





- Purbeck district boundary
- Settlement boundary
- Site of Special Scientific Interest,  
Special Area of Conservation,  
Special Protection Area, Ramsar  
or National Nature Reserve
- 400m Heathland buffer zone
- Flood zone 2 & 3
- Green belt
- Area of Outstanding Natural Beauty
- Scheduled Ancient Monument

Traffic Light System

Least impact

Some impact

Major impact

4 x

=  overall (with 0 x )

3 x

=  overall (with 0 x )

1 x

=  overall

How were the sites assessed?

Taking the sites submitted to us by landowners, we carried out a preliminary assessment of all the sites on the edge of the town that could be used for a settlement extension and scored each one against specific criteria using a simple traffic light system, where green indicates 'least impact', amber indicates 'some impact' and red indicates 'major impact'. The criteria used and an explanation of what 'least impact', 'some impact' and 'major impact' refers to for each of the criteria are shown in the table in the panel below.

The sites assessed for Swanage are shown on Map 1 to the right. One red criterion equals red overall; three ambers (with no red) equals amber overall; and four greens (with no red) equals green overall. A number of sites were automatically discounted because they were either too small or would have an unacceptable environmental impact, e.g. they were located mainly in an area at risk from flooding, they were within 400m of a protected heathland or they included a Scheduled Ancient Monument within the site boundary.

	Least Impact <div><div></div></div>	Some Impact <div><div></div></div>	Major Impact <div><div></div></div>
Ecology	Limited wildlife habitat on the site/evidence of flora and fauna	Some wildlife habitat on the site/evidence of flora and fauna	Rich wildlife habitat on the site/evidence of flora and fauna
Flood Risk	Flat site with limited possibility for surface water run off and surface flooding	Sloping site with possibility for surface water run off and surface flooding	Severely sloping site with possibility for extreme surface water run off and surface flooding
Townscape	Development on the site would relate well to the settlement pattern and would not harm local character	Development on the site would partly relate to the settlement pattern and may harm local character	Development on the site would not relate to the settlement pattern and would harm local character
Landscape	Development on the site would not be prominent in short and long distance views of the wider landscape	Development on the site would be prominent in some short and long distance views of the wider landscape	Development on the site would be very prominent in short and long distance views of the wider landscape
Accessibility	The site is near to the centre of the settlement with good access to shops and local facilities and/or the site is close to an hourly bus route	The site is fairly near to the centre of the settlement with fair access to shops and local facilities and/or the site is fairly close to an hourly bus route	The site is not near to the centre of the settlement with poor access to shops and local facilities and the site is not close to an hourly bus route
Highways	The site could be accessed by vehicles without any major works to existing roads	The site could be accessed by vehicles but major works would be required to existing roads	The site is not accessible to vehicles
Overall	A site that would have limited overall impact if developed	A site that would have some overall impact if developed but that could be overcome	A site that would have a major overall impact if developed that is difficult to overcome

Map 1

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have  
your  
say

Please complete questionnaire, tear at perforation fold, seal and send back to us via the FREEPOST address on the back.

What is your postcode? .....

1. The Preferred Option is:

100 dwellings (50 affordable) on Site B with potential for new community facilities, better access to the countryside and new allotments. Nothing is decided yet but the community facilities might include: an integrated community hospital/health centre (with public meeting rooms), elderly care home and ambulance station.

And

100 dwellings (50 affordable) on site D with potential improvements to sports and recreation facilities, e.g. improvements to Swanage Town and Herston Football Club ground, all weather pitch etc., or provision of a new link road between Ulwell Road and Northbrook Road.

or The Alternative Option is:

200 dwellings (100 affordable) and community facilities on a different combination of Sites A, B, C and D

Which option do you prefer or is there a different option? (Please tick only one)

Preferred Option ☐

Alternative Option ☐ Please choose two or more from A, B, C and D

Other ☐

(Please comment where below)

Comments

2. The following have been identified as community benefits that could potentially be delivered with new housing. Which of these do you agree with or are there any others you would like in Swanage?

(Please tick all that apply)

Integrated community hospital/health centre

☐

Elderly care home

☐

New ambulance station

☐

Better access to the countryside to the west

☐

New allotments

☐

Improvements to Swanage Town and Herston Football Club ground

☐

All weather pitch

☐

New sports hall

☐

New link road between Ulwell Road and Northbrook Road

☐

Other ☐ (Please comment below)

Comments

3. Providing a suitable site can be found, should 30 dwellings (15 affordable) be built in Corfe Castle up to 2026, as requested by Corfe Castle Parish Council?

Yes ☐ No ☐ No comment ☐

(Please provide any comments below)

Comments

Thank you for taking you time to comment. Please add your details if you would like to be kept informed of the Core Strategy.

Name

Address

Email address

MOISTEN AND SEAL