

# Planning Purbeck's Future

Where shall we build in  
Purbeck 2012-2026?



**Core Strategy Settlement Extensions Consultation  
Statutory Responses**

**June – July 2010**



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# The Coal Authority

The  
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Planning Policy  
Purbeck District Council

07 June 2010

[sent via email: [ldf@purbeck-dc.gov.uk](mailto:ldf@purbeck-dc.gov.uk)]

Dear Steve

**Core Strategy Consultation on Settlement Extensions, District Design Guide and other documents**

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on this document at this stage.

We look forward to receiving your emerging planning policy related documents; preferably in an electronic format. For your information, we can receive documents via our generic email address [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk), on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.

Alternatively, please mark all paper consultation documents and correspondence for the attention of the Planning and Local Authority Liaison Department.

Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our departmental direct line (01623 637119).

With kind regards

Yours sincerely

Signature Removed

**Miss Rachael A. Bust** *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MIPSM, MRTPI*  
**Deputy Head of Planning and Local Authority Liaison**

In line with Government led initiatives the Coal Authority is committed to the delivery of efficient, high quality services supported by information technology. To support this we prefer communication in electronic format wherever possible.

# Corfe Castle Parish Council

**From:** CorfeCastlePC@aol.com [mailto:CorfeCastlePC@aol.com]  
**Sent:** 15 September 2010 12:30  
**To:** Steve Dring  
**Cc:** Cllr Dragon  
**Subject:** Re: Swanage and Corfe settlement extensions - consultation

Dear Steve

I refer to your e-mail of the 1<sup>st</sup> July 2010 in respect of the above matter (included below).

This communication is to emphasise our original response (my e-mail of 10<sup>th</sup> November 2009 also included below) and adds a bit more in the light of current Council concerns over the continued inclusion of a stated possibility of 30 dwellings on the edge of the village within the formal Plan.

The Parish Council still considers the limited opportunities for housing construction within the village a problem in maintaining a viable community. However, the Council wishes to restate its commitment to exception sites for 100% affordable housing. This also means it does not support any development within the village which falls outside of that category. Councillors appreciate the reasoning given within your e-mail for the allocation of 30 houses but think any possibility of commercial development will only give land owners more hope of achieving higher land values and restrain them from offering land for exception sites at lower values. The inclusion of 30 houses will merely allow any developer to use this information to get permission for more expensive homes for outsiders or even worse, holiday homes. This cannot be supported by the Parish Council and we ask you to remove it from the official document. The Council considers exception sites to be the only way of providing affordable accommodation in the form of rented homes for local people, both young and old, as most local people cannot afford shared equity housing with its attendant well known problems. The Council appreciates the motives expressed in your e-mail but feels the problems attending this approach offset any possible benefits.

The Council continues to have a problem with the siting of more houses and businesses in Swanage because of the ramifications for Corfe Castle village in terms of traffic.

Finally, the Council continues to express interest in finding land for the employment of local people within the Parish.

The Parish Council is writing now because it understands there is an impending deadline of the 5<sup>th</sup> October when further representations will not be allowed.

I look forward to hearing from you.

Regards  
Jeff Dunn  
Clerk to Corfe Castle Parish Council (01929) 555266

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Dear Steve

Councillors discussed the presentation at the Town Hall based on Cllr Greens conversation with you.

There was some concern over the apparently limited opportunities for housing construction within the village despite the various items of information that have been passed to the District Council over a period of time (Cllr Dragon will be keen to direct you to this) and the participation of Councillors in planning workshops. The Council is surprised that the major land owners have not been approached despite their willingness to be involved and come up with sites for exception housing to satisfy local need (National Trust and Mr Bond). There is a great need for accommodation of all sizes for the young and elderly local population as evidenced by our Housing Register but in particular single and two bed units are required.

Also, concern was expressed at the District Council enthusiasm to site more houses and businesses in Swanage. It would appear that most industrial/warehouse units in Swanage are very difficult to let or sell and the lack of employment opportunities in that town will mean, in the opinion of the Parish Council, the suggested housing (circa 250 houses) is for holiday use not local people. A major concern is the need for all construction materials, tradesmen and the new occupiers to have to come through Corfe Castle if

development goes ahead anywhere within Swanage. They suggest for the above reasons most development should occur in the Wareham area which has far superior transport connections (still not good) in the absence of any prospect of developing the old Cordite Factory at Sandford.

Feel free to ring me if you think this is the best way to assist the Councillors in their deliberations.

Regards  
Jeff Dunn

# Dorset Area of Outstanding Natural Beauty



**Dorset**  
Area of Outstanding  
Natural Beauty

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(By email)

23rd July 2010

Dear Sir or Madam,

**RE: Preferred Options for Development “Where should we build in Purbeck?” and District Design Guide**

## **Preferred Options for Development “Where should we build in Purbeck?”**

### **National and Regional Policy Context**

With regards the options for development at Swanage and Corfe, the settlements are located within the Dorset AONB. AONBs are recognised by national planning policy<sup>1</sup> as having the highest status of protection in relation to landscape and scenic beauty, and the conservation of the natural beauty of the landscape should be given great weight regarding planning decisions within these areas.

Major development should not take place within AONBs, except in exceptional circumstances, and applications for such development should be subject to the most rigorous examination and be demonstrated to be in the public interest before being allowed to proceed.

With regards the options for development at Wool and Wareham, the settlements are located in close proximity to the AONB boundary. Regional Policy<sup>2</sup> seeks to ensure that no development is permitted outside AONBs which would damage their natural beauty, character and special qualities or otherwise prejudice the achievement of the AONB. Therefore those sites considered to affect the setting of the AONB have also been assessed.

### **AONB Policy**

In making decisions the planning authority has a statutory duty of regard to “conserve and enhance” the natural beauty of the AONB. The AONB Management Plan provides a framework to help guide decisions and the policy considered relevant to the assessment of the options for development is as follows:

- PD1a:** Ensure that any necessary development affecting the AONB is sensitively located and sympathetic in style, scale and materials to local character.
- PD1b:** Retain characteristic features and restore/introduce new character features through planning gain where appropriate to scheme delivery.
- PD1d:** Protect the AONB’s panoramic views, tranquillity and remoteness.

<sup>1</sup> PPS7 Sustainable Development in Rural Areas

<sup>2</sup> DRAFT Regional Spatial Strategy for the south west Policy ENV3

**PD2a:** Promote the use of high quality design, materials and standards of workmanship in all developments in the AONB.

**PD3a:** Protect the AONB from inappropriate development.

**PD3b:** Protect the quality of uninterrupted panoramic views into, within and out of the AONB.

### **Swanage**

In line with national policy, major development should not take place within AONBs except in exceptional circumstances (see national policy context above). Furthermore, in line with AONB policy, any necessary development should be of the highest calibre. It should be sensitively located and not adversely impact upon the tranquillity of the area or the quality of its panoramic views. It should be of high quality, and sympathetic in style in style, scale and materials to local character (see AONB policy above).

Providing that sufficient regard is given for the national and AONB policy the team has the following comments regarding the options for growth around Swanage.

### **Landscape Context**

Swanage sits within the Corfe Valley<sup>3</sup> a broad, sweeping and gently undulating valley enclosed by a dramatic chalk escarpment to the north and an undulating limestone ridge to the south.

The settlement occupies the broad valley floor and encroaches onto the sloping valley sides. Due to its open and elevated position, it is highly visible and has a dominant urban influence within the landscape. Existing residential and tourist developments are visually intrusive and have weakened the rural character of the area, therefore the continued pressure for development on the fringe of the town is a significant issue.

### **Site A**

Site A is located on the western edge of Swanage and there is concern that development here would be of negative landscape and visual impact. The site occupies an important "green gap" between the edge of Swanage and the neighbouring village of Langton Matravers and development here would further compromise the separation and identity of each settlement. With regards views from across the valley to the south, the site contributes to the landscape setting of Herston and provides a green horizon between the built edge and the skyline.

There is concern for the southern and western portions of the area that feel remote from the existing settlement due to the orientation of the landform, sloping away from the town and towards the wider landscape.

### **Site B**

Site B is located on the western edge of Swanage within the flat valley floor. The site is well contained by the A351 and existing housing to the south, Washpond Lane and the school to the west, and the Swanage railway line to the north.

In views from the wider landscape, the site contributes to the landscape setting of the town and any new development should aim to conserve and enhance the rural character of the landscape and the quality of views.

### **Site C**

Site C is located on the north-west edge of Swanage and occupies a spur of land that appears to protrude from the existing settlement into the open countryside. It is currently used as a caravan park and due to its elevated and exposed position is of significant negative landscape and visual impact.

Considering the isolated elevated and exposed nature of the site permanent development here would not be desirable.

<sup>3</sup> as defined within the Dorset AONB Landscape Character Assessment Conserving Character

#### **Site D**

Site D is located on the northern edge of Swanage and, with the exception of the western portion, is well defined by the existing road network and some existing housing to the east and south. Despite its elevated location, the site appears to occupy a relatively flat shelf of land that together with the surrounding established existing vegetation would serve to help soften views of the development and help assimilate it with its landscape setting.

#### **Conclusion**

Overall, providing consideration is given for the issues as discussed above, the AONB prefers the Preferred Option for development on Sites B and D.

#### **Corfe**

Providing that the national policy tests are met, and that any new development is sited and designed in line with AONB policy, the AONB supports the principle of development at Corfe.

#### **Wool**

The proposed options do not lie within the AONB, however Sites B and D lie in close proximity to the boundary and consideration should be given for their impact upon its setting.

#### **Conclusion**

On consideration of the above, in the interest of protecting the undeveloped setting of the AONB, the AONB would prefer to see development at Site A or Site C. In the event that new development is visible from the AONB, it should be designed appropriately to conserve and enhance the local landscape character and protect the quality views.

#### **Wareham**

The proposed options do not lie within the AONB, however Site A lies in close proximity to the boundary and consideration should be given for its impact upon its setting. The site appears well contained by the existing settlement. In the event that new development here is visible from the AONB, it should be designed appropriately to conserve and enhance the local landscape character and protect the quality of views.

#### **Conclusion**

On consideration of the above, the AONB has no preference for the options to develop.

#### **District Design Guidance**

It is understood that guidance relating to Landscape is to be produced in the future, with regards the Design Guidance drafted so far the AONBs comments are as follows.

#### **References**

Overall the AONB supports the reference to best practice national guidance, however it is suggested that there are also some valuable county scale guidance documents that should be referred to. A key principle of the Design Guidance is to ensure that design is appropriate to its context and takes opportunities to improve the character and quality of the local area, this "sense of place" is most strongly reflected in the local scale documents.

#### **Rural Roads Protocol**

With regards guidance relating to the road environment reference should also be made to "Reclaiming Our Rural Highways" a scoping report on issues affecting the character of roads and streets in rural Dorset and the related document "Dorset Rural Roads Protocol" that is formal policy of Dorset County Council and sets out its new approach to rural road management in the County and how it will be implemented.

The protocols vision is complementary to the principles of the Design Guidance and seeks to ensure "All decisions affecting the highway environment in Dorset will ensure the conservation and enhancement of the outstanding quality of its landscape and settlements, whilst delivering a safe and convenient network for all modes of transport."

The principles of the document 'Manual for Streets' (DfT 2007) are relevant to streets in rural settlements although it is primarily focused on residential urban roads.

#### **Landscape Character Assessment**

References to Landscape Character Assessments should include the Dorset AONB Landscape Character Assessment.<sup>4</sup>

#### **Materials**

AONB policy supports guidance that encourages the use of high quality local materials that are in keeping with local character.

#### **Building Details and Elements**

##### **Signs**

AONB policy supports guidance that seeks to reduce the impact of small scale change that erodes landscape character such as the display of signs.

##### **Illumination**

AONB policy supports guidance that seeks to protect and maintain tranquillity and reduce light pollution. It is recommended that only luminaries that have been designed to reduce light pollution should be specified.

##### **Trees, Useful Documents**

It is suggested that the Dorset Trees, Woods and Forestry Strategy is a useful reference document.

Yours faithfully,

Signature Removed

Jennifer Clarke  
Dorset AONB Landscape Planning Officer

<sup>4</sup> "Conserving Character" Landscape Character Assessment and Management Guidance for the Dorset AONB

# Dorset County Council – Strategic Planning



Steve Dring,  
Planning Policy Manager,  
Planning Policy,  
Purbeck District Council,  
Westport House,  
Worgret Road,  
Wareham, BH20 4PP.

## Environment Directorate

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Web site: www.dorsetforyou.com

Date: 29 July 2010  
Your ref:  
My ref:

Dear Mr. Dring,

## Planning Purbeck's Future - Core Strategy Public Consultation on Settlement Extensions, District Design Guide and other documents

Thank you for consulting the County Council on the above documents, which have been considered by the relevant officers. Overall your documents present a huge volume of work very skilfully thought through, and are well presented and easy to understand. They will potentially offer a major example of a new and high quality approach to design.

We have a number of issues which we wish to raise, however:

### 1. Affordable Housing

We have examined the consultation documents - in particular the Spatial Options Background Paper, looking especially in relation to affordable housing.

Our comments are as follows:

- 1) The Paper would benefit from an introduction/scene setting specifying how Purbeck's strategy, and the development options proposed, fit into the wider Bournemouth/Poole Strategic Housing Market Area, and the broad housing issues that are faced in the sub region.
- 2) A blanket requirement of 50% affordable housing is required on all proposed sites. (para 1.4) While such a high level is no doubt needed, no justification is given for the figure or why it should be the same on all sites.
- 3) There is no discussion of the possible percentage split between social rented and other part ownership forms of affordable housing that might be sought on sites.
- 4) No reference is made to the economic viability of developing the various sites, particularly in the light of the requirement for 50% affordable housing, and other contributions to supporting infrastructure; such as open space, community facilities etc referred to in para 1.4. These details may be discussed in other supporting documents, but we cannot find any reference to them.

### 2. Sustainability Appraisal

A "traffic light system" is used to illustrate the level of impacts anticipated from the potential development of the various option sites in the five leaflets. It is not stated whether this is an

outcome of a process of sustainability appraisal of the options. There is a need to make clear the status of the consultation options in relation to the obligation to conduct such an appraisal.

### 3. Appropriate Assessment

Have the option sites been assessed in terms of the impact of development on sensitive sites with international designations particularly Natura 2000 sites?

### 4. Dorset County Council Adult & Community Services

Please find below some general comments that this Directorate wishes to make in relation to the consultation especially in relation to the care of older people in the Purbeck area. We wish to emphasise a number of issues and we hope that Purbeck District Council will do its best to accommodate these, wherever possible, in the final document.

In summary, we wish to raise the following points:

- That affordable housing quotas be applied to all future care homes and extra care developments in Purbeck;
- That Lifetime Homes obligations be applied to all new developments in Purbeck ;
- That any proposed new care home development fits in with the strategic aims and objectives of this Directorate and NHS Dorset and that no care home is built without the approval of these two authorities;
- That any proposed care home development has a robust supporting needs analysis that demonstrates a need for the service in the locality (and that this need analysis can stand up to scrutiny by the Directorate and NHS Dorset).
- That provisions are made in Change of Use for C2 permissions to ensure a viable care home market in Purbeck.
- That the roles listed as key worker status are revised and updated to include care assistants, domiciliary care workers, personal assistants, health care support workers, and health care assistants.

These points are set out in more detail in the attached note (Detailed Comments from Adult & Community Services Directorate).

### 5. Library Provision

There are a number of libraries in the Purbeck area and based on the MLA guidelines, these are likely to be inadequate for the projected population. Subject to economic viability developers will be expected to contribute to the expansion of this facility or the provision of a new facility.

### 6. District Design Guide (includes response on behalf of Dorset Design and Heritage Forum)

We welcome the principles set out in this guide. We believe that their advocacy and promotion will be supported by the work of the Dorset Design and Heritage Forum, and that the Forum and your guidance will be mutually complementary. The Forum's aim is to promote quality design that respects the county's landscape heritage within community planning, land use planning and arts practice in Dorset. The forum also aims to support the county's local authorities, professional practitioners and artists to make Dorset a leading place for design in the rural environment, building on the county's existing strengths.

We support the general principles and guidelines set out in Part 1, and more specifically the approach outlined in Part 2 (page 4) that:

"The use of local materials should not be seen to determine use of historic architectural styles in development as traditional materials can be equally employed in highly contemporary forms if they are used in new and innovative ways."

The guidelines touch lightly upon the role of the professional designer and the design professions in discussing architectural quality and we do not disagree that a good architect can be a worthwhile investment for a developer. However other professions should be involved: conservation specialists, shop fitters and designers, sign writers, landscape architects and artists.

We would suggest that the guidelines in relation to context and character should include recognition of the role of artists in developing innovative concept design and a slightly broader emphasis on the value of professional advice from recognised and trusted professions such as the RIBA, IHBC, and RICS.

There is possibly a danger that in being overly prescriptive about details you would stifle genuinely good inventive design solutions. The first paragraph of the third part refers to this but the openness to well considered good design should be made more explicit here, and reference made to the CABE checklists for assessing the quality of new design, which are built into your general principles section. Otherwise there is a danger of creating a formulaic approach to design which may stifle innovation and creativity. It is important to promote, and not simply accept, contemporary approaches to design.

In relation to this, we wonder whether the guidance lacks a strategic approach to design. It is very much focused on buildings rather than places - the creation of a successful environment is the sum of its parts and whilst we accept that it is not an urban design guide we think recognition of the role of urban designers also needs to be made. For example the role of spaces between buildings, the uses and activities which take place and visual connections within, into and out of places and spaces are also contributory factors in creating successful environments.

7. Townscape Character Appraisals (includes response on behalf of Dorset Design and Heritage Forum)

We welcome your Townscape analyses which are well presented and highly professional studies of the existing nature of these areas complementing the role of the Historic Town Surveys. These analyse, where they overlap your townscape study areas, why the town is as it is, and the underlying historic processes that created it and may have left archaeological remains. They also link seamlessly into the characterisation studies being prepared by the Dorset Design and Heritage Forum and the Historic Landscape Characterisation Project currently nearing completion by the County Council.

8. Transportation

Comments on the transport implications of the options will be sent separately.

The above comments are an officer response.

Yours sincerely

Signature Removed

Graham Clarke

Strategic Planning Assistant

## Detailed comments from Adult & Community Services Directorate

### Affordable Housing

Whilst the new Government has signalled the revocation of Regional Strategies, and the determination of housing numbers will now be down to local planning authorities, we would hope that Purbeck District Council will recognise the need for a mixed economy and in particular to ensure that affordable housing quotas are applied to all future accommodation, in particular for older people.

It is the Directorate's position that all types of new housing and residential care provision that are proposed in Dorset ought to be available and accessible to the whole of the community that we serve and not just those who can afford to pay privately for their own care. Care homes are classed as accommodation by the County Council in that residents that we fund are charged for their accommodation costs. The financial position of someone whose health deteriorates to the extent that they need to enter a care home remains the same. Therefore if someone needed funding from the public purse or affordable housing prior to entering a care home or Extra Care scheme, they will still require affordable and publicly funded residential care, nursing care or Extra Care. The Directorate is now working with all 6 of our District and Borough Council partners to urge them to adopt local planning rules that oblige new care homes and Extra Care schemes to provide affordable housing (via the standard Local Authority funding rate or NHS Continuing Health Care rate for care homes and Housing Benefit for Extra Care schemes).

We are keen to ensure that care home providers who are building care homes in Dorset accept public funding rates. It is important that providers/developers produce business models that ensure that homes are viable with guaranteed access to people who are funded by the County Council and NHS Dorset.

### Lifetime Homes

The view of the Directorate is that Lifetime Homes standards ought to be applied to all developments in Purbeck from the start date of the Core Strategy.

We feel that public services should adopt preventative approaches and concentrate our efforts and investment in new developments that will limit the need for adaptations/re-housing in 10-20 years time and beyond. Across the County we have a current over reliance on Disabled Facilities Grants (DFGs) to convert homes for those whose physical health deteriorates. If we could ensure that all new homes were built to Lifetime Homes standards (irrespective of whether they are private or public) we would negate the need to undertake Occupational Therapy assessments to decide if someone should be entitled to a DFG. Similarly, the call on DFGs would reduce over time.

### Elderly Person's Accommodation

Dorset is a net importer of older people. This situation is compounded year on year. We already face challenges in having sufficient numbers of people to participate in the social care workforce to care for a population of older people that is in excess of the national average. A real concern for the Directorate is that any further in migration of older people to Dorset places an additional burden upon local infrastructures. Further in-migration of older people to Dorset will also create additional pressure and capacity issues for our local fieldwork staff along with associated finance, admin and contracts staff.

It is the joint intention of both the County Council and Primary Care Trust to resist the building of care homes **unless there is an agreed identified need**. Our strategic vision is to support the building of Extra Care Housing developments together with more intense community based services that can be delivered to people in their own homes. We recognise that the best way to

achieve this is to work with District Councils to ensure that the strategic intentions of the local NHS and County Council are reflected in Local Development Frameworks.

The national direction given to local authorities from the Government, the Department of Health and the National Personalisation lead is that we should stop building care homes and develop intensive, personalised, home based care. Therefore the Directorate, together with NHS Dorset, continue to increase the availability of services that support people in their own homes. For the last few years the numbers of care home placements funded by the County Council has declined. This is despite a demography that shows an ongoing older and more dependent population.

In addition to this, Older People in Dorset (via the Age Partnership and Older People's Forums) tell us that they do not want to live in care homes and that they prefer to stay at home with intensive support or live in Extra Care schemes with support.

There are, however, particular issues arising in Swanage as a result of the recent closure of the James Day care home, and the uncertainty over the future of two of the existing care homes. At the time of writing, work is currently taking place within the Care Provision for Older People Joint Planning Group to identify the need for future care facilities and to quantify the number and type of provision. Emerging findings are that there will be a need for specialist care for people with dementia, and for extra care housing. The District Council is represented in this group, and it is hoped that a clear analysis of need will be completed by early Autumn.

In general, our view regarding the development of proposed new care home schemes in Dorset is that any such scheme should meet the following requirements –

- That the proposed development fits in with the Strategic aims and objectives of the Directorate and NHS Dorset and that no care home is built without the approval of these 2 authorities.
- That any proposed development has a robust supporting needs analysis that demonstrates a need for the service in the locality (and that this need analysis can stand up to scrutiny by the Directorate and NHS Dorset).

This is an extremely crucial issue to this Directorate. Up to now, new care homes have been built by developers on the basis of an appropriate piece of land becoming available, largely irrespective of whether it is needed or not and without regard to taking into account the views of the Local Authority with Social Services Responsibilities or the local NHS. Experience tells us that once a care home has been built, the beds will become filled. We need to break into this cycle to influence wider choices for older people in Dorset so that we do not continue to have a situation where care homes are viewed as (often) the first port of call for older people as their needs increase. It would be really helpful to have Planning Policy Statements adopted across Dorset that incorporate national policy developments around the personalisation of care, the views of older people in the county and the views of commissioners in NHS Dorset and within this Directorate.

#### **Change of Use**

The care home market is constantly changing in Dorset. At various times there can either be a shortage or over-provision of beds. It would be appropriate for the new Core Strategy to include provision for resisting future Planning Applications that are submitted for a change of use away from category C2 usage.

Similarly, there is a genuine case for the District Council to consider using its general power of wellbeing and The Sustainable Communities Act to refuse future applications to convert/demolish care homes and to consider revoking previously agreed applications. See link below.

<http://www.lga.gov.uk/lga/aio/1293811>

Of course, this road is fraught with potential legal difficulty but it is important to ensure that enough flexibility is built into the LDF to give the Council a mechanism to deal with any situation should it arise in the locality in the future, and to ensure that care home capacity continues to exist, particularly in Swanage.

#### **Housing for key workers**

The Directorate understands that key worker dwellings are those provided for key worker households that cannot afford market prices/rents. We further understand that when considering proposals for key workers, Councils use the following nationally recognised categories:

*Health care*

*Social services*

*Local government*

*Education*

*Public transport*

*Emergency services*

A big challenge relating to the future demography of the Purbeck area is securing sufficient numbers of social care staff to deliver the care that people will need. To this end, we would ask that Purbeck District Council revises the current list of key worker roles to include health care support workers and assistants, care assistants in care homes, domiciliary care workers and (in the light of the emerging national personalisation agenda) personal assistants. We understand that councils and Registered Social Landlords can vary the standard key worker role lists in accordance with local need and the views of the authorities listed above. We have had a recent good practice example in Christchurch where social care staff have been identified as key workers and have tenancies tied to their employment at Bure House (Extra Care scheme) or Avon View (care home).



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www.dorsetwildlife.org.uk

28<sup>th</sup> July 2010

Dear Sir/Madam

## Where shall we build in Purbeck 2012-2026

Thank you for consulting Dorset Wildlife Trust (DWT) on proposed development areas within Purbeck. In general we wish to re-emphasise the need for all development areas to be delivered alongside a comprehensive Green Infrastructure plan which covers each of the main settlements and major development areas. This should include existing built-up areas, new development and green links to the countryside.

### Bere Regis

Sites A and B – DWT is aware that there is ecological interest in this area, principally the hedgerows along Snow Hill Lane and an area at Barrow Hill (adjacent to the shaded area). We would recommend any development is sited to avoid harm to these – for example by retaining a buffer between hedgerows and any residential properties, and NOT removing the hedges or using them to form garden boundaries.

Site E – This site abuts Southbrook Site of Nature Conservation Interest (SNCI, our reference SY89/43). We note the proposal is to site a primary school on Site E and have no objection to this, provided a buffer to the floodplain and SNCI is maintained. We would have more concerns were housing to be proposed on this site, given the sensitivity of the wetland SNCI.

### Wool & Bovington

Site D – we note that the proposal states “retain watercress beds”; this is welcomed as we believe them to be of some wildlife value and certainly meriting further survey prior to any allocation affecting them. Management of this wetland feature would also be essential if the wildlife value is to be maintained.

We would also like to re-iterate concerns regarding potential housing sites to the west of Wool (west of the roundabout on the A352), including at Winfrith Technology Centre (termed Dorset Green Technology Park in this consultation). We do believe that without major investment in new Green Infrastructure specifically to serve any development here, there is little alternative but to use Winfrith Heath SSSI (A DWT Reserve) for day to day recreation such as dog walking. This could harm the heathland interests of this site and thus fail the tests of the Habitats Regulations, regardless of whether outside the 400m zone. Furthermore, the Habitats Regulations Assessment for the September 2009 Core Strategy consultation (section 10) identifies fragmentation and pressure on heathland as a result of employment allocation as an issue for Winfrith. It concludes (10.3.1) that “the Core Strategy should refrain from promoting any specific levels of provision at [Holton Heath and] Winfrith until the necessary studies have been undertaken.”

### Wareham

The proposed allocations are in line with the preferred option consulted on in September 2009. We would remind the Council that The Habitats Regulations Assessment of September 2009



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identified a need for considerable mitigation measures for all options in relation to impacts of new housing and recreational access on the Dorset Heaths. DWT would be concerned were any housing development outside of the bypass to the west of Wareham proposed, or if increased development led to increased car journeys on the A351 and thus demands for road infrastructure.

Site B – we would point out that this site is right on the edge of the 400m heathland buffer zone so particular care would be needed in designing Green Infrastructure to mitigate uses of Wareham Forest which might harm the heathland interests.

#### **Upton & Lytchett Matravers**

The site proposed for housing development in Upton is assessed as having a low impact on ecology. However concerns have been raised to DWT by members of the public regarding hedgerows and ditches which could be of wildlife value. It has also been mentioned that the site floods in winter, which given the location close to Poole Harbour SPA could also have a wildlife value. We would suggest that further work is needed to assess the ecological value of any habitats on site and use by birds prior to any decision on whether it is appropriate to allocate it for 70 dwellings.

It is unfortunate that the map produced for Lytchett Matravers did not include Sites of Nature Conservation Interest. This would have indicated that, as well as the land around the village being Green Belt, it also has a high level of ecological interest. In addition to SNCIs to the north, east and west of the village, it is also an area which holds a good population of Great Crested Newts, a European protected species, and many veteran trees which are of high wildlife value, as well as of landscape importance in their own right (and may not necessarily be covered by TPO legislation). This is not to say that there should be no development in the village, but that it is a sensitive location. The consultation states that preliminary assessments have been carried out to inform the preferred options. We would suggest that further work on ecology is needed prior to a final decision on the allocation. This may turn some of the ecological ratings from 'green' to 'amber' – for example a precautionary approach would assume that site 14/0282 which is immediately adjacent to an Ancient Woodland SNCI is more ecologically sensitive than the map suggests.

#### **Swanage & Corfe Castle**

Site B – this is the preferred option for Swanage but the only site of the four to be rated 'amber' for ecology, which is unfortunate. The Background Paper does not give any further detail on this so it would be helpful to have further information and survey work carried out before a decision is made. Local people report hedges on the site - elm hedges in the Swanage area are known to support the White-letter Hairstreak butterfly, a declining and UK Biodiversity Action Plan priority species. The site is crossed by ditches which connect to the Swan Brook. The river holds records for Otters and Water Voles, European and UK protected species respectively.

I hope these comments are useful. Please contact me or Sarah Williams if you have any queries about DWT's response.

Yours sincerely

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Imogen Davenport  
Director of Conservation  
[idavenport@dorsetwildlifetrust.org.uk](mailto:idavenport@dorsetwildlifetrust.org.uk)



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**Lida Mutton**

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**From:** email-LDF  
**Sent:** 28 July 2010 10:44  
**To:** Steve Dring; Lida Mutton; Emma Webb  
**Subject:** FW: Consultation - Draft Retail Impact Assessment

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**From:** Julie Wright, Clerk to East Lulworth Parish Council  
[SMTP:EASTLULWORTH@DORSETPARISHES.GOV.UK]  
**Sent:** Wednesday, July 28, 2010 10:36:31 AM  
**To:** email-LDF  
**Subject:** Consultation - Draft Retail Impact Assessment  
**Auto forwarded by a Rule**

## ***East Lulworth Parish Council***

28<sup>th</sup> July, 2010

Planning Policy  
Purbeck District Council  
Worgret Road  
Wareham  
BH20 4PP Retail Impact Assessment

Dear Sir/Madam

### **Planning Purbeck's Future – Core Strategy Public Consultation on Settlement Extensions, District Design Guide and other documents**

Thank you for consulting East Lulworth Parish Council on the next stage of the Core Strategy Consultation about the extension to key villages.

This was discussed at the last Parish Council meeting held on July 8<sup>th</sup>. The Parish Council wished to make comments on the draft Retail Impact Assessment.

A new supermarket will have an adverse affect on the shops in Wareham town centre. There is potential in the town for development.

Yours faithfully

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Mrs Julie Wright  
*Clerk to East Lulworth Parish Council*

28/07/2010

# East Stoke Parish Council

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**From:** East Stoke Parish Council[SMTP:EASTSTOKE@DORSETPARISHES.GOV.UK]  
**Sent:** Tuesday, July 27, 2010 7:52:37 PM  
**To:** email-LDF  
**Cc:** 'BARRY QUINN'  
**Subject:** Consultation  
**Auto forwarded by a Rule**

## ***EAST STOKE PARISH COUNCIL***

Charlecote, Holme Lane  
East Stoke, Wareham  
Dorset, BH20 6AP

Email: [eaststoke@dorsetparishes.gov.uk](mailto:eaststoke@dorsetparishes.gov.uk)

28<sup>th</sup> July, 2010

Planning Policy  
Purbeck District Council  
Worgret Road  
Wareham  
BH20 4PP

Dear Sir/Madam

### **Planning Purbeck's Future – Core Strategy Public Consultation on Settlement Extensions, District Design Guide and other documents**

Thank you for consulting East Stoke Parish Council on the next stage of the Core Strategy Consultation about the extension to key villages.

This was discussed at the meeting held on July 1<sup>st</sup> and the Parish Council wished to make comments about the definition of Affordable Housing used on your leaflets and in the Planning Purbeck Future Core Strategy Spatial Options Background Paper Volume 6: Extension to Settlement Extension Sites which states 'In Purbeck, 'affordable housing' refers mainly to housing rented from a Registered Social Landlord (RSL); however, it also includes 'shared ownership' housing, where people part buy a property and rent the remainder from a RSL. It does not refer to lower price housing sold on the open market.'

The government's definition of affordable housing is the following:

**Affordable housing** includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

– meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and

– include provisions for:

- (i) the home to be retained for future eligible households; *or*
- (ii) if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision

**Social rented** housing is rented housing owned and managed by local authorities and RSLs, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing

owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant. **Intermediate affordable** housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (eg HomeBuy) and other low cost homes for sale, and intermediate rent.

Would you please explain why PDC's definition of affordable housing is not that as stated by the government's (quoted above).

Yours faithfully

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Mrs Julie Wright  
Clerk to East Stoke Parish Council

Purbeck District Council  
Community Services Directorate  
22 JUL 2010  
ABODE  
FILE REF



## ENGLISH HERITAGE SOUTH WEST REGION

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

Our ref: HDP 5190  
Telephone 0117 975 0679  
Email [rohan.torkildsen@english-heritage.org.uk](mailto:rohan.torkildsen@english-heritage.org.uk)

19 July 2010

Dear Sirs

### **Purbeck District Council Core Strategy - Settlement Extension Options, Design Guide, Character Appraisals, Retail Impact Assessment, Green Belt Review**

Thank you for consulting English Heritage on the various components of the emerging Core Strategy and its evidence base.

#### **Settlement Extensions Options Consultation**

English Heritage welcomes the measured and lucid assessment of the options to accommodate growth having regard, in particular, to character, landscape, townscape and views.

Whilst the exercise understandably tends to consider threats, the opportunity should also be taken to consider the benefits which may derive e.g. consolidating urban form, improving legibility, enhancing distinctive housing design, supporting townscape and public realm improvements etc.

Whilst the exercise is extremely 'user friendly' we would also encourage the application of the impressive detailed townscape appraisals to inform the relative impact of significant development on the integrity and wider setting of each settlement and the direct and indirect impact on heritage assets including conservation areas that we note are not identified in the settlement extension options leaflets.

We would also encourage reference to the National Monument Record which provides information on undesignated heritage assets and can indicate the likelihood of further important undiscovered archaeology e.g. Mesolithic activity at site C in Swanage.

We note there are 68 scheduled monuments and 6 conservation areas on the 'at risk' register in Purbeck. To address the objectives in the emerging Core Strategy and policy HE3 in PPS5, the LDF should consider how best to address the critical condition of its heritage assets. Will new development

1



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help to address these concerns? Is there an opportunity for S106/planning obligations to support related conservation initiatives?

The following provide more selective comments on the options for each settlement.

#### **1. Bere Regis**

Would options E and D affect the significance of the town's watercress beds, a distinctive natural historic landscape feature? Their setting would need sensitive design consideration.

#### **2. Wool**

Great care needs to be taken to avoid harm to designated and undesignated assets in and around Wool. Site B is within close proximity of a scheduled Romano British settlement. There is obviously the potential for significant archaeology within site B that demands further specific archaeological investigation prior to the sites allocation should the option be pursued further. Unfortunately the townscape appraisal of Wool fails to consider the implications both direct and indirect. We would advise the involvement of the County archaeological service.

We note the scheduled bowl barrow 350m NW of Gatehouse Farm falls within one of the 'less preferred' sites.

#### **3. Wareham**

Should site A be pursued, great care must be taken in the design process to ensure the setting and sense of arrival is not compromised by any crude/standard supermarket design.

#### **4. Lytchett Matravers**

The design of any new development at sites A to E should retain and respond to historic landscape features such as the field system pattern, hedgerows and old clay pit (site c).

#### **Retail Impact Assessment**

Great care must be taken to manage additional retail development in Purbeck. The impact on valued 'traditional' high street activity, which may contribute significantly to a town or village's identity, character and local distinctiveness must be understood to inform the preferred option. Does the Retail study do this to a significant extent? Are two smaller local stores within town centres the more appropriate approach? We refer to PPS4, Retail Development in Historic Areas (EH, 2005) [www.helm.org.uk/server/show/nav.19653](http://www.helm.org.uk/server/show/nav.19653) and related Historic Town Forum guidance.

#### **Greenbelt review**

We note the consideration of the role of green belt in respect of the setting and integrity of historic settlements.

English Heritage broadly welcomes the thoughtful approach undertaken. We hope our previous correspondence and this advice complements your work and assists the considered and sensitive management of change in Purbeck. Please contact us further if there are any issues you wish to discuss.

Yours faithfully,

Signature Removed

Rohan Torkildsen  
Western Territory Planner (South West, West Midlands)  
Cc [j.lowe@dorsetcc.gov.uk](mailto:j.lowe@dorsetcc.gov.uk)

2



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**Record of telephone conversation with Rohan Torkildsen, English Heritage**

**21/07/10**

I called Rohan Torkildsen at English Heritage and asked whether he had any comments on the sites in Swanage, as he provided no comments in his letter for the town. He began by saying that he simply couldn't think of anything relevant to write for Swanage in his letter. I therefore explained the background to Site B – that it was taken out of the conservation area for not being part of the built-up area of the town, that it contributes to the setting of the conservation area and local residents have strong views on not wanting development on the site. He said that he still did not have any specific comments for Swanage because the issue of conservation areas is something that we would already be aware of and he had made more generic comments in his letter with regard to how the Council should be encouraged to utilise the 'impressive' townscape character appraisals, including information on conservation areas, in making its decision on which sites to allocate. He also said that conservation areas should not be used to discount development, as they can present opportunities for good design responses that enhance legibility, public realm etc., which is something else he referred to in his letter.

He also mentioned that potential development on Site C should have regard to nearby listed buildings.

He commended our approach in the leaflets saying it was excellent.

He said he would be coming to this area in September, so if we would like a meeting with him to discuss any issues then he would be happy to do this.

MD

# Environment Agency

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

**Our ref:** WX/2006/000006/CS-  
04/IS1-L01  
**Your ref:**  
**Date:** 29 July 2010

Dear Mr Dring

## **PURBECK DISTRICT COUNCIL CORE STRATEGY: SETTLEMENT EXTENSIONS AND DESIGN GUIDE**

Thank you for consulting the Environment Agency on the above documents. I have included our comments on the Settlement Extensions and Design Guide documents in this letter, which I hope is easier for you.

### **Settlement Extensions - General comments**

#### **Flood Risk**

Purbeck District Councils' SFRA (1 September 2009) states in the Executive Summary that applications for development in Flood Zones 2 and 3 must undertake a Sequential Test, and goes on to explain that as the District has sufficient space to accommodate development outside areas at risk of flooding the test is not likely to be passed. Therefore we are pleased, overall, that sites chosen for consideration for development do not fall within Flood Zones 2 & 3, although we do have some reservations about the Council wishing to consider sites B & D in Area 5 (Swanage and Corfe Castle) because part of these sites do fall within Flood Zones 2 & 3. This is discussed in more detail in the site specific comments for Swanage later in this letter.

As a reminder, given the scale and nature of the development proposals, in accordance with Planning Policy Statement 25: Development and Flood Risk (PPS25), future planning applications will need to be supported with a site specific Flood Risk Assessment. This includes sites that are 1 hectare or more in FZ1.

#### **Foul drainage infrastructure**

It would need to be ensured that any new developments are in 'sewered' areas and the infrastructure is able to deal with increased flows. By infrastructure we mean the foul sewer network (including pumping stations etc) and the receiving sewage

Environment Agency  
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[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Cont/d..

treatment works. Wessex Water should be contacted to advise as to what capacity they have or whether further expansion is required to cope with increased or proposed flows.

Developments in areas not able to be served by mains drainage should be avoided.

### **Settlement Extensions – Site Specific comments**

#### **1) North West Area - Bere Regis**

**Overall EA position** – no objection in principle to any of the Bere Regis sites, subject to site specific assessments being carried out, such as flood risk assessments, ecological surveys, hydrogeological assessments, etc. Also provided that the proposed development types are appropriate to be located in groundwater Source Protection Zone 1 (SPZ1), because all of Bere Regis falls within this vulnerable groundwater zone.

**Table 1**

<b>Site</b>	<b>Constraints and comments</b>
Bere Regis A	SPZ1. Adjoins Flood Zones 3 & 2 to west of site. Site currently proposed for housing - provided the potential impact on groundwater and flood risk is assessed and appropriate measures are put in place, we would not have an in principle objection to the development of this site.
Bere Regis B	SPZ1. FZ1. Site currently proposed for housing - provided the potential impact on groundwater and flood risk is assessed and appropriate measures are put in place, we would not have an in principle objection to the development of this site.
Bere Regis C	SPZ1. FZ1. Site currently proposed for employment - only employment types with a low risk to groundwater quality should be considered at this site. EA Groundwater Protection Policy (GP3) should be referred to regarding this. Hydrogeological assessment and flood risk assessment required.
Bere Regis D	SPZ1. Adjoins Flood Zones 3 & 2, and part of site lies within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009.  Site currently proposed for housing - The layout of the site would need to consider Purbeck Strategic Flood Risk Assessment (SFRA) mapping, including future extent of flood risk zones, and built development should avoid FZ 2 and FZ3. Adequate assessment and any necessary mitigation to protect groundwater would be required. Ecological survey required, including assessment of any water voles in vicinity.
Bere Regis E	SPZ1. Adjoins Flood Zones 3 & 2, and part of site lies within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009.  Site currently proposed for a new school - The layout of the site would need to consider SFRA mapping, including future extent of flood risk zones, and built development should avoid FZ 2 and FZ3. Adequate assessment and any necessary mitigation to protect groundwater would be required. Ecological survey required, including assessment of any water voles in vicinity.

#### ***Groundwater and contaminated land***

The whole of Bere Regis lies within groundwater Source Protection Zone 1 (SPZ1) which may constrain development infrastructure (use of SUDS etc). Hydrogeological risk assessments will be required. We would be likely to object to any development that affected the flow or quality of groundwater. Abstractions of water for cress beds

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2

takes places immediately down gradient of the site shaded red (not currently identified as an option). Development in this location may have the potential to impact on the quality and/ or quantity of water abstracted.

**Flood Risk**

The site between North Street and the by-pass is marked red, presumably because of the highways 'major impact'. However, and reassuringly, we also note flood risk is marked orange and is therefore seen as 'some impact'. This stance is supported by reference to the maps showing 'areas susceptible to surface water flooding', which we made available to LPA's in June 2009, in response to recommendations contained within The Pitt Review following the summer 2007 flooding. This site is shown to lie *wholly* within an area susceptible to surface water flooding.

On grounds of flood risk we have no objection 'in principle' to any of the sites identified (A-E) within the consultation document. We provide specific comments on each of the sites in table 1 above. We agree, based on the flood risk assessment criteria, that all sites should be marked orange 'some impact'.

**Biodiversity**

Water voles are present around the locations of each of the North West Area options. Water voles are fully protected under the Wildlife and Countryside Act 1981, as amended. Specifically options A, B and C appear to impact minimally on the aquatic environment and any associated protected species. Options D and E, however, may impact on adjacent local wildlife sites. They also may encroach onto or near to potential riverine or wetland habitats and this should be considered further.

**2) South West Area - Wool and Bovington**

**Overall EA position** - no objection in principle to any of the Wool or Bovington sites, subject to site specific assessments being carried out, such as flood risk assessments, ecological surveys, etc.

Table 2

Site	Constraints
Wool A	Adjoins Flood Zones 3 & 2, and parts of the site lie within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Therefore, we suggest it may be appropriate to change the preliminary assessment on flood risk from 'least impact' (green) to 'some impact' (orange).  Site currently proposed for housing - The layout of the site would need to consider SFRA mapping, including future extent of flood risk zones, and built development should avoid FZ2 and FZ3.
Wool B	FZ1. Site currently proposed for housing - site specific Flood Risk Assessment would be required due to size of site.
Wool C	Parts of the site lie within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Therefore, we suggest it may be appropriate to change the preliminary assessment on flood risk from 'least impact' (green) to 'some impact' (orange).  Site currently proposed for housing - site specific Flood Risk Assessment would be required due to size of site.
Wool D	Adjoins Flood Zones 3 & 2, and lies immediately adjacent an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Site currently proposed for housing - The layout of the site would need to consider SFRA mapping, including future extent of flood risk zones, and built development should avoid FZ 2 and FZ3.
Bovington	FZ1. Dorset Heaths SAC and Dorset Heathlands SPA/ Ramsar located in

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	<p>the surrounding area.</p> <p>Site currently proposed for housing - site specific Flood Risk Assessment would be required due to size of site. Development must not impact on the conservation designations or the county wildlife site. Ecological enhancement opportunities should be considered.</p>
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### Biodiversity

Water voles are present in the area as well as other protected species. Parts of the area may offer potential wetland habitats which should be considered before finalising an agreed option. The proposed site at Bovington is adjacent to a local wildlife site so consideration of this would be necessary.

### 3) Central Area - Wareham

**Overall EA position** - no objection in principle to any of the Wareham sites, subject to site specific assessments being carried out, such as flood risk assessments, ecological surveys, etc.

Table 3

Option	Constraints
Wareham A	<p>FZ2 and FZ3 located in the north of the Option A black circle marked on the map. A small part of the site lies within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Historic landfill shown to be located within site - waste drilling fluids from oil exploration boreholes (not containing any oil). Protected species are present in or near the site.</p> <p>Site currently proposed for housing, community facilities, and supermarket - the layout of the site would need to consider SFRA mapping, including future extent of flood risk zones, and built development should avoid FZ 2 and FZ3. Site specific FRA would be required. Historic landfill should be taken into account, risk assessment likely to be required. Ecological survey required.</p>
Wareham B (large one to north)	<p>Watercourse running along north of site, near Tantinoby Farm. Parts of the site either lie within or are immediately adjacent to an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Based on the flood risk assessment criteria, agree that this option should be marked orange 'some impact'. The western edge of development site is near to an existing landfill which may constrain development. Protected species are present in or near the site.</p> <p>Site currently proposed for housing, new employment land and public open space - site specific FRA would be required due to size of site and adjacent watercourse. The biodiversity associated with this watercourse should be protected and enhanced where possible. Nearby landfill should be taken into account, risk assessment likely to be required. Ecological survey required.</p>
Wareham B (small one to south)	<p>Extended culvert and watercourse runs through this site. Parts of the site either lie within or are immediately adjacent to an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Based on the flood risk assessment criteria, agree that this option should be marked orange 'some impact'. SSSI adjacent to the proposed site and Natural England should be consulted regarding this.</p> <p>Site currently proposed for new community buildings and supermarket - site specific FRA would be required due to size of site and adjacent watercourse.</p>
Wareham C (combination of options A and B)	See comments above for options A & B.

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#### 4) North East Area - Upton and Lytchett Matravers

**Overall EA position** - no objection in principle to any of the Upton and Lytchett Matravers sites, subject to site specific assessments being carried out, such as flood risk assessments, ecological surveys, etc.

Table 4

Site	Constraints
Upton – Policeman's Lane site	FZ1. Parts of the site lie within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Based on the flood risk assessment criteria, agree that this site should be marked orange 'some impact'. Extended Culvert and watercourse located very close to site. Water voles are present in vicinity.  Site currently proposed for housing - site specific FRA would be required due to size of site and adjacent watercourse. Ecological survey required.
Upton – potential new community/ retail uses or town square	FZ1. Protected species recorded nearby.  FRA may be required, depending on size of proposed site(s). Ecological survey may be required.
Lytchett Matravers A	FZ1. SPZ3. Protected species are present in or near to this site.  Site currently proposed for housing - site specific FRA would be required due to size of site. Ecological survey may be required. Risk assessment and any necessary mitigation to protect groundwater may be required.
Lytchett Matravers B	FZ1. SPZ3. Watercourse running through site, which should be protected, and enhanced where possible. Protected species are present in or near to this site.  Site currently proposed for housing - site specific FRA would be required due to watercourse and size of site. The SFRA may be able to provide more information on this. Ecological survey likely to be required. Risk assessment and any necessary mitigation to protect groundwater may be required.
Lytchett Matravers C	FZ1. SPZ3. Watercourse to the north of the site. Protected species are present in or near to this site.  Site currently proposed for housing - site specific FRA would be required due to watercourse and size of site. The SFRA may be able to provide more information on this. Ecological survey likely to be required. Risk assessment and any necessary mitigation to protect groundwater may be required.
Lytchett Matravers D	FZ1. A watercourse runs close to site (or within, depending on site boundary). This would need to be protected and enhanced where possible. The flood risk associated with this watercourse would need to be assessed.  Site currently proposed for housing - site specific FRA would be required due to watercourse and size of site. The SFRA may be able to provide more information on this. Ecological survey likely to be required. Risk assessment and any necessary mitigation to protect groundwater may be required.
Lytchett Matravers E	FZ1. Site specific FRA would be required due to size of site.

#### **Flood Risk**

On grounds of flood risk we have no objection 'in principle' to any of the Upton or Lytchett Matravers sites identified within the consultation document. All sites are in Flood Zone 1, however parts of some sites lie within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Based on the flood risk assessment criteria, agree that all sites should be marked orange 'some impact'.

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**Groundwater Protection**

Lytchett Matravers – for proposed development that is located within a SPZ, our Groundwater Protection Policy (GP3) will need to be considered as part of any assessment.

**5) South East Area - Swanage and Corfe Castle**

**Overall EA position** – we have some **reservations with regard to sites B and D** within Swanage, due to flood risk issues. We have no objection 'in principle' to sites A & C, subject to site specific assessments being carried out, such as flood risk assessments, ecological surveys, etc. Our concerns are explained in more detail in Table 5 below.

**Table 5**

Site	Constraints and comments
Swanage A	<p>FZ1. Watercourse along western edge of proposed site. Small parts of the site lie within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Based on the flood risk assessment criteria, agree that this site should be marked orange 'some impact'. Protected species are present in vicinity of this site.</p> <p>Site currently proposed for housing and community facilities - site specific FRA would be required due to size of site. The SFRA may be able to provide more information on this. Ecological survey likely to be required. Biodiversity associated with watercourse should be protected and enhanced where possible.</p>
Swanage B	<p>Part of the site appears to lie within Flood Zones 3 and 2. Watercourse running through middle of site, culverted watercourse to the south of the site. In addition, a significant proportion of the site lies within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. With this in mind we have <b>some reservations about this site being considered for development</b>. Therefore, we suggest it may be appropriate to change the preliminary assessment on flood risk from 'some impact' (orange) to 'major impact' (red). Potential wetland habitat and also water voles are present in the area.</p> <p>Site currently proposed for housing and community facilities - FZ2/3 area must be avoided for development. The extent of future flooding should be established. Level 2 Strategic Flood Risk Assessment (SFRA) may need to be undertaken to assess flood risk associated with this site. Ecological survey likely to be required. Biodiversity associated with watercourse should be protected and enhanced where possible.</p>
Swanage C	<p>FZ1. Watercourse on western boundary. Site adjoins an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. Based on the flood risk assessment criteria, agree that this site should be marked green 'least impact'. Water voles are recorded near to the site.</p> <p>Site currently proposed for housing and community facilities - site specific FRA would be required due to size of site. The SFRA may be able to provide more information on this. Ecological survey likely to be required. Biodiversity associated with watercourse should be protected and enhanced where possible.</p>
Swanage D	<p>Part of the site appears to lie within Flood Zones 3 and 2. In addition, a small part of the site lies within an 'area susceptible to surface water flooding', as shown on the maps made available to LPA's in June 2009. With this in mind we have <b>some reservations about this site being considered for development</b>. Therefore, we suggest it may be appropriate to change the preliminary assessment on flood risk from 'some impact' (orange) to 'major impact' (red).</p> <p>Site currently proposed for housing and community facilities - FZ2/3 area must be avoided for development. The extent of future flooding should be</p>

Cont/d..

established. Level 2 Strategic Flood Risk Assessment (SFRA) may need to be undertaken to assess flood risk associated with this site. Ecological survey likely to be required. Biodiversity associated with watercourse should be protected and enhanced where possible.
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### ***Coastal Erosion/ Shoreline Management Plan***

When considering the wider context of your Core Strategy, we wish to highlight the importance of considering coastal erosion issues in Swanage, in particular along the 'New Swanage' part of the coast, (near the promenade). As part of a previous consultation, we note that coastal erosion along the Durlston part of the coast is included in the draft Core Strategy as one of the policies. We consider, however, that other parts of the Swanage coast should also be considered as part of a coastal erosion policy. The Poole and Christchurch Bays Shoreline Management Plan (SMP2) erosion risk maps provide some evidence on why such policy should be included in your Core Strategy, and we strongly recommend you refer to this document. We would be happy to discuss this further with you.

In addition, the recently published (March 2010) PPS25 Supplement: Development and Coastal Change sets out the Government's objectives in respect of development and coastal change. The document places much emphasis on the requirement for an 'evidence base', at all stages of the planning process, including when implementing the development management policies contained therein. In particular it refers to Coastal Change Management Areas (CCMA's), which allows LPA's to identify areas likely to be affected by physical changes to the coast.

### **Design Guide (proposed Supplementary Planning Document)**

#### **Introduction**

No comments.

#### **Part 1 General Principles**

##### ***Section 5 Structure: Open Space and Public Realm (page 9)***

It would be beneficial to mention that green and open space has the potential to be multifunctional, including that it might incorporate Sustainable Drainage Systems (SuDS), as well having a purpose for recreation, biodiversity, etc.

##### ***Section 7 Parking (page 10)***

We agree with the requirement for SuDS principles to be incorporated.

##### ***Section 11 Waste Management (page 13)***

We support the guidance to incorporate storage and facilities for waste recycling.

##### ***Section 13 Climate Change (page 14)***

*Water Efficiency* - We are pleased to see a section included on climate change, which currently is divided into a) energy and, b) drainage and flood risk. However, we consider that a third part relating to 'water efficiency' should also be included. This could include the requirement for rainwater harvesting, that is currently included in the drainage and flood risk section, but should also require other water efficiency measures to be incorporated within development, such as those required by the Code for Sustainable Homes or BREEAM standards.

*SuDS* - We are pleased SuDS are being promoted in this document, and to support this stance reference to PPS25 is made, although we advise checking that the

Cont/d..

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references quoted are correct against the revised version of PPS25, dated March 2010.

Paragraphs F7 to F14 inclusive detail SuDS, however D17 does not; it refers to minor development and changes of use under Annex D (The Sequential Test and Exception Test).

We recommend reference is also made to Chapter 5 of the PPS25 Practice Guide (Updated December 2009). It details management of surface water, and includes practical advice in respect of SuDS.

*Flood Risk* - We believe the flood risk aspects of this section could be expanded. As your draft Core Strategy and SFRA indicate (and PPS25 requires) development should be located in the lowest flood risk area. However, for those existing developments that are already in areas at risk of flooding, that might be extended/ altered etc, it would be useful for the Drainage and Flood Risk section to encourage the incorporation into the design and construction of flood proofing measures to minimise flood risk, and to incorporate flood proofing.

These could include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Additional guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) click on 'flood' in subjects to find out about, and then 'floodline'.

You could also refer to the Department for Communities and Local Government publication 'Preparing for Floods' please email: [communities@twoten.com](mailto:communities@twoten.com) for a copy.

*Foul drainage* - There is no reference to foul drainage in the design guide. Developers would need to contact Wessex Water to determine whether their development can connect into a mains foul sewer, and whether there is adequate capacity to take the drainage from their development.

*Pollution Prevention* - As part of drainage issues, the incorporation of pollution prevention measures should be encouraged within developments, where required. SuDS obviously provides a level of pollution prevention and treatment, but in some situations other pollution prevention measures may also need to be incorporated. This may particularly be the case for some types of industrial/ commercial development. This is important to prevent pollution of watercourses and groundwater.

The section could refer to our Pollution Prevention Guidelines (PPGs): <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx> and our Groundwater Protection: Policy and Practice document (GP3): <http://www.environment-agency.gov.uk/research/library/publications/40741.aspx>

#### **Section 14 Ecology (page 15)**

We would like to see more about general biodiversity, as well as the bats, birds and trees that are covered in detail. Consideration of protecting and enhancing the

Cont/d..

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aquatic environment would be a useful addition to this publication, including encouraging opportunities for the creation of new wetland habitats.

**Part 2 Building Materials**

No comments

**Part 3 Details**

No comments.

**Part 4 Conversions**

No comments

**Part 5 Bats and birds**

We note this part only covers bats and birds. As mentioned above, we consider that other biodiversity species and habitats could also be covered. Consideration of protecting and enhancing the aquatic environment would be a useful addition.

**Part 6 Trees**

No comments.

I hope this information is useful, but please contact me if you have any queries.

Yours sincerely

**Miss Katherine Burt**  
**Planning Liaison Technical Specialist**

Direct dial 01258 483374

Direct fax 01258 455998

Direct e-mail [katherine.burt@environment-agency.gov.uk](mailto:katherine.burt@environment-agency.gov.uk)

End

9

# Health and Safety Executive



Health and Safety  
Executive

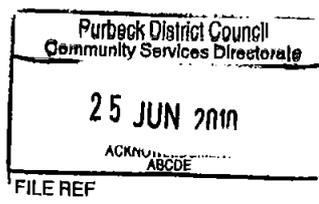
Purbeck District Council  
Planning Services  
Westport House  
Worgret Road  
Wareham  
Dorset  
BH20 4PP

Date 24 June 2010

Reference  
ST/letter to stat consultees

For the attention of Steve Dring

Dear Sirs



Hazardous Installations  
Directorate

Mr NR Marsh

Chemical Industries  
Priestley House  
Priestley Rd  
Basingstoke  
Hampshire RG24 9NW

Tel: 01256 404000  
Fax: 01256 404120  
Paul.ventom@hse.gsi.gov.uk

<http://www.hse.gov.uk/>

Head of Unit  
Mr Nell Johnson

## PLANNING PURBECKS FUTURE – CORE STRATEGY PUBLIC CONSULTATION ON SETTLEMENT EXTENSIONS, DISTRICT DESIGN GUIDE AND OTHER DOCUMENTS

Thank you for your consultation letter of 01 June 2010.

The development areas may be affected by consultation zones around Notifiable Hazardous Installations or Hazardous Pipelines and any proposals should take their presence into account. Full details of these consultation zones can be found in HSEs extranet-based land-use planning system Padhi Plus at <https://extranet.hse.gov.uk>

We have no further comments to make concerning the consultation.

If you have any queries concerning this letter please contact Paul Ventom on 01256 404066.

Yours faithfully

Signature Removed

 Mr NR Marsh  
HM Principal Inspector of Health and Safety

Our ref: Purbeck District Council  
Your ref: CS Settlement extensions PC

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

Ian Parsons  
Network Manager - Planning  
Highways Agency  
Ash House  
Falcon Road  
Sowton Ind. Estate  
Exeter  
EX2 7LB

Tel: 01392 312555

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

27 July 2010

Dear Sirs

## PURBECK CORE STRATEGY SETTLEMENT EXTENSION SITES - JUNE 2010

Thank you for consulting the Highways Agency on the above policy document. We have previously commented on the Core Strategy in November 2006, October 2007 and October 2009. The comments made within this letter should be read in conjunction with the Agency's previous recommendations.

We need to be satisfied that any proposed development in the Purbeck District takes account of the potential impacts on the Strategic Road Network (SRN). In the Purbeck area our specific interest relates to the A31/A35 corridor which passes through the north of the district, connecting Weymouth/Dorchester to the west with the Bournemouth/Poole conurbation to the east.

Strategic level modelling of the SRN's performance to 2026 has been undertaken which has shown that the single carriageway section of the A31 east of Bere Regis on the approaches to Bournemouth/Poole operates close to capacity under existing conditions and demand is forecast to exceed capacity by 2026. The section immediately east of Bere Regis also has a relatively poor accident record.

We are also concerned about the impact on journey time reliability: the effects of accidents and seasonal peaks in demand generate significant problems, notably affecting the single carriageway A31 north of Purbeck. Furthermore, the Inspector's report following the examination in public into the Poole Core Strategy highlighted that the A31 is at capacity and will be unable to accommodate additional traffic without improvements being made.

Our response to the CS Preferred Options in October 2009 highlighted the need for Purbeck District Council to make every possible use of the emerging transport evidence

Page 1 of 6



Department for  
**Transport**

base, comprising the South East Dorset Multi Modal Transport Study (SEDMMTS) and Purbeck Transport Strategy, in order to satisfy the test of soundness for Core Strategies encapsulated in PPS12.

Growth assumptions which had previously been adopted for transport modelling in South East Dorset and Purbeck were based on the now abolished Regional Spatial Strategy (RSS) for the south west. Local authorities have been asked to advise on the growth assumptions that should be used in the next stage of modelling work for SEDMMTS, and it is understood that Purbeck District Council has advised that the western extension at Lytchett Minster should be removed from the land use assumptions to 2026. Consistent with this approach, I note the comment included in the North East area map 1 for the current consultation that *"the council continues to object to 2750 dwellings at Lytchett Minster (Western Sector) and awaits a response from the government."*

While the current consultation concerns relatively small scale extensions to existing settlements, namely up to 200 units in the larger settlements of Swanage and Wareham, the need remains for a robust evidence base to support the emerging Core Strategy. I'm therefore seeking clarification from Purbeck District Council regarding the approach that is proposed to the revision of the transport evidence base underpinning growth in Purbeck, following the announcement of the RSS abolition.

Subject to the further testing of transport impacts as outlined above, and consistent with previous consultations, we maintain the view that the majority of growth should be focused within the three main settlements of Swanage, Upton and Wareham (and potentially Wool) due to their existing services and employment opportunities. We do however accept that there may be a requirement for village settlements to accommodate some small scale affordable housing provision.

I'm afraid it is not possible to make site specific comments at this moment in time due to a lack of detailed transport assessment work. We would expect these assessments to reflect guidance contained within PPG13, to include commitment to the provision of a package of mitigation measures, supported by a travel plan that would contribute to reducing the need to travel by private car, particularly during peak periods. Assessments should be prepared in line with current policy set out in Circular 02/2007 'Planning and the Strategic Road Network' and guidance in 'Guidance for Transport Assessments – March 2007'(GTA).

We will however, make general comments on the proposed level of development at each location. The Agency's comments are set out below and follow the structure of the Core Strategy Settlement Extensions documents rather than seek to answer each listed question; I hope this is an acceptable approach.

#### **North West Area: Bere Regis**

The consultation outlines proposals for the provision of 50 new dwellings in Bere Regis to 2026, half of which would be affordable housing. A total of five options for development have been identified, three (labelled A-C) to the north of the settlement

Page 2 of 6

adjoining the A31, and the remaining two (labelled D-E) located south of the existing settlement.

We remain seriously concerned over the provision of further housing and employment development within Bere Regis, as it is located within close proximity to the SRN and is not easily accessible by sustainable travel modes. Whilst we support the principle of mixed use development I would like to receive more information on how the provision of both housing and employment in this location will be truly balanced with the appropriate services to facilitate self containment and therefore prevent out and in commuting via the SRN. Securing a step change to the provision of public transport serving the village is vital if we are to minimise the impact on the SRN by private car trips, especially by single occupant vehicles.

In addition, the use of previously developed land is preferred before the use of greenfield sites as it is usually located in areas which are more likely to be integrated with existing development. In order to reduce the number of vehicle trips we would suggest that a true mix of uses within sites would be preferable; to separate housing and employment developments as appears to be proposed.

Any major development within Bere Regis would need to be fully assessed through detailed Transport Assessments to ascertain impacts on the SRN. I would expect that the cumulative impact of all sites to be taken into account.

The current consultation categorises site options based on, amongst other criteria, accessibility and highways. All five site options in Bere Regis are categorised as 'least impact' in terms of accessibility; and 'some impact' in terms of highways. The definition of accessibility - least impact is "*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 definition of highways - some impact is "*the site could be accessed by vehicles but major works would be required to existing roads.*"

On the basis of current knowledge, and the definitions adopted for the purpose of the current consultation, we would agree with the ranking of potential impacts for Bere Regis site options against the Core Strategy highways standard criteria as 'Some Impact'. However it is not clear whether any allowance has been made for safety/capacity impacts, including for the SRN, in addition to the direct accessibility of specific sites by road. If not already taken into account, it is suggested that these considerations are addressed for Bere Regis and the other settlements under consideration.

The provision of local employment opportunities is supported if this reduces the number of out commuting trips on the SRN, however further assessment will need to be undertaken to establish the likely impacts on the adjacent Bere Regis roundabout from the development once the breakdown of B class uses is known. Should there be any detrimental impacts on the SRN these will need to be fully mitigated by developers as the Agency does not have the funding to provide such measures. We will, however, first seek to reduce impacts through appropriate means of influencing travel behaviour such as robust Travel Plans.

### South West Area: Wool and Bovington

The site options for 50 dwellings at Wool and 30 dwellings at Bovington are located on greenfield land, approximately 6 miles from the A31/A35 junction at Bere Regis. Given the distance from the SRN and the level of development proposed we would not expect there to be a significant impact on the SRN. However, it would seem fair and reasonable that any applications are supported by a transport statement in line with DfT Guidance on Transport Assessment (2007).

Whilst the use of previously developed land at each location would be preferred; I acknowledge that each site is adjacent to the existing settlement boundary and significant employment opportunities exist, and are proposed at Dorset Green Technology Park.

It is not clear if the 20 ha of new employment land proposed at Dorset Green Technology Park is being consulted upon at this stage. Therefore, the Agency's previous comments apply. Even though the site is approximately 6 miles south of the A35/A31 junction at Bere Regis and it would help promote self containment of Wool and reduce out commuting, the scale of the development may result in impacts on the SRN. I would expect to be consulted on future applications as and when they are submitted and such applications should comply with the Guidance on Transport Assessment.

### Central Area: Wareham

Wareham is approximately 8 miles from the SRN and is well served by rail links to Poole and Dorchester. Each option includes 200 dwellings (100 affordable) which would require a detailed travel plan and transport assessment to support any planning application. Other facilities are proposed including local services and 2,000 sq m supermarket. It is noted, however, that new employment land is only proposed within option B and I'm therefore seeking clarification as to why provision is not made within Option A in order to reduce out commuting.

Despite the reasonable distance from Wareham to the SRN, I would still need to be satisfied when major proposals come forward that they will not have a major impact on the A35/A31 corridor through out commuting to Poole and beyond. As previously stated our preference is for the use of previously developed land before the use of greenfield and that development should be well integrated with the existing settlement in order to reduce the need to travel. Please ensure the Agency is consulted on future applications as and when they are submitted and that such applications comply with the Guidance on Transport Assessment.

### North East Area: Upton and Lytchett Matravers

We note that 50 dwellings (25 affordable) are proposed at Lytchett Matravers, and 70 dwellings (35 affordable) are proposed at Upton along with community facilities. A variety of site options are identified for Lytchett Matravers under the current consultation, with varied ratings against the accessibility and highways criteria

(definitions of which are described above in relation to Bere Regis). I would like to reiterate my concerns over strategic development within Lytchett Matravers in particular in light of its proximity to the SRN.

In considering specific allocations, we would expect any future development to be well integrated with the existing settlement and provide a mix of uses in order to reduce the potential for in and out commuting. We note with some concern that the proposed options do not include employment development which would assist in reducing out commuting. A Transport Assessment/Statement and Travel Plan would be required, in line with DfT Guidance on Transport Assessment.

#### **South East Area: Swanage and Corfe Castle**

We remain concerned about further growth within Corfe Castle, which seems to be an unsustainable location for significant growth and I'm wondering whether there are suitable services and employment opportunities to support a development of 30 dwellings.

As previously commented we feel that the majority of growth within South East Purbeck should be focused within the main settlement of Swanage. The proposals outlined in the current consultation, based on the Core Strategy Preferred Options stage, are for provision of a settlement extension of 200 dwellings and employment land. The relatively high level of housing provision (200 dwellings) in Wareham and Swanage, outlined in the current consultation seems consistent with our preferred approach.

However, as stated in our previous comments in October 2009, we are concerned that Swanage lacks employment uses within the town, leading to out-commuting to nearby Poole. The proposed residential development in Swanage appears to rely on employment opportunities outside of the settlement; an approach which is highly unsustainable and difficult to support. Any new development in the town must create a more balanced mix of uses which help to create more self-contained patterns of travel to work movements. Specifically, new employment opportunities should be delivered at the same time as new housing, consistent with the Core Strategy Preferred Options.

#### **Summary and Conclusions**

We are encouraged by your intentions to focus development in the main settlements of the district. Specifically, the proposals outlined in the current consultation for a concentration of development in Swanage and Wareham are consistent with our preferred approach as expressed in previous representations. However we reaffirm that development within the key villages should be limited to day-to-day local service provision to help limit out-commuting rather than major housing development.

The Agency has particular concerns about strategic development in Bere Regis and Lytchett Matravers as these settlements are located very close to the A35/A31 Trunk Roads. Any major development within Bere Regis or Lytchett Matravers would need to be fully assessed through detailed Transport Assessments to ascertain any impacts on the SRN, with any detrimental impacts being fully mitigated by developers. We will,

Page 5 of 6

however, firstly seek to reduce impacts through appropriate means of influencing travel behaviour such as robust Travel Plans.

Our previous responses have highlighted the need for Purbeck District Council to make every possible use of the emerging transport evidence base, comprising the South East Dorset Multi Modal Transport Study (SEDMMTS) and Purbeck Transport Strategy, in order to satisfy the test of soundness for Core Strategies encapsulated in PPS12. We are aware that the growth assumptions which had previously been adopted for transport modelling in South East Dorset and Purbeck were based on the now abolished Regional Spatial Strategy (RSS) for the south west.

While the current consultation concerns relatively small scale extensions to existing settlements, namely up to 200 units in the larger settlements of Swanage and Wareham, the need remains for a robust evidence base to support the emerging Core Strategy. I'm therefore seeking clarification regarding the approach that is proposed to the revision of the transport evidence base underpinning growth in Purbeck, following the announcement of the RSS abolition.

In addition to the existing evidence base, the Agency is also able to utilise and make available to the Council the results of a traffic model focussed on the demand/capacity of the highway network, known as DIAMOND (Development Impact Assessment Model Of Network Demand). This is available to the Council as a further tool to understand the likely impact of future development and associated trip generation on the highway network. The DIAMOND model is a tool designed to assess the impact that development will have, independently and cumulatively, on the network.

A DIAMOND model exists for the South West region and its use at cost, through the framework consultants, can be requested to supplement wider transport/capacity evidence prepared to inform the LDF process. A standalone DIAMOND model also exists for Dorset; currently available for use by the authority. DIAMOND could be used to test the impact of changing growth assumptions in light of the RSS abolition; and we are currently reviewing the growth assumptions within the model.

I hope these comments are useful and I welcome the opportunity to continue to work with you in the progression of the Core Strategy. Should you require any clarification regarding the points made above, please do not hesitate to contact me.

Yours faithfully

Signature Removed

Ian Parsons  
Network Manager – Planning  
Network Delivery & Development South West - Planning  
Email: [ian.parsons@highways.gsi.gov.uk](mailto:ian.parsons@highways.gsi.gov.uk)  
Cc: Luke Turner, GVA Grimley  
Jon Lovatt, AECOM

Page 6 of 6

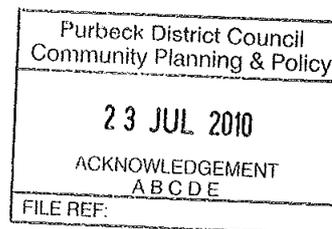
# Langton Matravers Parish Council

## Parish Council of Langton Matravers

J. Bellucci,  
Clerk,  
Telephone: 01929 425100  
Email: [langtonmatravers@dorsetparishes.gov.uk](mailto:langtonmatravers@dorsetparishes.gov.uk)

Parish Council Office,  
1a High St,  
Langton Matravers,  
BH19 3EU.

Mark Sturgess,  
General Manager,  
Planning Services,  
PDC,  
Westport House,  
Worgret Road,  
Wareham,  
BH20 4PP.



20.07.10.

Dear Mr. Sturgess,

### Local Development Framework consultation.

The Council has instructed me to write to express its opposition to any plans to build on Site A on the Local Development Framework map for Swanage and Corfe Castle. The Council believe very strongly that Langton Matravers is a completely separate settlement to Swanage and therefore Site A is a very important gap that must be retained.

Further to this, the Council has received representations from parishioners pointing out that Site A has been quarried for over 100 years and although the shafts have been filled in the underground quarries have not and still remain. This, it is felt, makes the site completely unsuitable for housing.

Consequently, at the July Meeting the Parish Council passed the following resolution;

**“It was unanimously agreed that the Parish Council strongly opposes any building on Site A and fully supports its retention as an important gap.”**

The Council expects that its opinion be given the very strongest consideration by PDC when the decision is made on where to build.

If you require any further information regarding the quarrying at Gully, please contact Mr. Harold Bonfield, The Little House, Gully Coombe, Langton Matravers, BH19 3DN, whose family have mined and quarried there for over a hundred years.

Yours sincerely,

Signature Removed

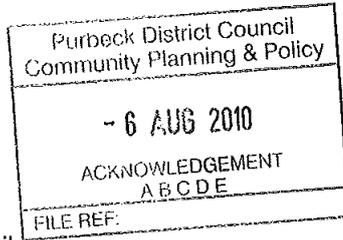
J. Bellucci. (Clerk to the Council.)

# Ministry of Defence



MINISTRY OF DEFENCE

Steve Dring Esq.  
Planning Services  
Purbeck District Council  
Westport House  
Worret Road  
Wareham  
BH20 4PP



Michael Constable  
Customer Focal Point (Wessex)

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SP9 7BT

Telephone (MOD): +441980 656072  
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E-mail: michael.constable@de.mod.uk

Ref. ST/Letter to stat consultees

27<sup>th</sup> July 2010

Dear Steve

## MINISTRY OF DEFENCE RESPONSE TO PURBECK DISTRICT COUNCIL CORE STRATEGY PUBLIC CONSULTATION

In response to your letter dated the 1<sup>st</sup> June 2010.

Thank you for meeting me and my Defence Estate (DE) colleagues at Bovington on the 20<sup>th</sup> July 10. It was useful to discuss your requirements for the Core Strategy response and to update you on potential developments and show you around the camp area. I hope it proved useful for you as well.

As I explained it is proposed that DE will carry out an Estate Development Plan (EDP) for Bovington and Lulworth Establishments. There are a considerable number of new vehicles which have been introduced into the military fleet and the training in the operation of some of this new fleet is likely to be carried out at Bovington. This is likely to involve additional new buildings and replacement of old buildings which no longer meet current standards. You will also be aware of the up-coming Strategic Defence Review and the possible speeding up of the return of British Troops from Germany, ahead of the 2030 target date. As both Bovington and Lulworth are classified by the Ministry of Defence (MOD) as core sites it is likely that some development will take place at these establishments to accommodate increased troops.

All these factors make it extremely likely that within the next 10-15-years there may be development and expansion of facilities at Bovington and to a lesser degree at Lulworth. As soon as we are able to give you more detail we will advise you and of course you will be consulted as part of the EDP and will receive for comment a copy of the final report. In the light of the uncertainties I would ask for the inclusion in the Core Strategy of some flexibility to allow for future development on these two sites.



DEFENCE ESTATES  
Delivering Estate Solutions to Defence Needs

DE agreed with Wiltshire Council a form of wording for their Core Strategy which gives MOD the flexibility it requires for future development. I append a copy of the agreed wording for your consideration.

It was mentioned that an element of the Marines would be moving to Bovington in 2012 and this will entail the construction of new Single Living Accommodation (SLA) and possibly other accommodation for 180 personnel.

With regard to the site south of Bovington South School designated for 30 houses in the core strategy. This had been the preferred site for the future development of any future Soldier's Family Accommodation (SFA). Although there are no firm plans for developing this site MOD would prefer to retain this site for its own use but DE will identify other sites on its own land in the Bovington area which it will put forward for consideration as sites for residential development. If these sites are included in the SHLA then MOD will undertake to bring them to the market. DE would hope to identify land suitable for the development of in excess of 30 dwellings.

I will forward in due course as requested plans showing the extent of MOD's land holdings at Bovington and Lulworth.

I hope this is sufficient for your requirements but if you need to discuss any matters further please telephone the number above.

Yours sincerely

  
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MI CONSTABLE

Suggested Policy Statement  
Previously included in Wiltshire CS

Policy

1) Development on MOD land, for operational purposes will be permitted provided that it does not cause demonstrable harm to the character of the locality by reason of scale, siting or design unless exceptional circumstances or national defence requirement can be demonstrated.

2) Where buildings and land in MOD establishments within or adjacent to settlements are declared surplus to military requirements, planning permission for the redevelopment, conversion and/or change of use for non-military purposes will be permitted where the development accords with the objectives of the Core Strategy and other policies contained within the LDF documents. It is accepted that due to their nature some MOD holdings are outside areas where development would normally be permitted. Wiltshire Council will work with the MOD to ensure that any site deemed surplus to MOD requirements will be re-used or re-developed to ensure the site continues to be of socio-economic benefit to the wider county.

# National Grid

This is the MS Word version of the questionnaire contained in the consultation document, 'Where shall we build in Wareham 2012-2026?'

Please copy and paste the tick and move to the boxes you choose ✓

What is your postcode? ..... BH20 4AG.....

## 1. There are three options for growth in Wareham:

### Option A

#### Develop along Worgret Road within the bypass

- 200 dwellings (100 affordable) could be built in small groups along Worgret Road
- Potential for new or improved: sixth form/adult education/community building; health centre/community hospital/ambulance station; youth centre; police station; public open space
- Potential for large supermarket (twice the size of Sainsbury's) with good parking and petrol filling station

### Option B

#### Develop the western edge of North Wareham and central area around the railway station

##### Western edge of North Wareham (Carey/ Northmoor/ Northport)

- 200 dwellings (100 affordable)
- New employment land
- Potential new public open space

##### Central area around railway station (Johns Road Industrial Estate/The sward)

- Potential for new community building(s)/youth centre
- Potential for large supermarket (twice the size of Sainsbury's) with limited parking

### Option C

#### A combination of Options A and B

100 dwellings (50 affordable) and potential for a large supermarket (twice the size of Sainsbury's) with good parking and a petrol filling station built somewhere along Worgret Road; 100 dwellings (50 affordable) on the western edge of North Wareham; and potential for all of the other benefits above.

**Wareham Town Council supports Option A.**

**Arne Parish Council and Wareham St Martin Parish Council support Option C.**

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

Option A

Option B

Option C

Other

(Please comment where below)

Whilst we generally support the Council's Preferred Option to include a 200 dwelling settlement extension in Wareham (as well as 1 hectare of employment land and a large supermarket), we do not have a preference for Option A, B or C specifically. We would note, however, that the proposed residential allocation/s should not prejudice small scale residential schemes from coming forward in other locations that have also been identified as suitable for housing.

The former Gas Depot, North Street, Wareham, was included in Purbeck's 2009 Strategic Housing Land Availability Assessment (published March 2010), which identified the site as having the potential to provide 15 residential units. The landowners, National Grid Property Holdings Limited, anticipate the submission of a residential planning application on part of the former Gas Depot site later this year and will be entering into discussions with officers of the Council in due course. Therefore, it is important that any strategic allocation for housing in the Core Strategy Submission document does not compromise the ability of housing development to come forward in other appropriate locations within Wareham and specifically on this site.

Furthermore, should it be possible to include the former Gas Depot site for a residential allocation within the Core Strategy submission document, National Grid Property Holdings Limited would support such an allocation.

**2. Are there any other new community facilities you think are needed in Wareham?**

Yes  No  No Comment   
(Please provide any comments below)

Comments  
N/A

**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** Tim Waters  
**Address** Planning Perspectives LLP  
(on behalf of National Grid Property Holdings Ltd)  
24 Bruton Place  
London  
W1J 6NE

**Email address** [Tim.Waters@planper.com](mailto:Tim.Waters@planper.com)  
[Jessica.McSweeney@planper.com](mailto:Jessica.McSweeney@planper.com)

Please save the document after you have completed it and email it as an attachment to [ldf@purbeck-dc.gov.uk](mailto:ldf@purbeck-dc.gov.uk)



Date: 30 July 2010  
Our Ref: LA/60/2  
Your Ref:

Somerset and Dorset Team  
Slepe Farm  
Arne  
Wareham  
Dorset  
BH20 5BN

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

Tel: 0300 060 2513  
Fax: 01929 554752  
[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

Dear Sir

## **Planning Purbeck's future; settlement extension sites public consultation**

Thank you for seeking the views of Natural England about different options for settlement extensions.

It is obviously relevant that since the consultation began circumstances have changed significantly. With the Regional Spatial Strategy now defunct, housing and housing need in the District needs to be considered a different way. This consultation should form a useful part of this process. The huge biodiversity interest and outstanding quality of landscape in Purbeck should be a major consideration in this respect.

We have already given views – in the previous core strategy consultation - on strategic issues that have a bearing on the relative merits of the 5 broad locations considered. One of these was the issue of indirect effects on internationally designated heathland sites. A second was the potential impacts of sewage discharges from new development on Poole Harbour SSSI, SPA and Ramsar (an issue for all the areas apart from Swanage). Neither of these important considerations seem to be captured under ecology or elsewhere in your traffic light tables of potential impacts of proposals.

As far as the first of these issues is concerned - indirect impacts on heathlands - it is not possible to go very far in evaluating advantages and disadvantages of possible housing sites without further work on how impacts would be mitigated, for example where and how Suitable Alternative Natural Greenspace (SANGS) or other mitigation measures would be delivered. Thus some sites are easier than others when it comes to providing necessary avoidance measures. A number of factors are relevant, amongst others, ease of access to designated sites, size of development, relationship between development and potential SANGS. We

understand that this work on these issues is ongoing. However, some general observations are possible and I have made these for the different areas below.

It is also important to consider how possible sites might relate to provision of green infrastructure in their vicinity.

As you are well aware, some of the possible sites are within or close to the AONB and again I have considered these issues below.

#### Site specific comments

We have not considered in detail the ecological evaluations of potential sites but are concerned that sites may have been assessed as having little ecological value without full ecological survey. Whilst in some cases this may be evident without detailed survey in other cases it is not and some sites have been given a green rating where it would not be a surprise if habitat and/or species of interest were revealed with a closer look (for example sites around Lytchett Matravers where Great Crested Newts occur in the general area).

#### Wool

The relationship between development sites new green infrastructure and SANGS should be a key consideration.

The consultation mentions the line of a possible Wool by pass that would need to cross the flood plain of the river Frome. Any by-pass scheme along this route would clearly have environmental problems and we are not aware that there has as yet been any proper evaluation of these. Thus any development in Wool that was dependent in any way on the provision of a Wool by-pass or increased the need for such a by-pass needs to take into account the environmental issues associated with it.

#### Wareham

For all of the possible Wareham sites there would be easy access by car to a large number of heathland access points. This makes the task of providing counter attractions in the form of SANGS inherently difficult particularly for any large development. For the sites north of Wareham, the northernmost site alongside the golf course would inevitably have easy access on foot to Wareham Forest and the designated heathland sites within it, making it hard to avoid impacts. It would also seem hard to provide any meaningful SANG close to the development (cf the sites further south at Carey).

Development outside the by-pass and within the AONB would be likely to have a detrimental impact on the landscape character of the AONB. We disagree with your evaluation of this site as not having a major impact on landscape.

#### Swanage

The relationship between development sites and new green infrastructure west of Swanage should be a key consideration both for its own inherent value and potentially to mitigate potential effect on the AONB.

Whilst all sites are within the AONB site A would be likely to have more serious impacts. It is at the edge of the Purbeck limestone on the side of the valley an area characterised by large open

fields and few trees and hedges. It would be inherently more difficult to integrate development into this type landscape than it would for the sites further north. We disagree with your evaluation of this area as not having a major impact on landscape. We would also question the basis of the evaluation of site A as having limited or no ecological value.

Yours faithfully

Signature Removed

Andrew Nicholson  
0300 060 4816  
[andrew.nicholson@naturalengland.org.uk](mailto:andrew.nicholson@naturalengland.org.uk)

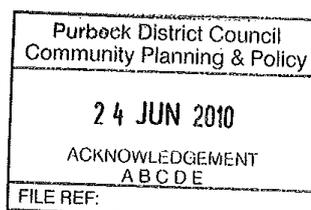
# Strategic Leaders Board – South West Council



Bryony Houliden  
Chief Executive

Dennett House  
11 Middle Street  
Taunton  
Somerset  
TA1 1SH

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



Tel: 01823 270101  
Fax: 01823 425200  
[www.swcouncils.gov.uk](http://www.swcouncils.gov.uk)

01 June 2010

Dear Steve Dring

**Planning Purbeck's Future – Core Strategy Public Consultation on Settlement Extensions, District Design Guide and other documents.**

Thank you for sending the above document to the South West Councils Strategic Leaders Board as part of your consultation exercise.

Please note for your records that we will only respond with a further letter if we consider that there are significant issues relating to the implementation of the Regional Strategy.

In the meantime, should you have any queries, please do not hesitate to contact **Carmen Bryant** on (01823) 270101 or by email at [planning@swcouncils.gov.uk](mailto:planning@swcouncils.gov.uk).

Yours sincerely

Signature Removed

**Peter Brown**  
Director of Policy and Planning

General Consultation Queries:  
Telephone: (01823) 270101  
E-mail: [planning@swcouncils.gov.uk](mailto:planning@swcouncils.gov.uk)

STRATEGIC LEADERS' BOARD • SOUTH WEST COUNCILS • SOUTH WEST EMPLOYERS • IMPROVEMENT & EFFICIENCY PARTNERSHIP

SUPPORTED BY THE SOUTH WEST SECRETARIAT

# Studland Parish Council

## The Parish Council of Studland.

Planning Services,  
Purbeck District Council,  
Westport House,  
Worgret Road,  
Wareham,  
BH20 4PP

28<sup>th</sup> July 2010

Dear Sirs,

### Development to be included in the Core Strategy – Purbeck’s New Plan.

We write in response to your consultation document, for area 5, the Swanage and Corfe Castle, area of Purbeck. As one of the outlying villages of Swanage, the development of the town is of great importance to our community, and any major change in the Town could have considerable spin-off effect on the outlying villages.

The Parish Council feels that the questionnaire with your consultation document is somewhat limited in content, and does not address some important issues of concern. The council is therefore of the opinion that some additional comment is necessary to address these issues. The Coalition Government favours more locally based decisions from local people, with regard to planning matters. Long time local residents have a depth of historical appreciation of the local area, which might not be available in the planning offices at the District, or County Council.

Our Council’s first and probably most important concern relating to the provision of 200 new dwellings in Swanage, is that of employment. With the closure of many of the old established Hotels, there is not sufficient work for the existing population, particularly, off season, and the projected substantial increase of new residents in Swanage would make this situation much more acute. The strategy for creating employment in the area, should take precedence over these housing proposals.

Our Council’s second concern is that of Traffic volume on the Corfe to Studland road (B3351). This is physically, very much a secondary road, and there is already a far too larger volume of Swanage bound traffic on this road. A dramatic increase in the population of Swanage, particularly on the area D, will increase the use of this road to what might be considered dangerous proportions.

The Councils third concern relates to the infrastructure generally. Apart from power, water, sewerage, and communications, for the new housing, there is also an acute parking problem in town. This can only get worse with increased population, and there is no apparent solution.

The Councils fourth concern, relates to the non-affordable (commercial) housing development. The Council is firmly against creating a potential for more “second homes”. These contribute little to the community, while increasing dramatically the potential for crime in the area.

Finally, with reference to the benefits referred to in question 2 of the questionnaire, without doubt most of these would be desirable, but at what cost? And would any of these benefits come to reality without cast iron guarantees, written in stone?

Is it necessary that affordable housing has to be built in an area of outstanding beauty, not to say an International Heritage Site? A strong case could surely be made to find some other place to put this development, away from the naturally beautiful Isle of Purbeck. Another place could surely be found where there is at least some prospect of employment for the new population.

Our Council earnestly hope you find these comments of some constructive use. The concerns are real, it is what local people feel. We therefore request these concerns to be addressed before any decision on the core strategy are taken, which relate to Swanage, and the surrounding area.

Yours faithfully,  
Cllr M. J. Potter  
for Studland Parish Council

Signature Removed

# Swanage Medical Practice

## Swanage Medical Practice

DR. JASON C. D. CLARK – GMC 2567855  
DR. DAVID A. HAINES – GMC 2973690  
DR. ROBERT W. BAKER – GMC 2583123  
DR. MICHAEL P. CARUANA – GMC 2203032  
DR. JEREMY N. R. MUNDAY – GMC 3068151  
DR. WENDY HEARD – GMC 3319132  
DR. CHRISTOPHER ELFES – GMC 3278453  
DR. LINDA WATSON – GMC 3201608  
DR. FRANCES SANDERS – GMC 4537234  
PRACTICE MANAGER: MR. PHIL DOWDING

THE HEALTH CENTRE  
STATION APPROACH  
SWANAGE  
DORSET  
BH19 1HB  
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Ref/PD/DH

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

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

18 August 2010

Dear Mr Dring

### Ref: Swanage Medical Centre

As part of the ongoing Core Strategy Public Consultation we thought it may be helpful if we explained the rationale behind the Practice's need to develop a modern fit for purpose primary care facility. We are aware from comments that have been made that it may not be obvious as to why we are taking this action and hopefully the following should explain why it is not possible to continue to provide high quality services within the current premises.

#### Why does the Practice need to move?

- We are struggling to provide current services as safely and effectively as we would wish. Indeed, Dorset Primary Care Trust has stated that our nurse treatment room is beginning to fall short of current infection control standards.
- We currently have two consulting rooms in which two clinicians share the facilities. These rooms are only divided by a curtain and so privacy and dignity is compromised when there is more than 1 patient being seen.
- We have already had to stop some services being carried out at the Practice due to shortage of space. This is not what we wish to provide for our patients nor is it what they should expect.
- In order to continue with our existing GP service level and to fully comply with the Care Quality Commission standards for premises we need to create at least 4 more consulting rooms. If we do not do so and the Care Quality Commission stop us doubling up in our treatment rooms some services such as phlebotomy would have to be offered from alternative premises. If this is the case it may be that patients will have to travel to Poole to access phlebotomy services if the PCT could not make alternative arrangements at Swanage Community Hospital.
- Both previous and current Government policy requires GPs to commission more services locally in order to make more accessible and convenient services for patients. We have been unable to do this and will not be able to do it in the future within our existing building

#### Why can't the changes necessary be accommodated in the existing building?

- The current premises were built in the 1980s and the Practice purchased the building from the East Dorset Health Authority in 1991. Since then we have extended and converted wherever possible. As a result it is a difficult building for patients and staff to navigate their way around, with small often impractical rooms that are not fit for 21st century healthcare and to conduct the treatments that we want to provide
- The practice has looked at the feasibility of extending the building further however there is now insufficient land with which to do this.
- A survey undertaken for the practice identified that the foundations are inadequate to take any more load and therefore it would not be possible to add an extra storey onto the building

#### **Current situation**

- The Practice has been looking for a suitable site for over 6 years. We are aware of the popularity among local people of being located in the centre of Swanage. We have looked for various sites but unfortunately none have been available within the town centre. We have therefore had to look further afield and in particular have considered the sites put forward by Purbeck District Council. After much consideration the Practice concluded that the most suitable site that had been put forward was Herston Fields due to accessibility and the ability to develop an integrated healthcare facility. The old Grammar School site was very attractive to us as one that could accommodate a new facility, however we have been unable to discuss or negotiate this option on a professional basis with the current land owner.

#### **Re-organisation within the NHS**

As you will be aware following the recent announcement by the Secretary of State for Health and the publication of the White Paper "Liberating the NHS" there will now be significant reform across the NHS including the proposed abolition of PCTs. The implications of this are:

- There is no reference in the White Paper to the responsibility for funding new NHS and GP premises and therefore at the moment the Practice is unable to make definite commitments about new premises until this has been clarified
- Although work is continuing to review the estates portfolio, as a result of these far reaching changes it is no longer feasible at the present time for Dorset PCT to make any commitment to the future location and provision of services in Swanage.

Hopefully you will understand from the above the reasons for the Practice to find new premises and the reason why Herston Fields is the most suitable location currently available. Whilst we are unable to commit to any new building proposal in the short term it is still our long term objective to develop new purpose built premises, which provide the high quality services the local population deserve and it is our desire to work with the Town Council, Purbeck District Council and the local people of Swanage to achieve this.

Yours sincerely

Signature Removed

DR D HAINES  
Executive Partner  
Swanage Medical Practice

# Swanage Town Council

Tel: 01929 423636  
Fax: 01929 427888  
E-Mail: admin@swanage.gov.uk



TOWN HALL  
SWANAGE  
DORSET  
BH19 2NZ

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

16<sup>th</sup> August 2010

Dear Mr Dring

## Response to Core Strategy Consultation

I write further to your letter of 1<sup>st</sup> June 2010 inviting the Town Council's comments on the proposals for settlement extensions to Swanage. Thank you for extending the deadline to receive the Town Council's comments and for your helpful attendance at a number of meetings held during the consultation period.

The enclosed statement was agreed as the Town Council's formal response at its meeting held on 2<sup>nd</sup> August 2010. In addition to commenting on the proposed settlement extensions, councillors also took the opportunity to remark on the contents of the Retail Impact Assessment.

The Town Council looks forward to continued constructive engagement with the District Council in respect of these issues, with the aim of identifying a way forward that will carry the greatest possible support from the local community.

Yours sincerely

Signature Removed

Dr Martin Ayres  
Acting Town Clerk

Mr S Dring  
Planning Policy Manager  
Purbeck District Council  
Westport House  
Worgret Road  
WAREHAM  
BH20 4PP

## Swanage Town Council

### Response to consultation on Core Strategy and Retail Impact Assessment August 2010

#### Settlement Extensions

The Town Council does not support the preferred option, as set out in the consultation leaflet 'Where shall we build in Swanage and Corfe Castle 2012-2026?' The abolition of the Regional Spatial Strategy by the coalition government has entirely changed the context in which this issue should be discussed. The needs and aspirations of local people should be the determinant of future housing requirements rather than government targets.

In November 2009 the Town Council agreed that Swanage should continue to provide new housing, although not at the level proposed in the District Council's preferred option. It was noted that Swanage had provided 35% of all new dwellings in the district over the past three years and that this was unsustainable. The Town Council believes that the principal requirement is for additional affordable housing (primarily socially rented) for local families, and that the District Council's housing strategy should be focussed on addressing that need.

The Town Council would like to see a balanced approach to development over the period 2012-2026 across a number of smaller sites, including a mixture of town centre locations and small settlement extensions. It may be possible to develop parts of sites A to D without there being a significant detrimental impact on the local environment or the lives of local people. For example, concerns over the impact on the townscape of development at Site A may be mitigated by confining such development to the easternmost part of the site. The Town Council would welcome further discussion with the District Council to identify sites that have the broadest possible support among local residents.

The Town Council would also wish to highlight the following points:

- The potential for the former Grammar School site to be developed as a local secondary school should not be precluded by policies contained in the Local Development Framework.
- The District Council should work together with the Town Council to identify suitable sites for additional allotments to address the current waiting list and additional demand from increased housing in the future.
- The Town Council supports the further exploration of the provision of new joined-up healthcare facilities in the town.
- The Core Strategy and LDF must fully take into account the consequences of coastal change over the next century. Consideration should be given to the impact of proposals in the Shoreline Management Plan to take no active intervention to prevent coastal erosion at north Swanage in the second half of the next one hundred years. Any loss of housing here may have to be addressed by extending the settlement boundary westwards. Although the shoreline nearer the town centre remains classified as Hold the Line, rising sea level will erode, if not eliminate, the beach and the town centre itself may be at risk of tidal flooding if it is not protected by a tidal barrier.

### **Retail Impact Assessment**

The Town Council disputes the need for a new supermarket at either Wareham or Swanage. Adequate facilities are available in neighbouring larger towns such as Poole and Dorchester, and internet-based home delivery is now a well-established alternative to travelling to out-of-town supermarkets. The District Council's focus should be on the retention of the existing retail mix in Swanage and the wider expansion of retail facilities in the District; local support is strong for sustainable projects involving local producers in preference to the growth of existing national supermarket chains. It is noted that the 'Vision for South East Purbeck' does not refer to the need for a new supermarket in Swanage, stating instead that 'the development of niche businesses which reflect the specific character and culture of the town' will be key to 'a diverse, thriving and prosperous economy'.



Our Ref: NL/PBC

Planning Services  
Purbeck District Council  
Westport House  
Worgret Road  
Wareham  
BH20 4PP



Enterprise House  
Old School Close  
Ferndown  
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BH22 9UW

Tel (switchboard)

01202 864200

Fax

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01202 864277

Email

[nigel.lester@synergyhousing.co.uk](mailto:nigel.lester@synergyhousing.co.uk)

27<sup>th</sup> July 2010

Dear Sir/Madam

## **Re: Purbeck Planning Consultation Events**

Further to your series of consultative Planning Roadshow Events held over the last few weeks we would like to formally respond with our comments.

Firstly can we say how professionally the information was presented by your staff at these events and how helpful we found them. It proved very informative for us from a development perspective.

Having looked at the proposals for each of the settlements and the proposed sites within those settlements we can see no reason to disagree with the Local Authorities preferred site in each case, and would be very keen to become involved in the provision of affordable housing on these sites. To that end we would ask to be kept informed on any progress that is made, particularly since many of them are currently within the green belt, and we were advised that the re-defining of this land to allow development may be a lengthy process.

If we can be of assistance in progressing the Local Authorities strategy for the provision of affordable housing in Purbeck then please feel free to contact us.

Yours sincerely

Signature Removed

**Nigel Lester**  
Project Manager  
Tel: 01202 864277



## Wessex Water

Claverton Down Bath BA2 7WW Telephone 01225 526000

Our Ref: PK/DLP/2Jun2010  
Your Ref: ST/Letter to stat consultees

Steve Dring  
ldf@purbeck-dc.gov.uk  
Purbeck District Council

20 July 2010

Dear Mr Dring,

**Re: Planning Purbecks Future - Core Strategy Consultation on Settlement Extensions, District Design Guide and other documents**

I refer to your letter of 1<sup>st</sup> June forwarding, for consultation, the five leaflets outlining options for proposed development within five defined areas which fall within Purbeck District Council's Area.

Wessex Water operating as a Water and Sewerage undertaker provides water supply and wastewater services for the Purbeck region. As such we are able to provide high level comment on each of the locations specified and identify possible constraints for providing foul and potable water services. As preferred sites emerge through the planning process we will work with the planners and developers to formulate appropriate strategy.

In reviewing our site specific comments below, please take into account the following:

### General Information

- Separate systems of drainage will be required to serve proposed developments with pumped or gravity discharges
- Surface water discharges to land drainage systems to comply with PPS 25
- No surface water connections permitted to foul water sewers
- Each development should promote an agreed drainage strategy with Wessex Water
- Detailed appraisal will confirm the scope and extent of any required capacity improvements
- Infill development will continue within existing developed catchments
- On site sewer networks are normally provided by the developer and these generally follow sequential phasing arrangements
- Off site connecting sewers can be provided through requisition arrangements with Wessex Water.
- Appropriate easements should be observed where existing sewers or water mains cross proposed sites. These apparatus, subject to engineering appraisal and agreement, may be diverted at the developer's cost.

1



Wessex Water Services Limited, registered office at Claverton Down, Bath, BA2 7WW. Registered in England No. 02069933. Incorporated in England No. 02069933.

## Wessex Water

Claverton Down Bath BA2 7WW Telephone 01225 526000

### Site Specific Information

Area	Site	Pipes crossing the site?	Adequate Capacity Foul Drainage?	Adequate Capacity Water Supply?	Comments
Bere Regis	A 25 Dwellings	N	*	Y	*Long offsite connections will be required. Further appraisal will be required on the impact of additional flows upon the receiving SPS.
	B 25 dwellings	Y	Y	Y	
	C Employment	Y	Y	Y	Off site foul connection required
	D 25 Dwellings	Y	Y	Y	
	E School	N	Y	Y	Off site connections required
Wool & Bovington	A 50 dwellings	Y	Y	Y	
	B 50 dwellings	N	Y	Y	
	C 50 dwellings	Y	*	Y	*Appraisal required, to assess downstream capacity
	D 50 dwellings	N	Y	Y	Offsite connections required, foul may have to be pumped
	Bovington 30 Dwellings	Y	Y	Y	Nearest public water main circa 200m from the site. Could be private mains in the area.
Lychett Matravers & Upton	A 50 dwellings	Y	Y	Y	
	B 50 dwellings	Y	Y	Y	Further appraisal will be required on the impact of additional flows upon the receiving SPS.
	C 50 dwellings	N	Y	Y	
	D 50 dwellings	Y	Y	Y	Off site water connection required
	E 50 dwellings	Y	Y	Y	Off site water connection required
	Upton 70 Dwellings	N	Y	Y	Off site connections required, foul may have to be pumped
Wareham	A 100 – 200 Dwellings	N	*	*	*Further Engineering Appraisal required
	B 100 – 200 Dwellings	N	*	*	*Further Engineering Appraisal required
Swanage	A Approx 50 Dwellings	Y	Y	*	Foul – Long connection required *Water Supply - Further Engineering Appraisal required.
	B Approx 50 – 100 Dwellings	N	Y	*	* Water Supply - Further Engineering Appraisal required.
	C Approx 50 Dwellings	Y	Y	*	* Water Supply – Long connection & Further Engineering Appraisal required. In close proximity to Prospect Farm Sludge treatment Works. Nuisance from odours and flies – further assessment required.
	D Approx 50 – 100 Dwellings	Y	Y	Y	Foul – long connection required

2



Wessex Water Supply is limited. The above information is for general information only. It is not intended to be used for any specific purpose. Printed on 100% recycled paper.

Wessex Water

Claverton Down Bath BA2 7WW Telephone 01225 526000

I trust that you will find the above comments of use, however, please do not hesitate to contact me if you require further information or clarification.

Yours sincerely,

Signature Removed

Gillian Sanders  
Planning Liaison  
Developer Services  
[gillian.sanders@wessexwater.co.uk](mailto:gillian.sanders@wessexwater.co.uk)

3



Wessex Water is a limited liability company registered in England No. 1262219. Printed on 100% recycled paper.

# West Lulworth Parish Council

-----  
**From:** West Lulworth Parish Council[SMTP:WESTLULWORTH@DORSETPARISHES.GOV.UK]  
**Sent:** Tuesday, July 27, 2010 9:04:10 PM  
**To:** email-LDF  
**Cc:** 'BARRY QUINN'  
**Subject:** Core strategy consultation  
**Auto forwarded by a Rule**

## **WEST LULWORTH PARISH COUNCIL**

27<sup>th</sup> July, 2010

Planning Policy  
Purbeck District Council  
Worgret Road  
Wareham  
BH20 4PP

Dear Sir/Madam

### **Planning Purbeck's Future – Core Strategy Public Consultation on Settlement Extensions, District Design Guide and other documents**

Thank you for consulting West Lulworth Parish Council on the next stage of the Core Strategy Consultation about the extension to key villages.

This was discussed at the meeting held on July 6<sup>th</sup>. The Parish Council wished to make comments on housing for the village of West Lulworth.

West Lulworth's Parish Plan which had an 80% response rate from its residents found that West Lulworth wants housing. This is so that local families will stay and this will help keep the village sustainable.

Yours faithfully

Signature Removed

Mrs Julie Wright  
Clerk to West Lulworth Parish Council

# Wool Parish Council

## WOOL PARISH COUNCIL

Clerk to Council: Mrs Nickie Johnson, Folk Cottage, Burton Road, E.Burton, Wool BH20 6EY Tel:01929-460054 email:nicki.johnson@btconnect.com

Mr S Dring  
Community Planning  
Purbeck District Council  
Westport House  
Worgret Road  
WAREHAM  
BH20 4PP

Dear Steve,

'Where Shall We Build in Wool' – Consultation Brochure and Event 5<sup>th</sup> July, Wool.

Following discussions on the above at the Parish Council meeting on 5<sup>th</sup> July, it was decided that a letter should be sent to Purbeck District Council voicing observations and concerns from the above exercise.

As there are a number of points I have attached this on a separate sheet rather than try to include them all in the letter.

I would like to add one observation of my own, as Parish Clerk. Talking to several of the officers present I was surprised by their lack of knowledge of:

a) the role of Parish Councils – the attitude seemed to be that these organisations were of little account and amounted to nothing more than some type of residents' committee.

Without wishing to be unduly pompous could you please ensure that officers who are perhaps new to local government understand that Parish Councils are the first tier of elected government. Also, that Parish Councils have a detailed knowledge of their area which should be acknowledged and may even prove useful.

b) recent events in National Government and how these might affect the work being done on Local Development Plans.

Yours sincerely

Nickie Johnson  
Parish Clerk

## **WOOL PARISH COUNCIL**

### **'WHERE SHALL WE BUILD IN WOOL' LEAFLET AND CONSULTATION EVENT JULY 5<sup>TH</sup> 2010 D'URBERVILLE HALL WOOL.**

#### **OBSERVATIONS AND CONCERNS**

- Following the revocation of Regional Strategies (Letter from Steve Quartermain, Communities and Local Government 6<sup>th</sup> July 2010) why is the District Council continuing with the Core Strategy in its present form?  
Paragraph 5 in the question and answer advice from CLG clearly states 'Local authorities may wish to review their plans following the revocation of Regional Strategies.
- Will the District Council consider the initiative by Grant Shapps for settlements under 3000 population to hold a referendum on whether or not they would like housing in their settlement and undertake to publicise this to the smaller settlements in Purbeck.
- If such an initiative was taken up there would be a fairer distribution of housing across the district. In turn this would mean that both key villages and smaller ones would be sustainable. Key villages would not grow piecemeal and lose their distinctiveness (this, of course has already happened to a degree and the work done on the Townscape : Wool 2009 p.41 Purbeck District Council ' Learn lessons from recent schemes and seek improvements and greater reference to the local distinctiveness of Wool.....)
- This latest round of consultation has thrown up the dangers of making a decision on such a low return rate of the Core Strategy questionnaire. This does not only apply to Wool, for example the decision to build a new supermarket in Wareham has raised much concern. In light of this the Parish Council would ask that greater credence is given to results from Parish Plans. It is true that these plans are not statutory instruments but they should be used to greater effect in informing decisions taken than appears to be the case at present.
- The MoD and Parish Council have concerns regarding the site at Bovington for up to 30 houses (15 affordable). The Parish Council is aware that this being challenged by MoD Defence Estates and is a plan that has not been agreed by either Military Garrison or land agents.

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The Parish Council supports the MoD's view and would ask that the site should be deleted from the option for housing or this area.

- The inclusion of the Developers and Land Agents for the potential sites has led to increasing disquiet and 'misinformation' among residents. Whilst appreciating that it may have been difficult not to include this group it would have been politic to invite a representation from the Parish Council also. This would have given a balance and give the Parish Council a chance to a) take on board residents views and b) give correct information as to the position of the parish council on the options.

In the past in Wool there have been joint exhibitions between District and Parish Council on Community Planning matters which have worked well and to the benefit of all.

Wool Parish Council  
30/07/10

# Wool Parish Councillor – Rachel Palmer

## WHERE SHALL WE BUILD IN WOOL?

REPLY TO EXHIBITION HELD ON 5<sup>TH</sup> JULY, D'URBERVILLE HALL, WOOL.  
FROM: MRS RACHEL PALMER, WOOL PARISH COUNCILLOR

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There is a lack of understanding at the means whereby the 'Traffic Light' system of suitability of site was arrived at. Certainly site A at Wool has impact on the village as seen from the Water Meadows. A also has pre-enclosure hedges along a lane which would be threatened by development. Site D must qualify as having ecological impact as it adjoins the watercress beds and valuable wildlife hedges and areas of high variety in plant and bird species including skylarks.

Site C was valuable in this way but its value has greatly reduced by its proximity to the 186 houses at Purbeck Gate. Site B is also an area where skylarks and Lapwing have been seen and indeed all these sites seemingly have greater ecological value than the site to the West of Wareham, south of the A352. This site is very similar to B in Wool with proximity to the main access road on sloping ground so with run off problems similar to those already experienced in the proximity of site B.

With such anomalies and the desire to 'Keep Purbeck Special' as voiced by the District Council in the light of an officer's comment 'no sites in Wool are ideal' not to mention new government legislation concerning settlements of 3,000 perhaps now is the time to show flexibility and redraw housing allocations from a village that has, since Purbeck Gate, always felt it has had its fair share to those villages that do not oppose or actively wish more housing.