the provision of a wider range of transport methods and a shift in travel choices and patterns. Connectivity between settlements will have been enhanced through improvements to existing public footpaths, cycle ways, the district's road network, and a greater provision of public transport, including support for the reconnection of the Swanage Railway.*

*Swanage* has a dual role as a centre for local residents and seaside resort. The town will be enhanced through the provision of a range of facilities, services, shops and employment provision. Swanage will retain its status as one of Dorset's most self-contained settlements, whilst enhancing the special historic character of the town and its setting within the AONB and the Jurassic Coast. Opportunities will be taken to reinforce service provision through the improvement of health and sports facilities. New family housing and, in particular, affordable housing and care/sheltered housing, will allow local people the opportunity to continue to live and work within Swanage. A diverse, thriving and prosperous economy will be developed through the promotion of a variety of business uses, the development of niche businesses which reflect the specific character and culture of the town, and a broad business portfolio which will ensure a strong economy beyond the traditional tourist season. New development will be accompanied by significant areas of new green space that will improve access to the countryside to the west of Swanage and improve the setting of the town within the AONB. The town's role as a visitor destination will be developed through the provision of improved facilities and creation of enhanced public spaces along the seafront. The re-opening of the Swanage to Wareham railway line will improve accessibility to employment and educational opportunities along the A351 Corridor and to Poole. As one of the most distinctive historic settlements in Dorset, **Corfe Castle** will continue to be a focal point for surrounding villages, as well as an important tourist attraction. Corfe Castle will continue to provide good quality facilities for everyday needs including shops, community facilities and services. New development, including affordable housing of a proportionate amount to the size and function of the village, will support the enhanced role of Corfe Castle as a Key Service Village. Some development will take place in **Langton Matravers** to support its role as a Local Service Village. Small local communities will identify opportunities for employment that are appropriate in nature and scale and will make their communities more sustainable, such as the provision of tourist facilities in the AONB and World Heritage Coast.

Page 33 - Policy LD: General Location of Development (Q4)

*Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy: **Development Policy A – Strategically Significant Cities and Towns** Upton*

***Development Policy B - Market and Coastal Towns***

*Swanage and Wareham*

***Development Policy C – Small Towns and Villages***

*Key Service Villages:*

*Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool*

*Local Service Villages:*

*Langton Matravers, Stoborough, West Lulworth, Winfrith Newburgh*

*Development Policy A and B settlements will be the focus for new development within the District.*

*Development will only take place in Development Policy C settlements where it meets an identified need including both open market and affordable housing and contributes to the provision or protection of village services.*

*Settlement boundaries will be reviewed for Development Policy A, B and C settlements through the Site Allocations Plan. In the interim, the Local Plan settlement boundary for the settlements listed in this policy will be carried forward.*

*Settlements not listed in this policy will be classed as falling within the countryside and*

*development will only be permitted in exceptional circumstances that support the sustainability of those settlements as set out in Policy CO:*

*Countryside.*

Page 64-66 – Countryside / Policy CO: Countryside (Q11)

## 8.2 Countryside

*8.2.1 Countryside is defined as all land outside the settlement boundaries of the settlements listed in Policy LD: General Location of Development. The Council seeks to protect the countryside from inappropriate development. However, there are some developments which, by necessity, are located outside settlements and, therefore, a countryside location is essential - for example, development required for agricultural purposes. There may also be existing development that presents opportunities for re-use or replacement, amongst which traditional agricultural buildings (generally pre-1939 structures) are a finite and an important cultural resource desirable to conserve. Occasionally it may be necessary to alter or extend a building in the countryside in order to maintain its use or to accommodate a new use. The following examples of development may be acceptable in the countryside:*

*Where a countryside location is essential:*

- Development for the use of land for agriculture, forestry or horticulture, including dwellings for agricultural workers, equestrian field shelters;
- Tourism or recreational developments; and
- Infrastructure (including telecommunications equipment, renewable energy developments and advertisement or directional signs). Exceptional development:
  - Development required to meet an identified local affordable housing need or used for gypsies and travellers that cannot reasonably be accommodated within existing settlements;
  - Small-scale employment development, well related to a complex of buildings, or the expansion of an existing employment use; ~~and~~
  - The reuse, alteration or replacement of a rural building; and
  - Opportunities for employment that: are identified and supported by a local community; appropriate in nature and scale; and will make that community more sustainable-

8.2.2 Poorly located and designed equestrian uses can have a negative impact on the environment. Provision of shelters and stables can have a detrimental impact on the character and appearance of the countryside and landscape, whilst riding can contribute to soil erosion and harm vegetation and nature conservation interests, particularly in the District's sensitive heathland habitats. New equestrian development will be permitted where it would not directly or indirectly adversely impact on the environment.

Development in the countryside will be permitted where:

- A countryside location is essential; or
- It comprises the reuse, alteration, extension or replacement of a rural building; or
- It comprises outbuildings within the curtilage of existing buildings; or
- It is for sensitive small-scale business use, well related to a complex of buildings or the expansion of an existing employment use;
- It is a farm diversification scheme; or
- It is a community facility or service located close to existing settlements and in an accessible location.
- It is identified and supported by a local community, is appropriate in nature and scale, and will make that community more sustainable.

#### **Re-use of Rural Buildings**

Planning permission for the re-use of rural buildings of permanent and substantial construction in the countryside will be permitted in accordance with Policy SD: Sustainable Design. In the first instance the primary purpose of the re-use should be for a business use (B1, B2 or B8), in the second instance for affordable housing, in the third instance for the provision of community facilities for identified local need and finally tourist accommodation. Any application for a non-business use must be supported by a statement illustrating the efforts that have been made to secure a suitable business re-use and the reasons why a business re-use could not be accommodated or would not be economically viable. The statement must demonstrate that a business re-use has been sufficiently marketed for a period of at least 9 months to demonstrate that it is not a viable option.

Where reuse, alteration or extension involves works to a traditional agricultural building, guidelines within the District Design Supplementary Planning Document will be taken into account. The intrinsic character of such buildings and the contribution they make to the interest and attractiveness of the countryside should not be harmed.

#### **Replacement Buildings**

The replacement of an existing building in the countryside will be permitted in accordance with Policy SD: Sustainable Design, provided that the replacement building is not disproportionately larger than the existing building, is not the result of a temporary permission or series of temporary permissions, and has an established lawful use.

#### **Outbuildings**

Planning permission for outbuildings within the curtilage of existing buildings in the countryside will be permitted in accordance with Policy SD: Sustainable Design.

#### **Farm Diversification**

Diversification of existing farms will be encouraged provided that:

- Farming is still the primary purpose of the enterprise;
- Diversification will support the current farming business;
- Diversification projects either utilise existing buildings or are close to existing buildings.

#### **Equestrian Development**

Essential equestrian-related development such as stables and field shelters will be

permitted in the countryside provided that:

- They are simple in appearance and small in scale;

- They are sensitively sited (e.g. adjacent to an existing complex of buildings or, if there are no buildings, adjacent to an existing field boundary);
- They are appropriately landscaped; and

- They do not have a detrimental impact, directly or indirectly, on landscape character or internationally designated heathland.

Page 68 - Policy AHT – Affordable Housing Tenure (Q13)

Affordable housing provision tenure will be split as follows:

- 90% Social Rented Housing
- 10% Intermediate Housing to Rent or Purchase

Exceptions may be made for appropriate low cost intermediate housing such as that provided by Community Land Trusts where rent is only payable on the outstanding proportion of build cost – not on the full market value of the property.

Page 70/71 – Policy AH Affordable Housing (Q14)

The Council will apply the following policy in relation to affordable housing provision when determining planning applications for all new residential development, including residential elements of mixed use schemes:

The following proportions of affordable housing provision will be required on:

- brownfield market housing developments of ~~32~~ or more dwellings, or a site area of 0.1 or more hectares; and
- greenfield market housing developments of between 3 and 29 dwellings, or a site area of 0.1 to 0.9 hectares.

(i) at least 50% in the Swanage and Coast sub-market areas

(ii) at least 40% elsewhere

The Council will require at least 50% affordable housing provision on all greenfield housing developments of 30 or more dwellings, or a site area of 1 or more hectares.

In all cases the Council will take account of:

- Current identified local need in Purbeck District;
- Economic viability of provision;
- Proximity to local services;
- Other planning objectives for the site; and
- Any other considerations deemed relevant to the delivery of affordable housing.

The affordable housing provision required in accordance with this policy will be expected to be provided on-site. Where on-site provision is not feasible, the Council will in the first instance seek to secure equivalent off-site provision and, where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on-site provision. The applicant will be expected to provide robust justification in support of off-site provision or the payment of a commuted sum. This should identify how it would contribute to wider objectives relating to the creation of sustainable and mixed communities and / or meeting a particular identified local housing need. The affordable housing provision required on greenfield sites will be provided on-site without exception. Where it is considered that there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, the developer will be required to provide full justification of exceptional circumstances to the Council's satisfaction. Such justification will be expected to include a financial viability appraisal, site suitability appraisal, and development mix appraisal. This 'open book' approach will enable the Council to form a view on the viability of the proposed scheme, including the identification of economic constraints (for example, existing high use values) and their impact. The appraisal will be subject to independent verification, which the applicant will be expected to fund.

To ensure the development of mixed and sustainable communities, the affordable housing element of schemes should be fully integrated or 'pepper potted' through the site apart from in exceptional circumstances where sufficient justification for concentration in one location is provided by the applicant and agreed by the Council. Sites which are phased or sub-divided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme. Affordable housing provision will be required in accordance with the combined site area rather than smaller phased or subdivided areas. The affordable housing provision must be provided on each phase or subdivision.

Developments that are entirely affordable housing will be exempt from developer contributions.

Further detail will be set out in the Affordable Housing Supplementary Planning Document.

P 72 – Policy RES: Rural Exception Sites (Q15)

Housing development within or adjoining existing settlements with a population less than 3,000, on sites where housing would otherwise be contrary to the policies for general housing provision in rural areas, may, in exceptional circumstances, be permitted to meet local needs for affordable housing in rural areas, provided that: • The Council is satisfied that the proposal is capable of meeting an identified, current, local need within the Parish, or immediately adjoining rural Parishes, which cannot otherwise be met; • The site is not remote from existing buildings and does not comprise scattered, isolated development in the open countryside;

- *The site is within close proximity to, or is served by, sustainable transport providing access to local employment opportunities, shops, services and community facilities.*
- *The scheme is small in scale, of character appropriate to the location and of a high quality design; and*
- *There are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.*

*Such developments will be exempt from developer contributions.*

P 90 – Policy E: Employment (Q29)

#### ***New Employment Provision***

*New employment provision will be supported:*

- *Within Swanage, Upton and Wareham and the Key Service Villages;*
- *For intensification and redevelopment of existing employment land; and*
- *Through the conversion of redundant buildings to rural workspaces and from community led initiatives in accordance with*

*Policy CO: Countryside*

#### ***Safeguarding Employment Land***

*Existing employment areas will be safeguarded for B1, B2 or B8 uses. New proposals will only be permitted where they do not compromise the activities or integrity of the employment area.*

*Exceptionally, other uses that generate employment will also be considered on safeguarded employment land where they are appropriate to the location providing that:*

- *The principal activity is not primarily retail in nature;*
- *There is a need for the business to be located within the employment area on account of close connection with neighbouring businesses;*
- *There is a potential for an adverse impact if located within another more sensitive location, such as residential areas; and*
- *There is a lack of suitable alternative sites, other than in existing employment areas for the type of employment activity proposed.*

#### ***Redevelopment or change of use of employment land***

*Redevelopment or the change of uses of employment land (for uses other than those considered above) will only be permitted where:*

- *Alternative suitable employment land of the same size is provided elsewhere in the District; or*
- *It can be demonstrated that there is no longer a need for the employment use and the current use has been sufficiently and realistically marketed for a period of at least 9 months to show that the current use is no longer viable; and*
- *The location or expansion of the existing employment use(s) would not result in an unacceptable adverse impact on neighbouring residential uses.*

Worth CPT contact:

Bob Kenyon

Chair, Worth Community Property Trust

01929 439130

### CHAPTER 7 Preferred and Discounted Options

P.48 7.1.3 Preferred option (which has been discounted) for Parish Council would be 'Dispersal to all settlements together with Proportionate development across all settlements.

This would result in small villages having some housing which could encourage sustainability if the District and County Council invested in both the built and social infrastructure.

An alternative option would mean too much development in Key Service Villages and towns e.g. Upton and Wool and condemn the smaller villages to a chocolate box heritage future bereft of real life.

P.49 Map 13 - The civil Parish of Wool also extends to Bovington - the Bovington and Wool allocation adds up to 340+ houses. The classification of Bovington as a Key Service village should be reviewed. Many of the facilities excluding the convenience store are not available to civilian families - there is no surgery (either GP or Dental), the Garrison Church is the only place of Worship and the Community Hall and other Community facilities (e.g. the Hive) run by the Army. The Key Service is to the MoD not to the civilian population. It could be possibly be classed as a local service village.

P.63 Q.10 If the Proportionate Development Option is still discounted after consultation then the Parish Council's choice would be Option A - to concentrate the growth around Wareham. There is however a query with regard to the area for possible development. Does the area fall in Wareham Town Council or Arne Parish Council? This should be made clear.

Option A would make the town of Wareham more sustainable and the town more vibrant.

1. Wareham is the defined and natural centre of the District having been so for approximately 900 years.
2. There is ample opportunity for open green space and countryside access along the river at Wareham and footpath networks south of the town and Wareham forest trails.
3. There are 3 business parks in Wareham and a large re-cycling centre at one of the industrial estates.
4. The sustainable level is high with 45% of working population living and working within the town. At present local shops are frequently closing down and need a boost to keep them viable. There are 2 supermarkets with ample parking.
5. The railway provides good links to Bournemouth and Poole and to Dorchester and Weymouth for outcommuting. A future rail link with Swanage would increase the sustainability of this town and revitalise Wareham.
6. There are eight community and recreation uses identified for improvement and replacement - development may help this through developer contributions.
7. The town has 3 churches, 2 vets, 2 dentists, cinema, leisure centre/swimming pool.

### 3.5 SOUTH WEST PURBECK

3.5.2 - Bovington Camp as mentioned above has little public open space or recreational facilities apart from those owned and run by the Army - which can restrict or withdraw access to these at any time. It has no doctor's surgery. Wool Parish Council has now submitted the statistical analysis from the Parish Plan Questionnaire - please amend the statement 'has not yet prepared a Parish Plan'.

3.5.3.2 Purbeck Gate now has permission for 180+ houses - please update the figure from 146.

The expansion of the Tank Museum has had little effect on Wool Village and any future expansion of Monkey World is also unlikely to have a direct effect on Wool Village apart from increased traffic congestion. Both the Tank Museum and Monkey World are a 'complete experience' in themselves targeting their facilities such as restaurants and on-site childrens play area to the visitor to ensure that their whole day is spent at the attraction.

3.4.3.5 'There is very little public access to the Country side round Wool' This is an extraordinary statement. There is a network of public footpaths to all four points of the compass around Wool none of which include the heathland but all of which take the public across 'green space'. This statement needs to be removed or clarified.

3.4.3.6 The School Review paragraph is out of date. The School Options Forum has met and at present it appears that both first schools will be kept in Wool.

The bussing of children to Winfrith Newburgh was never an option since this school is split on two sites between W.Lulworth and Winfrith Newburgh. Perhaps this paragraph should be removed altogether.

The Area Action Plan for Wool Parish is still seen by some as a blue-print for future large scale development under the guise of 'enhancing facilities and sustainability of the area'.

Large scale development and resulting infrastructure would be threatening to the local landscape character and the SSSI sites of the River Frome and the SPA Heathland adjoining the C6.

The houses at Purbeck Gate were built on the understanding of increased employment at Winfrith Technology Centre. This has not been the case with those residents in Purbeck Gate employed district or even country wide.



## GENERAL COMMENTS

On p.57 Table 7: What is meant by Character Area Potential with regard to housing numbers. There does not appear to be a definition.

P.76 - Nature Map of 'Wild Purbeck'. Floodplain grazing marsh should be included around Wool e.g. watermeadows used for livestock grazing. The ellipse should be extended to include Wool and the watermeadows of the River Frome which surround the village to the east.

The document does not appear to take on the challenge of Climate Change and seems to be created on the line of 'least resistance'.

The Tourism Policy does not address the problem of Climate Change and increased visitor numbers to the Jurassic Coast. Policy should encourage 'eco tourism', placing emphasis on the rich and diverse environmental and cultural heritage away from the coastal hot spots.

### Conclusion

Planning Purbeck's Future draft document is better thought out and more considered than the previous plan of 2006. However, with the larger vision for the Region still unknown it is difficult to assess to what extent this document will be deliverable.

From the preferred options presented Wool Parish Council would advocate Alternative Option A - growth on the edge of Wareham. A larger thriving centre would encourage the population from the rest of Purbeck to use the shopping and leisure facilities available at Wareham rather than going to Poole or Dorchester thereby adding to the sustainability of the District as a whole.

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

**Our ref:** WX/2006/000006/CS-  
01/IS4-L01

**Your ref:**

**Date:** 27 October 2009

Dear Mr Dring,

### **CORE STRATEGY (7 SEPTEMBER – 30 OCTOBER 2009) – PURBECK DISTRICT COUNCIL**

Thank you for consulting the Environment Agency on the above Core Strategy. This response should be read in conjunction with our response to the accompanying Sustainability Appraisal (please see separate letter).

We have put our comments into this letter rather than the response form published, we hope that this is acceptable. Please note that we have only commented on the topics that are relevant to our organisation.

#### **Page 47 – Section 7.0 Development Options**

Your Local Authority's Strategic Flood Risk Assessment (SFRA) must be used to guide development options to the most appropriate locations and promote appropriate measures to reduce and mitigate flood risk.

We are please to note within your flood risk policy (Policy FR) that 'New development within Flood Zone 2 and 3 must undertake a Sequential Test, in accordance with Planning Policy Statement 25 (PPS25). However, this test is unlikely to be passed as Purbeck has sufficient space to accommodate development outside areas of flood risk'.

#### **Page 74 - Section 8.9 Biodiversity and Geodiversity**

The Biodiversity Policy BIO lacks any reference to the water environment and should specifically mention of wetland interests i.e. watercourses, ponds, reedbeds etc.

We recommend this policy be changed to the following:

- "Resisting development that could adversely affect Sites of Nature Conservation Interest (SNCI), Local Nature Reserves (LNR) and wetland interests (i.e. watercourses, ponds, reedbeds etc.
- Development proposals should incorporate biodiversity elements in accordance with the Design SPD; and"

We note within paragraph 8.9.5 (page 75) that a Design Supplementary Planning Document (SPD) will be produced. We would wish to be fully consulted on this document.

We consider it important that the SPD include additional objectives to maximise biodiversity opportunities:

- To protect and enhance biodiversity, taking a 'no net loss' approach.
- Designated sites but also biodiversity in general.
- Linking with Biodiversity Action Plans.

- Develop, protect and enhance green/river corridors and wildlife networks, linking to floodplain protection, de-culverting, water based recreation, access to watercourses, navigation, water quality and fisheries.

The importance of the above is highlighted in the following documents. The relevance and messages within these documents should be fully assessed within the Sustainability Assessment:

- Planning Policy Statement 9 (PPS9)
- Article 10 of the Habitats Directive
- Planning Policy Statement 1 (PPS1)
- The Water Framework Directive
- UK Biodiversity Action Plan

Engineered river channels, ordinary watercourses, ponds and wetlands are one of the most severe examples of the destruction of ecologically valuable habitat. This is contrary to PPS1 and PPS9 and to the UK Biodiversity Action Plan.

We recommend the Core Strategy also makes reference to the requirements/aims of the Water Framework Directive (WFD). We wish to emphasize that we all have a responsibility to meet the requirements of the WFD. The directive seeks to ensure that water bodies are restored to a natural state when development opportunities arise.

### **Page 83 – Section 8.13 Flood Risk**

We fully support the aims of Policy FR: Flood Risk.

When promoting development options the use of sustainable drainage systems (SUDs) must be emphasised. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles.

We recognise that the use of SUDs has been emphasised within your SFRA however we recommend the Core Strategy itself highlight the importance of a sustainable drainage approach to surface water drainage.

### **Page 84 – Section 8.14 Groundwater Protection**

We consider Policy GP: Groundwater Protection is too limited as it is necessary to protect groundwater outside of Source Protection Zones (SPZs). We recommend the wording of this policy be changed to:

“Development will be permitted if there is no risk to the quality or quantity of groundwater. Within Groundwater Source Protection Areas, as defined on the Proposals Map, additional safeguards may be required.”

### **Page 86 – Section 8.16 Sustainable Design**

We are pleased to note this section (written text) highlights the need to incorporate energy and water efficiency when designing homes. However, we are concerned that the need for these measures is not reflected within Policy SD: Sustainable Design.

We consider this policy should be strengthened to include the need to incorporate energy and water efficiency measures in the design of future development. This would be in accordance with government initiatives and targets on reducing CO2 emissions and the impacts of climate change.

The current average consumption of 150 litres of water per person per day involves the treatment and pumping of nearly a tonne of water per week and the subsequent removal and treatment of the wastewater. The estimate of the water industry greenhouse emissions in 2005/2006 were a little over 4 million tonnes of CO2 equivalent (UK water industry Sustainability Indicators 2005/2006). It is therefore important that we ensure water consumption is reduced.

Climate change may increase the pressure the local water environment with hot drier summers. This combined with increase tourism may increase pressure on water resources, therefore, new development should look to minimise its impact. A reduced water supply will also lead itself to a reduction of the carbon footprint associated with public water supply.

We also recommend the issue of waste be included within this Policy. This is an issue of great concern across the country and should not be ignored as a potential problem for the Purbeck area. As national rules on waste disposal becomes ever more stringent, the disposal of waste becomes more of a problem.

**Page 106 – Spatial Objective 5: Reduce Vulnerability to Climate Change and dependence upon fossil fuels**

The indicator for “Protection of the quality and quantity of existing water supply in chalk valleys, particularly in view of climate change’ makes no reference to the protecting the quantity of water (although we note there is an indicator under Spatial Objective 6 for per capita consumption).

I hope you find the above useful. Please contact me if you have any queries.

Yours Sincerely,

**MRS VICKY WOODCOCK  
PLANNING LIAISON OFFICER**

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ENGLISH HERITAGE

SOUTH WEST REGION

Planning Policy  
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Our ref: HDP 5190  
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23 October 2009

Dear Sirs

**Purbeck District Council Core Strategy Issues and Options**

Thank you for providing English Heritage the opportunity to comment on this important stage in the preparation of the Purbeck Core Strategy.

We broadly welcome the thoughtful and considered approach to preparing this plan; appreciating the significance of Purbeck's assets and responding to them to ensure the local authority's social, environmental and economic ambitions are delivered and also those of the government, as expressed in the draft PPS15 *Planning for the Historic Environment*.

This correspondence is intended to guide the further iteration of your strategy to enable the positive commitment to the historic environment is delivered; national and regional historic environment policy addressed and tests of soundness satisfied.

**Evidence base**

English Heritage recommends the schedule of evidence is completed and applied to ensure the Core Strategy takes full account of the potential effects which alternative courses of action might have upon the historic environment.

We would also refer you to the 2009 Heritage Counts data [www.english-heritage.org.uk/hc/server/show/nav.10741](http://www.english-heritage.org.uk/hc/server/show/nav.10741) and the Heritage @ Risk register [www.english-heritage.org.uk/server/show/nav.19074](http://www.english-heritage.org.uk/server/show/nav.19074) that indicates 69 (27%) Scheduled Monuments in Purbeck are formally at risk, a considerable and disturbing amount. We would expect the Core Strategy to acknowledge and respond to such evidence indicating how the Local Development Framework intends to conserve and enhance these assets in accordance with your stated objective. It may be the refreshed Heritage Strategy, adopted as an SPD, is the vehicle to do so.

We also encourage you to acknowledge, consider and apply the Dorset Historic Landscape characterisation.

1



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### **Spatial portrait – the characteristics of Purbeck**

In light of the significance of Purbeck's historic environment to its character, identity, economy and traditions it is disappointing paragraph 2.7 appears a somewhat partial reference. Likewise section 3.3 and the assessment of the 5 spatial areas fail to consider the historic environment at all. You should identify and define the interest and character the historic environment brings to each to ensure it is conserved, enhanced and informs place shaping ambitions. Each map should include designated historic parks and gardens; scheduled monuments (highlighting those at risk) and key landmark buildings and attractions. We note the draft Vision refers to retaining the District's unique qualities, but you need to demonstrate what these are.

It is ironic the people of Upton hanker over a sense of place, character and identity but all other places in the District with such attributes fail to acknowledge the fact.

### **Place**

The setting and integrity of Purbeck's towns, villages and landscape setting can be seriously affected by insensitive infrastructure or highway initiatives. The Core Strategy should emphasise the importance of a high quality public realm and street design and promote a commitment to it. The variety of national good practice guidance such as Manual for Streets provides the means to inform the delivery of high quality places and spaces.

### **Vision – Q1**

The main Vision in the Core Strategy perhaps suggests an appreciation of the significance of the historic environment in Purbeck however this appears to be by implication alone. We note the following: a commitment to the high quality design of new housing (solely); tourist facilities that are referred to as the means to draw people to Purbeck and; that only habitats are specifically referred to as being valued. Little respect is given to the District's cultural heritage.

Purbeck's historic landscape and its component parts such as its settlements, streets, architectural features (e.g. walls), its ruins, its castles, its parks etc help to define what makes Purbeck so special. We would hope any Vision for the future of Purbeck would seek to ensure what is valued today is passed on to future generations.

### **Visions – Q2**

The individual Visions for each spatial area again fail to pick up on the how the historic environment contributes to Purbeck's appeal. The historic environment is central to each area's cultural heritage, identity, and sense of place (local distinctiveness). There appears no acknowledgement of what communities in those areas are likely to value in this respect.

We would have expected evidence such as the Townscape Assessment and Heritage Strategy to have informed the Visions and the initiatives within. We sincerely hope they can be reviewed accordingly.

### **Objectives – Q3**

We support Spatial Objective 1

### **Phasing – Q7**

We would recommend that the sustainable urban brownfield opportunities are exhausted prior to greenfield releases.

### **Employment – Q8**

#### **Admiralty Park**

Scheduled Monument Consent for development that would harm this asset at Holton Heath, its setting or integrity should not be presumed. We would recommend a conservation management plan is applied to guide the future use of the site. Likewise the variety of scheduled monuments surrounding **Winfrith** should be acknowledged and considered.

2



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### **Retailing - Q9**

The assessment of the relative merits of the suggested options at this stage must address the potential impact on the historic character of the settlements to which they relate and the small businesses they contain. It is not just the physical impact of major new retail development that has to be considered at this stage but also the impact on identity, character and local distinctiveness often embodied by local (sustainable) enterprise (e.g. shops) which gives places their charm, tourist value and community cohesion. We refer you to research conducted by The Historic Towns Forum and English Heritage (via [www.helm.org.uk](http://www.helm.org.uk)) and to PPS4.

### **Spatial options – Q10**

We note and appreciate an intention to promote the option(s) which minimises the impact on landscape setting (7.2.1) however to emphasis this and that the direct and indirect impacts on all heritage assets<sup>1</sup> have been considered we recommend a more transparent evaluation is demonstrated. The lack of application of evidence in respect to the historic environment and design character of settlements, to inform the relative suitability of each option is of significant concern particularly in light of the prominence given throughout to natural environment considerations. For example how has archaeology (known and unknown) been considered? How have key views in and out of the sites been assessed? What is the impact on adjoining listed buildings and/or conservation areas e.g. at Herston? It is too late to consider strategic design considerations and historic environment concerns after spatial allocations have been determined.

It is imperative that the successful physical integration of new community facilities at the edge of settlements occurs to ensure approaches and character of places are not fundamentally compromised.

### **Policy CO Countryside – Q11**

We support this policy but suggest consideration is given to recent published 'farming' advice by English Heritage (via [www.helm.org.uk](http://www.helm.org.uk)) to enhance effectiveness. In the rural building section of the policy you may wish to consider whether "*should not be harmed*" is too passive.

### **Affordable housing – Q14**

We refer you to rural affordable housing advice issued by English Heritage, again available to download at [www.helm.co.uk](http://www.helm.co.uk)

### **Policy RES & GT. Exception sites, Gypsy, Travellers and Travelling show people – Q15, 16**

Both policies should include the following bullet point - *The site would not result in a detrimental impact on the natural, built or historic environment.* and perhaps cross reference to design and historic environment policy.

### **Policy DH Heaths – Q19**

This policy should allow the reuse historic farm buildings that may secure their future.

### **Policy CF Community facilities and services – Q21**

We recommend an additional criterion is included to make reference to compliance with design and historic environment policy and associated guidance.

### **Policy GI Green Infrastructure – Q22**

Advice on the preparation of green infrastructure plans emphasises the importance of considering the natural and historic environment, many features of which will be affected and can be included, and therefore managed via Green Infrastructure Planning. We recommend heritage officers are involved.

<sup>1</sup> Definition of historic asset at draft PPS15 annex 1



### **Policy SD Sustainable Design – Q26**

We support this policy and in particular reference to historic environment evidence to assist the delivery of locally distinctive development and also welcome inclusion of Building for Life criteria, an effective tool to promote and judge the relative design quality of development proposals.

To enhance effectiveness we recommend the following adjustments:

- Clarify explicitly that "other applicable works" includes highway engineering and traffic management works/initiatives to ensure their designs responds equally to their context.
- As Building for Life standards are referred to might the DOT manual for streets guide be embedded to raise standards?
- In the 2<sup>nd</sup> paragraph might reference be made to Dorset's Historic Landscape Characterisation?
- The term "supportive" is rather passive so might "required" be used in place?

### **Policy HRH Historic environment, landscape and heritage – Q28**

English Heritage warmly supports this policy.

However to ensure its delivery we recommend clarification of the following:

- That the policy relates to all designated and non-designated assets of historic, architectural, archaeological or artistic interest. This includes listed buildings, conservation areas, historic parks and gardens, and scheduled monuments. It also includes their settings; the wider urban and rural landscape and the potential for unrecorded archaeology. The manifestation of an area's heritage assets can be as subtle as the historic street patterns, below ground archaeology and discrete architectural features. It can include key views, settings and those familiar and cherished local scenes.
- What the existing and future potential threats to the historic environment are and how might these be addressed?
- How the public realm and streets might be managed to have regard to the design sensitivities of the historic environment;
- Whether masterplans/planning and design briefs will be prepared for significant individual sites where major change is envisaged;
- Whether village design statement and parish plans should be encouraged;
- How S106 agreements could contribute towards the enhancement of individual assets or specific historic places;
- What aspects of the management of the historic environment might be delivered through the actions of others e.g. highways authority?
- How the historic environment is linked to other policy areas e.g. townscape regeneration;
- How the historic environment could help deliver the wider environmental, social and economic objectives for the LDF area;
- What is the role of the Heritage Strategy as a means to deliver ambitions for the historic environment? Will it be adopted as SPD (recommended)?

We would also suggest inclusion of a map summarising the location of key designated assets such as conservation areas; parks and gardens, scheduled monuments at risk, key historic places such as Corfe castle and other significant spatial information from the evidence base.

### **Policy TA Tourism - Q30**

This should also refer to Policy HRH

### **Policy IAT Accessibility – Q31**

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The Core Strategy should point towards a commitment to actions in support of ongoing improvements to the streetscape, public realm, places and spaces, creating an environment in which people make a conscious decision to walk and cycle.

The opportunity should be taken to confirm a commitment to high standards of design of all streets and spaces recognising Manual for Streets (CLG 2007), Transport Management and Streetscape (DoT 2008), Civilised Streets (CABE 2008) and Streets for All (EH 2007), all advocates for such an approach.

#### **Implementation and monitoring**

##### **Spatial objective 7**

In light of the upgraded Heritage@Risk information now available, contextual and SA indicators can (and therefore should) refer to grade 1 and II\* listed buildings, historic parks and gardens, scheduled monuments and conservation areas at risk. Reference might also be made to the adoption of the Heritage Strategy as an SPD.

##### **Spatial objective 9**

Reference should be made to the completion of public realm improvements initiatives e.g. for Swanage.

We hope the above comments will help in progressing the Core Strategy. It may be worthwhile to meet to discuss progress in due course however in the mean time if there any issues you wish to clarify please don't hesitate in contacting us.

Yours faithfully,



Rohan Torkildsen  
Western Territory Planner (South West, West Midlands)

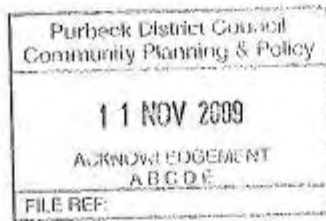
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Planning Policy Team  
Purbeck District Council  
Planning Policy  
Westport House  
Worgret Road  
Wareham  
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Date: 10 November 2009  
Our Ref: ML/JAS M5/0109-07  
Your Ref:

**By Email and Post:**  
[ldf@purbeck-dc.gov.uk](mailto:ldf@purbeck-dc.gov.uk)

Dear Sir / Madam

**RE: PLANNING PURBECK'S FUTURE: CORE STRATEGY PUBLIC CONSULTATION DRAFT**

We represent the **South West RSL Planning Consortium** which includes all the leading Registered Social Landlords (RSLs) across the South West. Our clients' principal concern is to optimise the provision of social/affordable housing and to ensure the evolution and preparation of consistent policies throughout the region.

We are generally supportive of the approach to affordable housing and housing and care for the elderly provision in Purbeck but consider a number of amendments necessary to strengthen the document in order to reinforce the Council's priorities and its ability to seek good quality housing.

Our comments on the draft Core Strategy are therefore as follows:

**3. Issues and Challenges**

We support the identification of the need to optimise affordable housing provision; this should be prioritised throughout the Core Strategy, as it is in the **Five Main Challenges**.

Though one of the issues identified on **page 7** is responding to the changing demographic of Purbeck no mention is made of housing for the elderly and those in need of care. This should be prioritised alongside affordable housing as the specific benefits of each should be recognised and development encouraged throughout Purbeck to meet identified local needs. For this reason we recommend the first of the Five Main Challenges be reworded to state:

- 1. Providing housing to meet all local needs, including affordable housing and specialist housing and care for the elderly.*

We welcome the reference to the need for a care home and Level 3 sheltered housing at North East Purbeck in **paragraphs 3.7.4.6 and 3.8.5.9**. Other forms of housing and care options for the elderly should also be considered, including support within individual's homes, extra care housing and continuing care retirement communities. This principle should carry throughout the document to support all local needs.

**4. Vision and Spatial Objectives**

Though we support housing being included as a **Priority Area** and its spatial interpretation, this should also include reference to housing and care for the elderly, as 'housing for all' should encompass all forms of accommodation. This priority area is strongly linked in with each of the other priorities and we consider that the Core Strategy should explicitly recognise affordable housing as a particular community benefit.

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*Q1. Do you agree with the Vision for Purbeck?*

We support the Vision but note that this should be strengthened through recognition of the particular benefits of providing housing and care for the elderly. We recommend that the second paragraph be amended:

*"To achieve this Purbeck will provide a mix of housing types, sizes and tenures which are affordable and suitable in meeting local needs and those of the wider housing market, including housing and care for the elderly."*

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

Whilst we support the references to affordable housing in each of the area specific visions, we consider that these should be strengthened by reference to housing to meet all local needs, including those of the elderly and those in need of care, as has already been done in South East Purbeck Vision. Housing developments should meet locally identified needs throughout Purbeck and not be so restricted spatially in the Core Strategy.

Whilst we support the general caveat that affordable housing developments should be proportionate to the size and function of each area, we strongly recommend that this take into account measures of local need as a priority.

We are concerned by the Vision for North West Purbeck which states that any development will be linked with 'significant' green space provision. We strongly recommend that affordable housing schemes or developments containing an element of affordable housing are exempted from this. As this form of housing mostly provides for persons already resident in Purbeck it creates no additional need and should not therefore be sought.

*Q.3 Do you agree with the Spatial Objectives?*

We recommend that Spatial Objective 2 be amended to read *"Meet the varying housing needs of Purbeck."*

**5. General Location of Development**

*Q.4 (a) Do you agree with the policy?*

We support the policy, in particular paragraph 5.6 which promotes a flexible approach to settlement boundaries, supporting rural exception sites for affordable housing development.

*Q.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 above?*

Though we support the use of a Settlement Strategy in identifying the settlement hierarchy we are concerned that the policy is not sufficiently clear on rural exception sites. This should be made clear in Policy LD as at present this appears to conflict with Policy CO: Countryside which does not permit rural exception site developments.

**6. Supply of Housing, Employment and Retail Growth (2006-2026)**

The housing position statement as set out on page 35 relies upon the use of (e) Remaining 5 Year Supply, a windfall allowance. Paragraph 59 of PPS3: Housing 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."*

We consider this table to be unclear, including too much reliance on potential windfall developments and untested SHLAA sites. As the RSS is at such an advanced stage we strongly recommend that the Council take into account the 2,750 proposed dwellings at Lytchett Minster and assess the housing land supply on the higher housing figures of 5,150. On this basis, it is considered that the Council can only demonstrate a 2.12 year housing land supply.

**Q.5 Do you agree with this policy?**

Whilst we support the flexibility built in to Policy HS we would recommend that this take into account the 2,750 also set out in the draft RSS to ensure compliance. The Council should seek to maximise housing delivery, in particular affordable housing, in order to meet local needs.

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

We refer the Council to the above quoted paragraph 59 of PPS3.

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

In line with PPS3 guidance, the Council should only allow for windfall in exceptional circumstances. Where this is justified an estimate should *"be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends."* The Council should therefore seek to revise any allowance in line with this guidance.

## **8. Development Policies**

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

We support both this policy and the flexibility allowing for rural exception sites. We would recommend that the word *'limited'* be removed from Policy GB however as this is not justified; stating that this should meet identified local housing need will adequately restrict such developments.

**Q.13 Do you agree with this policy?**

Our previous comments to the Interim Affordable Housing Planning Guidance consultation document should be taken into consideration here:

We question whether having a 90% social rented mix within an overall affordable housing requirement of 40% - 50% will bring about a mixed and balanced community on larger sites. A reasonable proportion of intermediate properties help to make the overall affordable housing requirements more palatable for developers. This is particularly important in challenging economic times. Also, on RSI development, a large proportion of intermediate properties are essential to provide cross-subsidy for the social rented properties they provide. The imposition of this mix creates issues of deliverability because of the relatively high subsidy requirement for social housing. We therefore ask the Council to carefully consider the consequences of the proposed mix; the viability assessment does not appear to take such matters into account and we question whether this attempted a realistic approach to the delivery of affordable housing.

*Q.14 Do you agree with this policy?*

As above, we would like our previous comments to the Interim Guidance to be taken into consideration, particularly our comments on the viability study (August 2008).

Given our previous comments which we recommend are equally valid now, we strongly recommend that further viability testing is undertaken to inform the formation of policy within the Core Strategy. Without this, we do not consider there to be an adequate base on which to found policy, as with the lowering of the affordable housing threshold to 3 dwellings, nor for the over-rigid and seemingly arbitrary boundary defining where 40% and 50% affordable housing provision will be sought. These targets should be revised.

We do, however, support the points the Council raise in considering residential developments. It is important to consider each application on its individual merits, particularly at this time of economic difficulty.

We also recommend that the Council adopt a more flexible approach to 'pepper potting' affordable housing as this can create management difficulties and suggest that the Council should state what unit cluster size they consider to be acceptable. We recommend that the Council state that, '*usually no more than 20 units are considered acceptable*'. This is to ensure that the Council can build in some flexibility into their policy and allow for 100% affordable housing developments which may obviously have more than this number.

The Council should remove the requirement for affordable housing to be provided on each phase or subdivision of site development. This may contradict the earlier policy acceptance for concentrated affordable housing provision in one location and result in inappropriate phasing. Phasing of affordable housing delivery may instead be more appropriately secured by condition.

*Q.15 Do you agree with this policy?*

We strongly support the use of a rural exceptions site policy but have the following comments.

In order to give a clear signal to RSLs and Parish Councils we recommend that the document should include a list of settlements where the rural exceptions policy will apply. We also suggest that the Council should state how long they will wait before they 'cascade' down to the next level of search. We recommend a period of three months.

We consider the existing wording to be too ambiguous and open to challenge and strongly recommend that the Council either make clear what it means by the term 'small in scale' or refer instead to developments being proportional in scale to the existing settlement.

*Q.17 (a) Do you agree with this policy?*

We very strongly support this policy but recommend that Continuing Care Retirement Communities be added to the list of supported housing to further encourage housing solutions for the elderly and those in need of care. We also recommend that the Council acknowledge and encourage the support that can be provided in individuals' homes to assist independent living.

*Q.22 Do you agree with this policy?*

We strongly recommend that 100% affordable housing developments or those containing an element of affordable housing be exempt from providing open space or recreation facilities. As these developments are for persons already resident in the District no new need is created. New occupants of social housing

will come from the Council's own social housing register and so full exemptions should be made for this form of affordable housing; a reduction should be offered for intermediate housing. Failure to do so could lead to these contributions being contrary to Circular 05/05, as they would not be fairly or reasonably related to the need created by the development.

#### Appendix 1 – Abbreviations and Glossary


We recommend that the glossary definition of affordable housing be replaced with that in Annex B of PPS3: Housing. Affordable housing may not be delivered with the aid of subsidy by all providers and we recommend that the most authoritative definition be used.

The Council should clarify why intermediate housing provided for below market value is not acceptable in Purbeck. This exclusion may be contrary to Government policy set out in PPS3. If the Council is to include this definition it should also define social rented affordable housing for completeness.

In order to encourage developers to bring forward the largest proportion of affordable housing possible, we recommend that the Core Strategy states that the provision of affordable housing is a material planning benefit of considerable weight. We also request that the Core Strategy states that developers will not be allowed to pass on other planning contributions when negotiating a transfer price for Section 106 affordable housing.

The above comments are intended to be constructive. We would like to be consulted on further stages of the SPD; please ensure that the **South West RSL Planning Consortium** are retained on the LDF database, with **Tetlow King Planning** listed as their agents.

Yours faithfully



**JAMIE SULLIVAN**  
For and On Behalf Of  
TETLOW KING PLANNING

Enc.: Response Form

Cc: Bournemouth Churches Housing Association  
Hastoe Housing Association  
Knightstone Housing Association  
Magna Housing Association  
Raglan Housing Association  
Spectrum Housing Group  
Synergy Housing Group

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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.

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](mailto:ldf@purbeck-dc.gov.uk)

Vision for Purbeck	
<b>Q?</b>	1. Do you agree with the District Vision? Yes / No (delete as appropriate) Please explain:  <div style="text-align: center; font-family: cursive;">PLEASE SEE ACCOMPANYING LETTER</div>

Spatial Area Visions	
<b>Q?</b>	2. Do you agree with the Spatial Area Visions? Yes / No (delete as appropriate) Please explain:  <div style="text-align: center; font-family: cursive;">AS ABOVE</div>

**Spatial Objectives**

3. Do you agree with the Spatial Objectives?

Yes / No (delete as appropriate)

Please explain:

PLEASE SEE ACCOMPANYING LETTER.

**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:

PLEASE SEE ACCOMPANYING LETTER

**Policy HS – Housing Supply**

5. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

AS ABOVE



**Character Area Development Potential**

**Q7** 6 (a) Do you agree with this approach in estimating development potential?  
Yes / No (delete as appropriate)  
Please explain:  
AS ABOVE, PLEASE SEE ACCOMPANYING LETTER.

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:  
AS ABOVE

**Maintaining a 5 Year Land Supply**

**Q8** 7. Should the Core Strategy include phasing for settlement extensions?  
Yes / No (delete as appropriate)  
Please explain:

**Policy ELS – Employment Land Supply**

**Q9** 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 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:

BUT PLEASE SEE COMMENTS IN  
ACCOMPANYING LETTER.

**Policy AHT – Affordable Housing Tenure**

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

PLEASE SEE ACCOMPANYING LETTER

**Policy AH – Affordable Housing**

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

AS ABOVE

**Policy RES – Rural Exception Sites**

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

BUT PLEASE SEE COMMENTS IN  
ACCOMPANYING LETTER.

**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:

AS ABOVE

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:  
PLEASE SEE ACCOMPANYING LETTER.

**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>	MR
First Name:		Agent First Name:	JAMIE
Last Name:		Agent Last Name:	SULLIVAN
Job Title*:		Agent Job Title:	SENIOR PLANNER
Organisation*:	SOUTH WEST	Agent Organisation:	TETLOW KING PLANNING
Address:	RSL PLANNING CONSORTIUM C/O:	Address:	UNIT 2, ECLIPSE OFFICE PARK, HIGH STREET, SPARE HILL BRISTOL
Postcode:		Postcode:	BS16 5EL
Telephone:		Telephone:	0117 9561916
E-mail:		E-mail:	jamie.sullivan@tetlow-king.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)

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

29 October 2009

Dear Sirs

## **Core Strategy Public Consultation Draft – September/October 2009**

We have read the Core Strategy Consultation Draft and we would like to submit some observations and objections to the policies relating to housing provision across the District.

### **Affordable Housing**

We are principally concerned with the Council's proposals to increase the provision of affordable housing. We believe the new policies proposed go too far and the supply of future development sites will be severely restricted as a consequence. Our comments are:

- Such high levels of affordable housing are most likely to significantly drive up housing densities as developers are forced to go all-out to retain scheme viabilities.
- We believe the Three Dragons Report, which recommended to the Council that such high levels of affordable housing could be supported, was fundamentally flawed. The financial models used in the Report illustrated housing densities that just wouldn't be acceptable in a rural authority such as Purbeck. The Three Dragons model used densities of 30dph, 45dph, 60dph, 80dph, 120dph and a ridiculous 150dph, but densities across the District very rarely go above 35dph to 40dph. These high densities are just not seen in Purbeck and would only be suitable for a city centre urban authority.
- Whilst we can see how high proportions of affordable housing could be accommodated on Greenfield sites, on land with agricultural value, we do not see how they can be accommodated on land with an established existing use value.
- Purbeck has little or no redundant industrial or commercial land, where land values might be more realistic. Across Purbeck, existing use values for residential and commercial property are extremely high. If a 40% or 50% provision of affordable housing is implemented, it will effectively halve the value of land for redevelopment purposes. As a result, there will be many potential windfall sites that are rendered unviable and will no longer come forward.
- The insistence upon pepper-potting the affordable housing just doesn't make sense. If the value of all the open market housing across a site is impeded by pepper-potting the affordable housing, the financial viability of every scheme will be further compromised. If a developer has to subsidise such a high proportion of affordable housing, he will need to maximise the value of the open market housing on his site.

Cont .....

Pepper-potting across the site will substantially compromise all his sales prices. Such a policy would have a very negative impact on brownfield sites with high existing use values. Again, many windfall sites wouldn't come forward as a consequence

- There is already a long shopping list of requirements on developers to provide financial contributions towards transport improvements, heathland mitigation and soon Green Infrastructure across Purbeck. In six years time all new developments will have to be carbon neutral. Scheme viabilities are just not robust enough to accommodate these financial burdens, together with a 50% provision of affordable housing. It is the brownfield, windfall sites, that have the least ability to take on these financial burdens, and many potential schemes will fall by the wayside.

In our view, the proposed policy changes are very draconian and will stifle the provision of windfall sites throughout the District. We propose that a more reasonable measure would be the increase in provision as follows;

*In or adjacent to settlements of fewer than 3,000 population, if they are for 5 or more dwellings, or a site area of 0.2 or more hectares - 35% proportion*

*In or adjacent to settlements of greater than 3,000 population, if they are for 7 or more dwellings, or a site area of 0.3 or more hectares - 40% proportion*

*On Greenfield sites with no previous development uses other than agricultural use, regardless of unit numbers or site area - 50% proportion*

### **Development Options**

The various development options proposed in the Core Strategy all seem to include a proposal that only affordable housing will be permitted in the smaller settlements across the District.

This proposal seems very discriminatory. Why should the opportunity to build open market housing be blocked in this way?

There are likely to be numerous sites within the settlement boundaries of the smaller villages across the District that could be brought forward for development, but we can see no incentive for landowners to do so if the sites can only be developed for affordable housing.

If the landowners in small villages are going to receive very little financial reward for selling their land, at what is likely to be virtually nil cost to a housing association, sites will not come forward. Surely it would be better to encourage open market development in the smaller villages, with a proportion of affordable housing, so the landowner receives a financial benefit from selling his land. You will get far more affordable housing built this way. Otherwise you effectively rely on the policy of an exception site, and very few schemes are developed in this way each year.

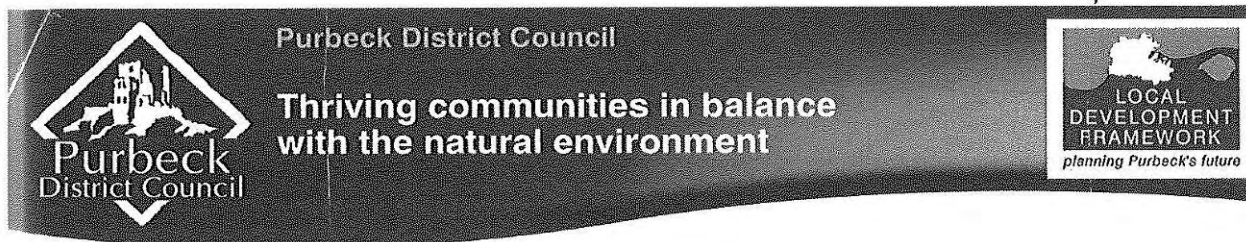
This very negative policy is likely to stifle the natural growth of all the smaller settlements across the District.

We hope these comments are helpful.

Yours faithfully

**HAMISH MACBETH**  
**Director**

23/1800



### 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](mailto:ldf@purbeck-dc.gov.uk)

**Vision for Purbeck**

Q1 1. Do you agree with the District Vision?  
~~Yes~~ / No (delete as appropriate)  
 Please explain:  
 REFER TO RESPONSES ON FOLLOWING QUESTIONS.

**Spatial Area Visions**

Q2 2. Do you agree with the Spatial Area Visions?  
~~Yes~~ / No (delete as appropriate)  
 Please explain:  
 UNTIL ROADS INFRASTRUCTURE IS SIGNIFICANTLY IMPROVED MOST OF THE AREA VISIONS ARE IRRELEVANT.



### 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:

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:

THERE IS NO ROAD INFRASTRUCTURE TO SUPPORT THIS PROPOSAL. UNTIL GREATER CONSIDERATION IS GIVEN TO SUCH INFRASTRUCTURE CKPC CANNOT SUPPORT THE POLICY

### Character Area Development Potential

Q7 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:

A HIGHER PROPORTION SHOULD BE CONSIDERED

### Maintaining a 5 Year Land Supply

Q7 7. Should the Core Strategy include phasing for settlement extensions?

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

Please explain:

OTHERWISE, HOUSING COULD BE DEVELOPED ANYWHERE

### Policy ELS – Employment Land Supply

Q7 8 (a) Do you agree with this policy?

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

Please explain: INFRASTRUCTURE IS TOO POOR. GIVEN CURRENT NATIONAL & LOCAL GOVERNMENT FINANCES IMPROVED INFRASTRUCTURE IS UNLIKELY

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:

VACANT SITES SHOULD BE FILLED FIRST, AND UNTIL ROADS INFRASTRUCTURE IS SUBSTANTIALLY IMPROVED ESP. IN SANDFORD AREA AND THE WOOL - WORCET ROAD, CKC CANNOT SUPPORT THIS.

**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:

WE DON'T AGREE THE PRESENCE OF A LARGE SUPERMARKET WILL "KILL" THE TOWN UNLESS IT IS TESCO WHICH IS PREDATORY & USES NEFARIOUS RETAIL PRACTICES TO KILL LOCAL SPECIALITY SHOPS. - LOOP MAY BE BETTER.

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

Please explain:

REDUCTION OF BUSINESS RATES TOGETHER WITH FREE PARKING IN THE TOWN - AS HAPPENS IN FRANCE etc - WOULD ASSIST THE TOWN IN FLOURISHING. PDC, DCC + WTC SHOULD NOT USE PARKING CHARGES AS A "MILK LOW".

**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:

DEVELOPMENT MUST BE DISTRIBUTED ALSO IN THE SMALLER VILLAGES OTHERWISE THEY WILL DIE AND HOUSE PRICES IN THOSE SMALL VILLAGES WILL RISE DUE TO INCREASE IN 2<sup>ND</sup> HOMES / RETIREMENT CAUSED BY NON-DEVELOPMENT.

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: BUT ALSO THAT SHARED OWNERSHIP SHOULD BE EITHER PHASED OUT IN PREFERENCE FOR 100% TENANCY UNLESS THE OWNERSHIP (i.e. PUBLIC OWNERSHIP) REMAINS AT THE CURRENT SHARE

**Policy AH – Affordable Housing**

Q?

14. Do you agree with this policy?

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

Please explain:

BUT ALSO SEE ABOVE

**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: KEY WORKER CRITERIA SHOULD BE ENLARGED TO INCLUDE KEY LOCAL GOVT WORKERS (FHO'S etc) AND FARMING WORKERS. LOWER PAID L.G WORKERS (BY REFUSE etc) SHOULD ALSO BE INCLUDED, OTHERWISE THERE WILL EVENTUALLY BE NO HUMAN RESOURCE TO CARRY OUT KEY FUNCTIONS, ~~ETC~~

**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) — BUT NOTE CAVEAT,  
Please explain: ~~Yes~~ WE GENERALLY AGREE, BUT  
EXCLUDE WAREHAM. CONSEQUENTLY, THE COUNCIL HAS  
HAD TO DISAGREE, THE QUESTION COULD HAVE BEEN  
BETTER PHRASED,

**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:  
MORE CARAVAN / CAMPERVAN SITES TO REDUCE "EXLUSES"  
FOR CARAVANS / CAMPERVANS STOPPING IN LAYBYS, FARM TRACKS  
& ROADSIDES.

**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:

NO,

**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)	CHURCH KNOWLE PARISH COUNCIL	Agent Title (Mr/Ms/Mrs/Miss/Other)	DR
First Name:		Agent First Name:	ALASTAIR
Last Name:		Agent Last Name:	WALLACE
Job Title*:		Agent Job Title:	CLERK TO THE COUNCIL
Organisation*:	CHURCH KNOWLE PARISH COUNCIL	Agent Organisation:	
Address:	COUNCIL OFFICE THE BUNGALOW VINEYARD LORFE CASTLE	Address:	AS CKPC, OFFICE
Postcode:	BH20 5DY	Postcode:	
Telephone:	019466 32320	Telephone:	
E-mail:	ckpc@gmx.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)

*Alastair Wallace* pp ckpc 14/10/09

Core Strategy Planning Purbeck's Future  
Response Form

34 / 1696



### 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](mailto:ldf@purbeck-dc.gov.uk)

#### Vision for Purbeck

Q1 1. Do you agree with the District Vision?  
 Yes / No (delete as appropriate)  
 Please explain:  
 Yes, but not sure what is meant by "the function of the countryside" presumably the production of food is one of the main functions. This phrase needs to be made clear.

#### Spatial Area Visions

Q2 2. Do you agree with the Spatial Area Visions?  
 Yes / No (delete as appropriate)  
 Please explain:  
 Yes, but not sure re large retail outlet. For most Purbeck residents, supermarkets at Poole & Bournemouth are just as near and increasingly households are shopping on line. Does Purbeck have a large supermarket - keep Purbeck special

### 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: As well as affordable housing, villages need some form of low-cost market housing, restricted to local/working families only, in order to maintain a viable, mixed community.

### Policy HS – Housing Supply



5. Do you agree with this policy?

Yes / No (delete as appropriate)

Please explain:

No, local ~~and~~ service villages and smaller villages must have an equal chance with towns & Key Service Villages, so they are not dominated by retired and second homes.

### Character Area Development Potential

Q7 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

Q7 7. Should the Core Strategy include phasing for settlement extensions?

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

Please explain:

Yes. Small settlement extensions in some small villages could help in the provision of low-cost market housing for working families along with affordable housing.

### Policy ELS – Employment Land Supply

Q7 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:

If school re-organisation goes ahead, would there be any buildings/land available as New Employment Land?

**Policy RFS – Retail Floor Space Supply**

**Q2** 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:

*If we have to have a large supermarket, Wareham would be my choice, but I would be very worried how it could affect the viability of the town centre. Most Purbeck*

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

Please explain: *residents are unlikely to change their shopping habits, because supermarkets at Dorchester, Weymouth or Poole are just as near. In addition, the increasing number of households shopping on line could change the need to have a large supermarket in Purbeck.*

**Development Options**

**Q2** 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:

*To keep key service villages sustainable, affordable housing for working families (both Housing Association and low cost market housing) is needed.*

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

Please explain:

No

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

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

Please explain:

No

**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:  
Yes, but some form of cheaper market housing for young workers also needs to be developed in rural communities, to keep a balanced community.

**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 / ~~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	
<input type="radio"/>	18. Do you agree with this policy? Yes / <del>No</del> (delete as appropriate) Please explain:

Policy DH – Dorset Heaths International Designations	
<input type="radio"/>	19. Do you agree with this policy? Yes / <del>No</del> (delete as appropriate) Please explain:

Policy RP – Retail Provision	
<input type="radio"/>	20. Do you agree with this policy? Yes / <del>No</del> (delete as appropriate) Please explain:

Policy CF – Community Facilities and Services	
<input type="radio"/>	21. Do you agree with this policy? Yes / <del>No</del> (delete as appropriate) Please explain:

Policy GI – Green Infrastructure, Recreation and Sports Facilities	
<input type="radio"/>	22. Do you agree with this policy? Yes / <del>No</del> (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:

**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:  
Yes, but also need to support traditional rural industries and fishing industry.

**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:  
Not on the coastal strip – possibly inland

**Policy IAT – Improving Accessibility and Transport**

Q? 31. Do you agree with this policy?  
~~Yes~~ / No (delete as appropriate)  
Please explain:  
There is not enough emphasis on the use of public transport.

**Policy AP – Implementing an Appropriate Transport Strategy for Purbeck**

Q? 32. Do you agree with this policy?  
Yes / ~~No~~ (delete as appropriate)  
Please explain:  
Yes, but more detail is needed, e.g. a properly integrated scheduled public transport system for S.W. Purbeck, especially March-October, liaising with DCC.

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>	MRS.	Agent Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	
First Name:	VIVIENNE	Agent First Name:	
Last Name:	KING	Agent Last Name:	
Job Title*:	_____	Agent Job Title:	
Organisation*:	_____	Agent Organisation:	
Address:	"Highlea", Searyside, West Culworth, Wetherham.	Address:	
Postcode:	BH 20 5RT	Postcode:	
Telephone:	01929 400 294	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)

35 / 1709



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](mailto:ldf@purbeck-dc.gov.uk)

Vision for Purbeck	
Q1	1. Do you agree with the District Vision? Yes / <del>No</del> (delete as appropriate) Please explain:

Spatial Area Visions	
Q2	2. Do you agree with the Spatial Area Visions? Yes / <del>No</del> (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:

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:

*But only if at least one existing supermarket is closed.*

(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:

*see below*

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

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

Please explain:

*Additional factors are  
green energy generation & minimal  
carbon footprint*

**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:

~~Yes~~ The 90/10 proportion seems rather high but presumably you have based this on research

**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 & Goodiversity**

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:

*Local centres seem to be too restricted*

**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**



23. Do you agree with this policy?

Yes / ~~Yes~~ (delete as appropriate)

Please explain:

**Policy GP – Groundwater Protection**



24. Do you agree with this policy?

Yes / ~~Yes~~ (delete as appropriate)

Please explain:

**Policy CE – Coastal Erosion in Swanage**



25. Do you agree with this policy?

Yes / ~~Yes~~ (delete as appropriate)

Please explain:

**Policy SD – Sustainable Design**



26. Do you agree with this policy?

Yes / ~~Yes~~ (delete as appropriate)

Please explain:

**Policy REN – Renewable Energy**



27. Do you agree with this policy?

Yes / ~~Yes~~ (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:

It would seem to be appropriate to support new employment opportunities in every location eg West Culworth Wimborne.

**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:

But the area is already overcrowded at peak holiday times so there would need to be a cap.

**Policy IAT – Improving Accessibility and Transport**

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

Better provision for walkers and cyclists on roads is a priority

**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	
Q?	33. Do you have any comments on the Sustainability Appraisal? Comments: <i>This has been an arduous exercise</i>

**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>	<i>Mr &amp; Mrs</i>	Agent Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	
First Name:	<i>Roger</i>	Agent First Name:	
Last Name:	<i>Davies</i>	Agent Last Name:	
Job Title*:		Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	<i>East Coombe Farmhouse Coombe Keynes</i>	Address:	
Postcode:	<i>BH20 5PS</i>	Postcode:	
Telephone:	<i>01929 405422</i>	Telephone:	
E-mail:	<i>eastcoombe@dsl</i>	E-mail:	<i>pipex.com</i>

\*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)

36/1710



### 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](mailto:ldf@purbeck-dc.gov.uk)

**Vision for Purbeck**

Q1 1. Do you agree with the District Vision?  
Yes / No (delete as appropriate)  
Please explain: Does not mention / acknowledge that Poole harbour (south) is a massive draw or could be if infrastructure improved.

**Spatial Area Visions**

Q2 2. Do you agree with the Spatial Area Visions?  
Yes / No (delete as appropriate)  
Please explain: 4.3.2 Encourage & improve cycleways etc as alternative to busy roads, + bypass south.  
4.3.3. Bovington should become a distinct service village with enhanced retail business (now big supermarket)

4.3.6. No mention of improved ferry links to Poole Bournemouth & Weymouth (Alternative transport links)

**Spatial Objectives**

Q? 3. Do you agree with the Spatial Objectives?

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

But 8. Local economy should be higher up the list and 1. Sounds hollow when some of the following policies are detrimental

**Policy LD – Location of Develop**

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

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

Please explain: Generally but all settlements should have opportunity to grow at 2% year

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

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

Please explain: Generally as above but in rural settlements having working tradesmen in a village makes it a service village.

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: It creates a sharp divide in villages between wealthy house owners and the rest. There needs to be a ladder of housing type otherwise the enterprising children of the villages are exiled if they want to own a house. Limited market housing or self build schemes should be allowed.

**Policy HS – Housing Supply**

Q? 5. Do you agree with this policy?

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

Please explain:

Yes. qualified support

### 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: *Let local landowners come forward and assume 80% windfall sites.*

### Maintaining a 5 Year Land Supply

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

Yes / No (delete as appropriate)

Please explain: *Should have phasing in the plan and it may not be taken up if windfall sites adequate.*

### Policy ELS – Employment Land Supply

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

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

Please explain:

*If there is a demand it should favour Winfrith to divert traffic off A351.*

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: *Confusing Question!  
Holton Heath is near to to Nantun and a shuttle bus could be used for a travel plan.*

*Discourage employment at existing sites as first option. Consider Bovington as a 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)

*Not needed a local provision*

Please explain:

*Put retail where there is a need so as to reduce travelling from Wool & Bovey.*

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

Please explain:

*Large Supermarket at Bovington – on Middle School Site. Take pressure off Wareham. Create employment. Real service Villages*

**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:

*Need other distribution as well to other villages to make them more sustainable*

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: Rather negative attitude. Positive encouragement should be given. Purbeck's character was formed by business use!

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

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

Please explain:

Affordable housing should be more important than business use as a first choice. The 9 months + delay for business use is leading to total inaction.

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

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

Please explain:

Anything that leads to people living and working in rural areas should be considered good. Care homes, Workshops, Bus depots, Entertainment facilities, Microgeneration schemes, Water mills, Alternative technology sites.

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

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

Please explain:

Development of inland tourist areas, Equestrian, Dog play areas, Green Gyms, Watersports in old quarry workings.

**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:

Self build community schemes also for farmers children etc

**Policy AHT – Affordable Housing Tenure**

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

*A bit too prescriptive. There should be some flexibility for local cases.*

**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) **BUT**  
Please explain:

*The site should be well located and enable reasonable access as with Policy GT. Rural people have family as facilities. Single men should be allowed in as well.*

**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:

*Why do Gypsies have a better criteria than locals?*

**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:

*Single rural men who do not qualify for most affordable rented housing. Housing for retiring people from tied cottages who wish to stay in the countryside*

**Policy BIO – Biodiversity & Geodiversity**

Q? 18. Do you agree with this policy?

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

Please explain:

*Wild Purbeck project is silly and directing attention from other ideas.*

**Policy DH – Dorset Heaths International Designations**

Q? 19. Do you agree with this policy?

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

Please explain:

*Peopl can live on heathland as they always did if the housing is strictly non polluting and protocols for pollution are followed.*

**Policy RP – Retail Provision**

Q? 20. Do you agree with this policy?

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

Please explain:

*Better to put retail in service villages to link with tourist facilities*

**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: *To restrictive. No sense of  
 Vagueness and no encouragement of New Ideas.  
 Obsession with 'visual harm' not actual effectiveness.*

**Policy HLH – Historic Environment, Landscape and Heritage**



28. Do you agree with this policy?

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

Please explain: *To obsessed with historic environments.*

**Policy E – Employment**



29. Do you agree with this policy?

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

Please explain:

*How can you service employment land if you do not have retail outlets.*

**Policy TA – Tourist Accommodation and Attractions**



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

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

Please explain:

*Need non tourist / business accommodation in or near towns.*

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

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

Please explain: *Not if no local housing allowed.*

*Have enough tourist accommodation, need to get benefit from tourism to the local residents.*

**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:

*To restrictive, no space for new ideas.*

Sustainability Appraisal	
33. Do you have any comments on the Sustainability Appraisal? Comments:	<p>So much box ticking. So little new ideas. But OK I suppose.</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:	ALEX	Agent First Name:	
Last Name:	BRENTON	Agent Last Name:	
Job Title*:	EGDON HEATH COUNCILLOR	Agent Job Title:	
Organisation*:	DORSET COUNTY COUNCILLOR.	Agent Organisation:	
Address:	Cox Cottage East Morden Wareham DORSET	Address:	
Postcode:	BH20 7DL	Postcode:	
Telephone:	01929 459496	Telephone:	
E-mail:	a.brenton@dorsetcc.gov.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  No (Delete as Appropriate)

37 / 1711



### 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](mailto:ldf@purbeck-dc.gov.uk)

Vision for Purbeck	
Q1	1. Do you agree with the District Vision? Yes / <del>No</del> (delete as appropriate) Please explain:

Spatial Area Visions	
Q2	2. Do you agree with the Spatial Area Visions? Yes / <del>No</del> (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:  
 WE CERTAINLY AGREE THAT 2,400 DWELLINGS SHOULD NOT  
 BE ALLOCATED AT OPTOD.

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**



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:

Don't know

**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:

limited) EXPANSION AT WINFRITH, HOLTON + ADMIRALTY PARK IS JUSTIFIABLE THOUGH NEW SITES AT WAREHAM + SWANAGE SHOULD BE LOCATED AT

**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:  
AT LOCATION EAST OF A351 - JOHNS ROAD INDUSTRIAL ESTATE  
WILL TAKE THE PRESSURE OFF EMPLOYMENT LAND AT HOCTON  
HEATH, ADMIRALTY BANK

(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:  
THIS SEEMS TO BE THE BEST AVAILABLE OPTION (+ FAR BETTER THAN HAVING ALL DEVELOPMENT AT UPTON).  
HOWEVER, ALL MEASURES SHOULD BE TAKEN TO ADHERE TO HEATH INTERIM PLANNING FRAMEWORK

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:

INCREASE GREEN INFRASTRUCTURE eg. CYCLE ROUTES CAN HAVE DIRECT + INDIRECT PRESSURES ON THE COUNTRYSIDE + SHOULD BE INCLUDED.

**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:  
UNSURE. ASKED IN PRINCIPLE THOUGH FEEL THIS COULD BE  
USE) TO EXPAND HOUSING IN SAVED/DECT/PROTECTED AREAS.

**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? ~~NO~~

Yes / ~~NO~~ (delete as appropriate)  
Please explain: NO, ARE NOT AWARE OF ANY OTHER SPECIFIC  
HOUSING NEEDS.

**Policy BIO – Biodiversity & Geodiversity**



18. Do you agree with this policy?

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

Please explain:

ALL OF THIS POLICY IS ESSENTIAL TO PROTECT, MANAGE + ENHANCE  
PURBECK'S BIODIVERSITY. COULD eg. LIC) PROJECT INJECT OR FINANCIALLY  
SUPPORTED BY HOUSING + DEVELOPMENT SUBSIDIES?

**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:

NO NEW COMMUNITY FACILITIES SHOULD BE ALLOWED IN THE  
COURTAYLDE EXCEPT IN EXCEPTIONAL CIRCUMSTANCES.

**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**

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:  
FOR BIO DIVERSITY SHOULD INCLUDE: CONNECTIVITY OF SANDHEDS /  
SPEED WAYS (WHERE POSSIBLE) + INCLUDE POOLS (IF POSSIBLE).

**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	
<p>33. Do you have any comments on the Sustainability Appraisal? Comments:</p> <p>VERY WELL PUT TOGETHER + INFORMATIVE + THANK YOU FOR CONDUCTING US. IF WE CAN BE OF ANY HELP PLEASE GIVE US A CALL AT NUMBER BELOW.</p>	

### Contact Details:

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

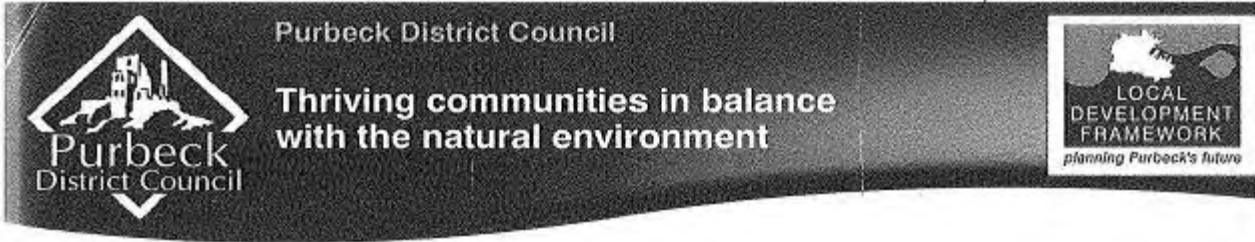
Personal Details		Agents Details (if applicable)	
Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	MR	Agent Title <small>(Mr/Ms/Mrs/Miss/Other)</small>	
First Name:	NICK	Agent First Name:	
Last Name:	MOULTON	Agent Last Name:	
Job Title*:	REPTILE CONSERVATION	Agent Job Title:	
Organisation*:	AMPHIBIAN AND REPTILE CONSERVATION	Agent Organisation:	
Address:	655A CHRISTCHURCH RD. BOSCOMBE, BOURNEMOUTH, DORSET	Address:	
Postcode:	BH1 4AP	Postcode:	
Telephone:	01202 391319	Telephone:	
E-mail:	nick@arc-trust.org	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)

38 / 1712



### 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](mailto:ldf@purbeck-dc.gov.uk)

**Vision for Purbeck**

Q1 1. Do you agree with the District Vision?  
 Yes / No (delete as appropriate)  
 Please explain:

**Spatial Area Visions**

Q2 2. Do you agree with the Spatial Area Visions?  
 Yes / No (delete as appropriate)  
 Please explain:

NO NEED FOR ANOTHER SUPERMARKET IN WAREHAM. ALL EXISTING STORES SHOULD BE FULLY UTILISED AND TO SHOULD 'WASTED' SPACE SUCH AS THE CORN EXCHANGE, PALMIST WALL, ETC.

### 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:

- 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:

*Hunter*

**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:

*WE SHOULD DO BOTH*

**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: NO NEED FOR A FURTHER SUPERMARKET IN WAREHAM. IT'S A 'MARKET TOWN' AND TO EVERYBODY'S SURPRISE SHOULD BE MADE TO FILL ALL AVAILABLE EXISTING/NEW SHOP SPACE.

**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:

CONSIDERATE SPREAD GROWTH REINFORCE THE PLAN TOWNS & VILLAGES

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:

*BUT NOT 'TRAVELLERS'*

**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:

*'SECOND HOMES' SHOULD NEVER HAVE HISSY  
MUNICIPALITY TO REACH THE LEVEL THAT IT IS.*

*THEY SHOULD BE BROUGHT BACK INTO 'LOCAL' OWNERSHIP*

**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:

BUT AT THE RAILWAY FOOT CROSSING CLOSELY HOW  
WILL THIS EFFECT DEVELOPMENT IN THIS AREA

**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:

PUT IN CONSULTATION INTO LOCAL DISTRICT  
& TOWN TRUSTS

**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:

NEED TO BE MORE FLEXIBLE

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	
Q7	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:	JOHN	Agent First Name:	
Last Name:	SCOTT	Agent Last Name:	
Job Title*:	DEVELOPMENT MANAGER	Agent Job Title:	
Organisation*:	W.D.D.T.	Agent Organisation:	
Address:	MYAIRE COTTAGE 2 CONN LANE WAREHAM	Address:	
Postcode:	BH20 4RL	Postcode:	
Telephone:	01929 56267	Telephone:	
E-mail:	john@wddt.org.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  No (Delete as Appropriate)

39/1713



Purbeck District Council  
 Thriving communities in balance  
 with the natural environment

Purbeck District Council  
 Community Planning

LOCAL DEVELOPMENT FRAMEWORK  
 planning Purbeck's future

30 SEP 2009

ACKNOWLEDGEMENT  
 A B C D E

FILE REF:

### 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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 E-mail: [ldf@purbeck-dc.gov.uk](mailto: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:

- 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:

50% IS ENOUGH

### 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:

*If supermarket were put in Swanage traffic during the summer season would be intolerable.*

**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**

**Q2** 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**

**Q2** 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:

WITH PROVISIO THAT VERY CAREFUL THOUGHT  
IS GIVEN TO LOCATIONS.

**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: WITH ALL THE BUILDING EXPANSION  
PLANNED, WHY IS THERE A NEED TO CHANGE  
THE SCHOOL STRUCTURE

**Policy GI – Green Infrastructure, Recreation and Sports Facilities**

Q? 22. Do you agree with this policy?  
~~Yes~~ / No (delete as appropriate)  
Please explain: MOST AREAS ALREADY HAVE SPORTS  
FACILITIES IN PLACE + PLAYPARKS SHOULD  
BE AVAILABLE FOR YOUNGER CHILDREN IN NEW BUILD  
AREAS.

**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:

N/A WE HAVE NO PUBLIC TRANSPORT.

**Policy AP – Implementing an Appropriate Transport Strategy for Purbeck**

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

YES PROVIDED PRIORITY IS GIVEN TO SANFORD BY PASS – ESPECIALLY CONSIDERING THE PROPOSED DEVELOPMENTS IN

WAREHAM SWANAGE & UPTON.

Sustainability Appraisal	
Q?	33. Do you have any comments on the Sustainability Appraisal? Comments:
<div style="text-align: center; margin-top: 50px;">  </div>	

### 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:	EAST LUNWORTH PARISH COUNCIL		
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)

40/973



Purbeck District Council

Thriving communities in balance with the natural environment



### Core Strategy Planning Purbeck's Future Response Form

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E-mail: [ldf@purbeck-dc.gov.uk](mailto:ldf@purbeck-dc.gov.uk)

Vision for Purbeck	
Q1	1. Do you agree with the District Vision? Yes / <del>No</del> (delete as appropriate) Please explain:

Spatial Area Visions	
Q2	2. Do you agree with the Spatial Area Visions? Yes / <del>No</del> (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**

**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**

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

*Already included/- record (973)  
recorded in database (leglet questionnaire)*

**Re: Planning Purbeck's Future - Core Strategy Public Consultation Draft**

Swanage is an internationally renowned area of outstanding natural beauty and any large-scale housing developments should not just be concentrated in one area of the town as appears to be proposed in this document for the north of Swanage. ( Despite the fact that it is stated in the document that " The Core Strategy does not allocate sites ", the grammar school site and nearby caravan park are repeatedly mentioned. ) Landowners have offered other large sites in Swanage and these should also be used if large-scale housing development has to take place.

I would be more inclined to support the preferred option if proposed new large-scale housing development sites in Swanage were more evenly distributed throughout the town.

Although areas of heathland - at Wareham or anywhere else - are obviously important to retain I am unable to understand how they can possibly be more valuable than somewhere as breathtakingly beautiful as Swanage.

Northbrook Road in Swanage is already a rat run with traffic moving at such dangerously high speeds that it is often perilous to cross the road and the noise of accelerating engines pollutes the atmosphere. Any large scale housing development in this area would worsen this situation. The road would be even more heavily used and become even more of a racing track.

Since there is no money for new healthcare facilities, trying to convince people to support Purbeck District Council's preferred option by also offering the possibility of new healthcare facilities does not appear to be entirely honest.

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

Please explain:

*Please see attached note*

**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 (Mr/Ms/Mrs/Miss/Other)	MS	Agent Title (Mr/Ms/Mrs/Miss/Other)	
First Name:	SARAH	Agent First Name:	
Last Name:	ZYGA	Agent Last Name:	
Job Title*:	JOURNALIST	Agent Job Title:	
Organisation*:		Agent Organisation:	
Address:	11 DOLPHIN COURT NORTHBROOK RD SWANAGE	Address:	
Postcode:	BH19 1QJ	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)