

# Planning Purbeck's Future

Where shall we build in  
Purbeck 2012-2026?



Core Strategy  
Other Responses

June – July 2010



# Contents

<i>Goadsby</i>	1
<i>Reptile Conservation</i>	4
<i>Theatres Trust</i>	5
<i>Trees for Dorset</i>	6

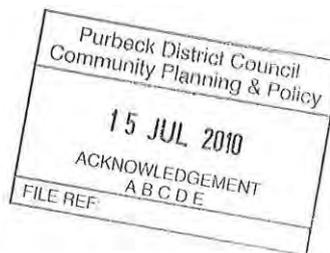


Your Ref:  
Our Ref: PA/TP.63957/5  
*Please quote our reference in replying*

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14 July 2010

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



Dear Sirs

**ROMANY WORKS BUSINESS PARK:  
PURBECK LOCAL DEVELOPMENT FRAMEWORK - CONSULTATION ON SETTLEMENT  
EXTENSIONS**

I act on behalf of Mr P Farish, the owner of the Romany Works Business Park. The site is situated to the north of Holton Heath, as identified on the attached plan. It is the subject of Policy SS11 of the Purbeck District Local Plan Final Edition, to help meet the economic needs of the district. The policy allows for the construction of new buildings or the extension of existing industrial buildings.

I write in connection with the current consultation on potential settlement extensions at Wareham. Three options are currently being proposed, upon which I would like to make comment. This is in the context of the potential development at the Romany Works Business Park, which has yet to be implemented, but which is permissible under current Local Plan Policy.

Option A; this involves the potential development of 200 dwellings and a supermarket in the vicinity of Worgret Road. I have no particular observation to make in respect of this option.

Option B; this includes development at the western edge of North Wareham. It is noted that the potential allocation refers to 200 dwellings and new employment land. The nature of the land uses differs from Option A. There appears to be no justification for the inclusion of additional employment land, particularly as this would be on green field land. It is far preferable to develop brown field sites, such as the Romany Works Business Park. It is therefore submitted that Option B should not be included in future planning policy documents. If it is, then the reference to new employment land should be omitted.

Continued ... ..



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**Goadsby & Harding (Survey & Valuation) Ltd.**  
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Registered in England No. 2926416

Planning Policy Team, Purbeck DC  
14 July 2010  
Page 2

Option C; the only observation here is that this option does not appear to include additional employment land. However, it is not clear what is meant by; "*and potential for all of the other benefits above.*" If the other benefits include employment land at North Wareham then my comments in respect of Option B apply.

In summary, an objection is submitted to the potential inclusion of green field land for employment development. The first principle should be to develop land that is classified as brown field; such as the Romany Works Business Park.

I would be grateful for your acknowledgement of receipt of this letter.

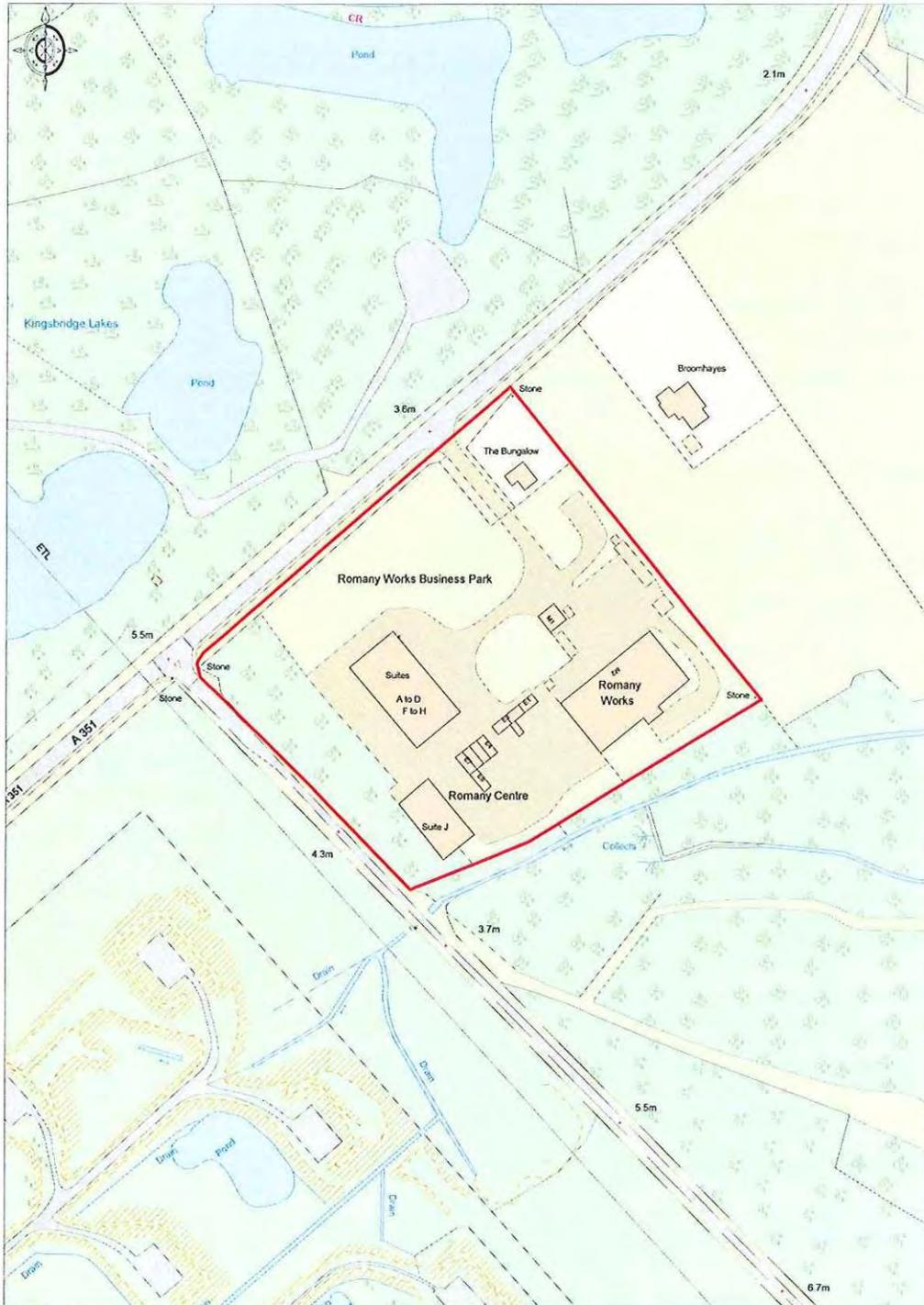
Yours faithfully

Signature Removed

Peter Atfield BTP MRTPI  
Director, Town Planning & Special Projects  
Direct Tel: 01202 550100 Mobile: 07836 202442  
Direct Fax: 01202 550022 E-mail: peter.atfield@goadsby.com

CC P Farish Esq, Romany Works Business Park

# Romany Works Business Park Wareham Road, Holton Heath



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Getmapping plc 2010. Vertical Scale - 1:2500

Goadsby Planning & Environment

# Reptile Conservation

Page 1 of 1

**Lida Mutton**

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**From:** email-LDF  
**Sent:** 29 July 2010 14:50  
**To:** Steve Dring; Lida Mutton; Emma Webb  
**Subject:** FW: Planning Purbecks Future

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**From:** Nick Moulton[SMTP:NICK.MOULTON27@BTINTERNET.COM]  
**Sent:** Thursday, July 29, 2010 2:42:28 PM  
**To:** email-LDF  
**Cc:** nick.moulton@arc-trust.org  
**Subject:** Planning Purbecks Future  
**Auto forwarded by a Rule**

Dear Steve Dring,

Many thanks for consulting Amphibian & Reptile Conservation over the choices for Purbeck's future. As ever, we would like to help with this process.

Although potentially too early to comment in detail at present we would like to make certain that the proposed developments take note of the wildlife in these areas. We realise that previous work has been done to good standards though would it be beneficial to get all of the Nature Government Organisations and Non-Government agencies (Dorset Wildlife Trust, RSP, ARC) to do any "predictive" maps of potential sensitive areas. This to ensure adequate time for "wildlife rescues and relocation" and ensure that development timetables are not delayed.

We would be able to help with this on one plan, rather than loads of individual cases, so if you think this will help please give us a call.

Yours sincerely,  
Nick Moulton.  
Reptile Conservation Officer.  
Amphibian & Reptile Conservation.

02/08/2010

## Lida Mutton

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**From:** email-LDF  
**Sent:** 27 July 2010 18:47  
**To:** Steve Dring; Lida Mutton; Emma Webb  
**Subject:** FW: Settlement Extensions

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**From:** Rose Freeman[SMTP:ROSE.FREEMAN@THEATRETRUST.ORG.UK]  
**Sent:** Tuesday, July 27, 2010 6:51:26 PM  
**To:** email-LDF  
**Subject:** Settlement Extensions  
**Auto forwarded by a Rule**

Our Ref.: RF/3003

### Settlement Extensions

Thank you for the email of 1 June consulting The Theatres Trust on where development should go in the District, and other consultations for the Design Guide, Townscape Character Appraisals etc.

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 unfortunately these consultations are not directly relevant to the Trust's work so we have no comments to make but look forward to being consulted on further planning policy documents in due course especially any town centre action plans.

Rose Freeman  
Planning Policy Officer  
The Theatres Trust  
22 Charing Cross Road  
London WC2H 0QL  
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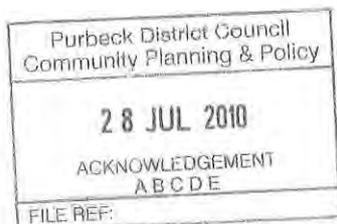
[planning@theatrestrust.org.uk](mailto:planning@theatrestrust.org.uk)

\*\*\*\*\*  
Learn more about theatres with our online resource '[Exploring Theatres](#)'  
Check out your local theatre on The Theatres Trust '[Theatres database](#)'

\*\*\*\*\*  
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28/07/2010

# Trees for Dorset



TREES FOR DORSET  
[www.treesfordorset.co.uk](http://www.treesfordorset.co.uk)

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DT2 9ND

22-7-10

Purbeck Core Strategy  
Planning Services  
Westport House,  
Worgret Road,  
Wareham  
Dorset  
BH20 4PP

Dear Sir

## **Comments by Trees for Dorset (successor to Dorset Branch, The International Tree Foundation)**

I commented last year (27-10-09) on the Core Strategy as Ecological Advisor to the Dorset Branch of the International Tree Foundation that has now become an independent Charity Trees for Dorset but has retained the objectives of its previous existence.

I would like to reiterate those comments because we are concerned that the landscape of areas selected must retain trees and where ever possible have their landscape enhanced by tree planting. Our experience is that large dense developments added to larger villages and small towns may be such that existing trees are put under pressure and the development has a different character to the older built up areas. Trees are especially at risk when services are added both at the time of development and subsequently. Generally there is less pressure on trees where small scale developments are added to villages.

We would therefore ask that the existing policies of Purbeck DC for trees and landscaping provision are strongly applied to areas selected during the Core Strategy process and if there is any likelihood of threat or damage trees are protected by TPOs. We would also like to see much more positive landscaping included in planning applications.

Yours faithfully

Signature Removed

Dr A.C.Warne  
Ecological Advisor, Trees for Dorset

*Planting, Promoting and Protecting Trees in Dorset*