

Planning Purbeck's Future



**Core Strategy Settlement Extensions Consultation
Swanage Responses – A-L**

June – July 2010



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A Resident

15 June 2010

FREEPOST RSAX-LTRK-TRKE
Planning Services
Purbeck District Council
Westport House
Worgret Road
Wareham
BH 20 4PP

Dear Sir / Madam

I would like to commend you in your recent communication to Swanage residents consulting us on the proposed for building in the Isle of Purbeck. The communication was well thought out, clear, inclusive and objective.

My views are that wherever possible within the UK as a whole, we should look to rebuild existing properties, convert them, renovate them, and move away from constructing more buildings. For example, the Grammar school is a beautiful building that could be a series of houses and flats inside, with gardens to accompany. I have seen many schemes like this across the country. Could this not be used as part of the proposed need for additional housing? Are there other 'unclaimed' / unused buildings in Swanage that could be adapted?

Also, one consideration is to keep the blend overall in Swanage of the types of people who live there. To date, it has been a good mix of locals, people relocating from the city, some second home owners (don't hate them, they love Swanage too, and spend money in our town); that is what keeps it balanced. However, I have noticed that the combination of shops seems to be erring on the side of 'cheap' with betting places and the gambling activities on the seafront. There is no pub and only one eatery on the actual seafront, a fact I had to explain to two Scandinavian tourists the other day. The Mowlem in principal is a good idea (a cinema, a theatre), but it continues to lend a sad sixties air to the town, perhaps that could be redeveloped. I'm happy to call it the Ross Centre if Mr J Ross could be provided to contribute, as our most wealthiest town member! The deserted building down on the seafront – please someone resolve that deadlock – it is just a complete eyesore (a great swimming pool centre there??). Swanage doesn't need to be a 'chi-chi' place, but it does need to move on with the times and think about quality of build more. The houses just being finished on the road out to Corfe Castle (blend of white / stone houses) are excellent, let's see more like that.

So I guess my key points are, whatever you do please make it a quality build, think about the mix of people, let's renovate where we can, and let's sort out the front of the house – ie the central streets.

Thanks for listening,

A resident

Andrews, P Mr & Mrs

MRS PAT ANDREWS
6 STEER ROAD
SWANAGE
BH19 2ELJ
TEL. NO. 01929 426619

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

Dear Sir
My husband and I are absolutely gobsmacked, that you are even thinking about building on Henston fields for a start off. Henston fields is a flood plain it always has been for the 73 years we have lived in Henston
And you Publicize Swanage as the Turasic Coast and the gem of Dorset. It is at the moment, you come in from Corfe and at Cornebe the sign says welcome to Swanage, and you see the Purbeck Hill and the fields it is a lovely sight, if those are built there,

what a wonderful view that would be to greet the visitors to our town, and what about the Public Path that we use, to walk over the stream to the Railway line and up over the stile to the lane.
A part from the walking. The children play in the fields and there are lots of birds and insects there, and where would we go black-burning, the Councilors that has this will suffer come the next election, I hope you give it a lot of thought before you have anything

Yours Sincerely
Mr. Mr Andrews.

Andrews, P Mrs



MRS. P. ANDREWS
5, VICTORIA TERRACE
JUBILEE ROAD
SWANAGE
DORSET
BH19 2SG
21st July 2010

Dear Councillors

Re:- Herston Fields Redevelopment

I would like you to know that I am completely against the development of Herston Fields.

These fields are used daily by hundreds of people either taking a daily walk or walking their dog - these fields are used by both Herston & Swanage residents and also holiday makers.

The area also has an abundance of wildlife and wildflowers and is an area of natural beauty, and should be used for everyone to enjoy.

My thoughts on this subject is that these fields should be turned into a village/Town Green or a park to protect from developers thus enabling the people of Herston & Swanage to enjoy them for all time

Thanking you for your time & consideration on this matter.

yours sincerely

Signature Removed

Angel, P

From: Paul Angel[SMTP:PANGEL@BLUELEVEL.CO.UK]
Sent: Monday, July 26, 2010 10:15:46 AM
To: email-LDF
Cc: Steve Dring; Cllr Trite; Cllr Marsh; Cllr Patrick; Cllr Suttle;
Cllr Lovell
Subject: Personal response to 'Where shall we build in Swanage' Consultation
Auto forwarded by a Rule

Dear Planning Team,

I've been thinking about the various sites and services in Swanage that would like to move, the houses Swanage needs, the sites local people would like to see preserved, and the secondary school which is, of course, absolutely vital!

Here are my personal thoughts, but they are only suggestions which I think would fit:

1. Move the Fire station, Ambulance station and Hospital to Swanage Middle school, to share the site with the new 1 form entry St Mark's primary school. The site looks large enough to accommodate both and fits with the government's preferred model of consolidating local services. This should also include a new GP facility to serve the residents of Herston but NOT replacing the existing facility in Swanage.
2. Build a new GP facility on the former Fire station site to continue to serve the town from the centre – removing this facility to the edge of town will be met with protests on a 'school reorganisation' scale. The former GP site can then be used for either additional parking, retail or both.
3. Abandon any plans to build a new housing estate on Herston Fields.
4. The former Ambulance Station could be used to provide staff parking and a new entrance for Swanage First, meaning that the existing car park could be used to provide a new multi-use games area, the lower area of the gardens can be converted to create a playing field while maintaining wildlife and food growing areas above, thereby releasing the existing large playing field that is detached from the school for sensitively designed housing (all providing the school agrees of course!) This playing field land is approximately 1/3 of the size of the grammar school site currently under consideration, so could provide space for up to 30 homes.
5. Encourage DCC to release the land it owns north of the Grammar school site to the developer in exchange for the developer either leasing the grammar school buildings for re-use as a school, or an equivalent area of land in the vicinity for a new-build secondary school, depending on what is deemed most appropriate and cost-effective. A school surrounded by new housing (NOT a care home surrounded by an artificial 'village' community) would be hugely appealing to families, which is exactly what we need.
6. PDC should work with broadband providers to ensure that Purbeck has the high-speed internet access that we need to encourage more new-media industry and professionals to relocate to Swanage. We should be taking advantage of the desire by creative professionals to live by the seaside and not too far from London!

Regarding the seafront:

1. I would like to see the section of shore road that is currently closed for the summer closed to traffic permanently and resurfaced. It should be opened up for use by cafes, musicians, entertainers, markets and events.
2. In the interests of safety and to reduce confusion for drivers the junction outside the Mowlem should be simplified and made access only for deliveries to the theatre and for disabled parking.
3. The area of road in front of the Pier Head building should be pedestrianised in order to prevent the constant flow of traffic that inevitably ends up either doing a three point turn at the gates of the pier or continuing round towards Broad Road car park. Divers and sailing club traffic would be able to access via the Seymer Road end of the Pier approach.
4. Ideally I would like to see the section of Shore Road between the stone pier and Ocean Bay made one-way. Traffic could enter the town via De Moulham Road and exit via Shore Road. The road could be narrowed to a single lane with more safe crossing spaces and clearly designated parking bays for disabled drivers, charged for at the same rates as the nearest car park. This would allow most of Shore Road to have widened pavements, and would allow passing cars and pedestrians to enjoy the view in safety, much as the larger 'scenic drive' traffic system in Falmouth operates.
5. In summary, space for pedestrians and pedestrian safety should be the priority on the seafront rather than parking and traffic flow.

Hope this makes sense, and apologies for having so many thoughts on the matter!

Best wishes,

Paul Angel

11 Exeter road
Swanage
BH19 2BL

01929 421080
0774 0066337

26/07/2010

Anonymous

YOUR COUNTRY SIDE NEEDS YOU

Council leader David Budd said: "The district council is required to provide 2,400 new homes by 2026, plus land for employment purposes, **and there is not enough room in our towns and villages to make these provisions."**

"Therefore, we need to extend these areas and now is the chance for local people to have their say". Well this is what I think

Utter Rubbish!!

Empty rooms and flats in Swanage town centre

When you leave the Mowlem today look around the upper floors above the business manly banks in the town centre, quite a lot are empty and have been for many years. I estimate 25% to 30%.the total loss of living quarters. Some of the curtains are closed all the time to give the impression their occupied. [Their not] This is really bad, made worse, as homeless people could be living in them. This of course do's not include the following derelict sites:-

Estimated conversion use.

1 The old Grammar School how many one bedroom flats could you get with conversion?
Up to 50 flats and 60 new houses on land within the school boundary.

2 Pier head café and grounds to both building **8 houses or 16 flats with shops & café etc.**

3 Westbury flats Rempstone road **18 flats.**

4 Everest, The old Children's hospital. **5 house or 8 flats.**

5 Derelict land opposite Ocean bay. **16 houses or 32 flats.**

6 The old bakers shop and flats. At Herston Cross **1 house or 3 flats.**

Council tax loss must be in the thousands . On these sites alone. **OUR LOSS**

Council leader David Budd here is 187 new homes.

This is just the tip of a very big iceberg.

Housing Association stock in Purbeck.

This is one area that has got to be the most under used area in the total housing stock in and around Swanage. How many 3&4 bedroom houses have only one person living in them? I know it's their home, but the reason they where given the home in the first place is, someone kindly moved out to make way for their young family. Would it not be cheaper to run a one bedroom flat/bungalow if

Some where built in Purbeck. **Estimated 3 bedroom units 149, with one person living in them. 54* that's 33% [info by P.H.T.]**

Council leader David Budd here is 54 more houses that could be put to better use. Idea build 54 new one bedroom bungalows to free up these houses.

This is in addition to the 187, I have already mention. Grand total so far 241 .

SECOND HOMES IN PURBECK

6.88% of the total private housing stock in Purbeck {Info by P.D.C.}

Total 1,404 at a 10% discount for council tax. {Info by P.D.C.}

Average Price Band £1,870 .Total loss to the tax payers in Purbeck £262,548 per year.

This is only an average as 384 of these second homes are in tax bands E £1.960 F £2317 Quite a bit higher than the average. So you see nearly 7% of the 200 homes purposed could be used as second homes. It could well be a lot higher, it's something to bare in mind.

So what's the answer?

We demand a independent survey of all housing/ building stock & derelict land to find out how many are empty, holiday homes, under occupied and holiday let's, only then can we see the total state of our housing stock. Of course Council leader David Budd you could have got the above details before coming to this meeting. The same as I have. If you have, let's see the details. If not, because you have not planned ahead in getting these details your plans for 200 houses are now dead in the water!! Put a 20% council tax surcharge on second homes, that will bring in ¾ of a million pounds per year. Which could then be used to build nice one bedroom bungalows.

Place a compulsory purchase order on empty property's and derelict land after 2 years. This will stop land grabbing by developers. On condition that plans are raised and building work starts within the following year by Purbeck district council. This will stop the council from sitting on their backsides over planning applications.

A cross section of Purbeck residence to sit on the planning committee with full voting rights.

Swanage 200 new homes the facts.

Each house on average will take up 200 sq meters.

200 homes 4,000 sq meters. Or between 10 and 12 acres of land this does not include roads, pavements etc. [info supplied by Barratt Homes.]

If each of the purposed 200 homes [around Swanage] have just one child of school age, what school will they go to? well they could go to Swanage Middle school. If it's still their of course[40 years on and the school is still derelict like the old grammar school. Now theirs a thought. Or St Marys first school reduced intake means no room at the inn. Or these 200 new homes could be second homes as their kids would not need a local school or shops, is that what's really behind all this?

Overall

We are sick of being messed around with building that are empty, derelict or under used. Quite a lot of holiday makers are laughing at us in Swanage due to places like Pierhead café and grounds. It's strange that one of the site chosen {B} for redevelopment backs on to Swanage Middle school, which may be closed. Prime building land springs to mind for housing development. It seems to me it's not that school places that are under used. It's the selling of the prime building land that's going to make up for the losses incurred by councils due to their bad **[Icelandic]** investments. When you **had** Mp's on the fiddle **EXPENSES**, how do we, as the general public know who to trust anymore? After all this time council leaders from different departments are still not talking or working together properly. **Fact** Reducing children's places in our schools while 2.400 new homes are purposed. Nearly 40 years to sort out the old grammar school and still nothing is being done. Council leaders get a grip your wasting our time, money and spoiling our town, you should all be ashamed. Question for Dorset County Council out of all the sites purpose for development how many are council owed?

Swanage 424769

3, Hendrie Close,

Swanage,

Dorset,

BH19 1JN

Tuesday, 8th September 2001

Councillor D.A. Budd,
25, Bestwall Road,
WAREHAM,
Dorset. BH20 4HY

Dear Sir,

Herston Fields, Swanage

I wish to bring to your notice my objection to any development on Herston Fields. As a resident with over seventy years knowledge of the fields I am well aware of the heavy Wealden Clay lying parallel to the water-bearing Purbeck Marble beds and the severe flooding that often occurs in Washpond Lane and the adjacent fields. Flooding is certainly more than a possibility: it is a fact.

Apart from the Middle School, there is no development north of the mainroad into Swanage until the Baptist Church. There is a clear cut boundary between Herston and open countryside to the Purbeck Hills. Any development will have an impact on views long or short and not some views as suggested. Development will bear ~~no~~ relationship to present settlement pattern and will certainly harm the present local character.

The building of houses will obviously increase traffic; however, the suggested number of houses affordable and otherwise plus health and social facilities will create further congestion on an already congested road at peak and holiday periods. As far as I am aware there has been no public consultation about moving existing health services out of the town. It may be that the majority of residents want them to stay in the town close to shops and other facilities. It would seem that existing sites may be modified and developed to meet future needs without moving them a mile out of the town.

There was concern in Herston when the conservation boundaries were changed to exclude Herston Fields. Later we were informed that the fields are in AONB and inappropriate for development and thus a greenfield site. Now it is suggested that the development of a greenfield site would have some impact if developed but that could be overcome. The impact would be profound and the visually attractive Gateway to Swanage lost forever.

I accept that there is a need for affordable housing for local people that will not end up on the open market to become second or holiday homes. However, I do not accept that for every affordable house one house for the open market has to be built plus health related developments. It has been suggested that developers are only interested in mixed building, this I find hard to accept. In the past the estates at Steer Road, Days Road, Greyseed, Priests Way and Panorama Road were not built as mixed housing,

Now that the Regional Spatial Strategy has been rescinded, the issue of building on a greenfield site has to be considered and the views of Herston residents have to be taken into consideration, I feel that the whole issue of affordable housing should be resolved within the context of the town settlement to provide one hundred affordable houses.

Yours faithfully

Signature Removed

Raymond S.B. Aplin



3, Hendrie Close,
Swanage,
Dorset,
BH19 1JN

Tuesday, 25th July 2010

The Director Planning Services,
Purbeck District Council,
Westport House,
WAREHAM,
Dorset, BH20 4PP

Dear Sir,

Herston Fields site B assessment

I wish to register my objection to any development on site B and make comments on the preliminary assessment produced by your department.

Flood risk Having lived in the area for over seventy years I am aware of the boggy nature of much of the heavy Wealden clay lying next to the water bearing Purbeck Marble beds. The lane leading to Godlingstone is often flooded after heavy rain. Flooding is certainly more than a possibility.

Townscape Apart from the Middle School, there is no development north of the A351 until the Baptist Church. There is a clear cut boundary between Herston and the open countryside. Any development will have a profound impact on the unobstructed views to the Purbeck Hills. Any development will be prominent in all views short and long rather than "some" as the assessment suggests.

Accessibility It is not clear whether access to the settlement refers to Herston in particular or Swanage in general. Herston provides a supermarket, two pubs, two churches, newsagent and a restaurant/takeway. All Swanage facilities are over a mile away. An hourly and fairly close bus service would seem inadequate for the suggested replacement community services already provided in Swanage and capable of being developed on their existing sites.

Overall I dispute that the site would have some overall impact if developed that could be overcome.

As a Herston resident I support affordable housing for local residents but not on site B.

Yours faithfully

Signature Removed

Raymond S.B. Aplin

7th September 2010

29 Benlease Way
Swanage
BH19 2SX

Dear Cllr Budd

I am one of many residents of Swanage writing to ask you to seriously reconsider any idea of building on Hoston Fields.

Apart from the fact that there is a seam of Maude under which runs water causing the fields to be wet at most times of the year, it is also below road level and would be an appalling eyesore at the entrance to Swanage. We already have the Council houses looming over the main road littered at weekends and holidays with cars, vans motor cycles etc trucks. It is not an attractive entry to a town supposed to be one of the most beautiful on the South Coast.

The problems of traffic would be very difficult to solve. Already the road at rush hours and in holiday season is dreadfully busy and manoeuvring from Bay Road or Benlease Way is quite dangerous at times.

I cannot understand at all suggestion that the Dr's Surgery should be built there. How will patients get to it. The bus service at best is non-existent and roads far too narrow to cope.

All the properties in Huxton would be demolished and already though there are beautiful views, the value of property here is far less than elsewhere in Swanage. Huxton is swamped with small and low cost housing all too much in evidence.

We who live in Swanage are very fortunate but schemes like the one proposed will be a forerunner of much worse to come and our lovely town will be ruined.

Huxton Fields are vital for our local community to enjoy their leisure and should be preserved for the people who live here now and in the future, once built on will be a terrible blight on our town and shame a council who dare to agree to the development thereof.

Yours Sincerely

J.M. ASPDEN .

Signature Removed

222 High Street,
Swanage,
Dorset, BH19 2PQ

1st July, 2010

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

Dear Sir,

In response to the consultation leaflet concerning proposals for 200 dwellings in Swanage, I should like to raise the following points:

1. Whilst recognising the need for some affordable housing in the area, I wonder where employment will be found for the occupants of 200 households for 12 months of the year. Presumably it is assumed that many will be commuting further afield, increasing the traffic and carbon emissions on already busy roads.
2. I am puzzled by the comment on the map that there will be “opportunities for improved public access to countryside and allotments”. Sites B and C are our countryside and access could not be easier. I assume that we are to infer that the “public access” is by means of a vehicle. I find this a sad indictment on the way we are expected to live in modern society. Site B has, throughout my lifetime and before, been an open space for walking, exercising dogs, playing as children, with our own children and now with our grandchildren. It is also how we access the lanes which lead to the wonderful Purbeck Hills. For those of us who have been brought up in the area, and for many who choose Swanage as a holiday destination, access to the countryside is on foot, which is essential to our health and well-being in an age of more stressful life-styles, and we view the possible loss of this open space as detrimental to this area of outstanding beauty.
3. Sites A and B lie within the area of Herston which has, over many decades, absorbed large housing developments: from the 1920s to the 1950s the Steer Road, Day’s Road, Holmes Road and Priest’s Road estates were built; more recently, other smaller developments at the top of Bell Street and the Benleaze area to the south of the High Street. Is it fair to expect Herston to absorb yet another housing development on green-field sites?
4. The density of traffic entering Swanage to access the High Street and Victoria Avenue is already heavy; to have 100 more households, probably with at least 100 more vehicles, would undoubtedly add considerably to the volume of traffic accessing the town’s already congested streets. If an ambulance station and a community hospital/health centre were to be added to the 100 dwellings then the congestion and traffic noise levels would be raised further.

5. Site B has always been subject to flooding and I wonder what impact a drainage system would have on other areas of the town.
6. When many of us expressed our concern that Site B had been taken out of the Conservation Area, a reply was received from the Design and Conservation Officer in May 2008 stating that “there is no mention within the character appraisal document that the field is to be developed”. Also he added that “...the fact that this field lies within the AONB – subject to landscape policies within PPS7 – and also lies within a defined flood zone means that it is highly improbable that it will ever be developed”. He stated that, “the Local Authority views this an inappropriate location for development”. Between 2008 and 2010 why has this site become a “preferred option” for development?
7. Using the traffic-light system, I would suggest that Site B should have red triangles alongside “Landscape” and “Townscape”. To have developments spread over two large fields – I note that the map is not to scale and wonder if the proposed development sites appear smaller than in fact they are – would have a major impact on the landscape and townscape. From entering Swanage on the A351 along the High Street, the only building to the north is the Middle School, which is set well back from the road, consequently, the feeling of beautiful, open countryside gives Herston and Swanage that special feeling of a place in which to relax and be refreshed, something which is greatly appreciated by those who choose to holiday here. Were this area to be filled with more roads, 100 dwellings, cars and other possible developments then it would have a major impact on the beauty of the landscape and the restfulness of the old Purbeck stone cottages on the south of the High Street and seriously affect the townscape which, in this area, has a number of listed buildings.
8. There is a mention of the possibility of building an elderly care home on Site B. Why is this being considered when an existing care home on land bequeathed to the town by its benefactor, James Day, is to be closed because there appears to be an unwillingness to spend money on upgrading it?

Unfortunately I am unable to attend the important meeting at the Mowlem Community Room on July 8th because of a long-standing commitment, but I hope that the points I have raised will be addressed during this meeting and I would appreciate receiving your comments.

Yours faithfully,

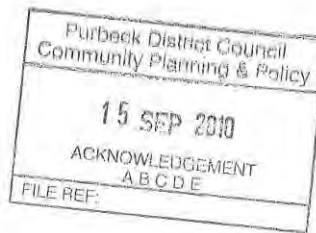
Signature Removed

Joanna Baird (Mrs.)
cc Swanage Town Council

222 High Street,
Swanage,
Dorset BH19 2PQ

13th September, 2010.

Mr. S. Dring,
Chief Planning Officer,
Purbeck District Council,
Westport House,
Worgert Road,
Wareham BH20 4PP



Dear Mr Dring,

In response to your request for our views in a consultation on proposed development in Swanage, I am writing to protest, in the strongest terms, against any development on Site B, (Herston Fields).

I first came to know the area as a visitor nearly forty years ago, and still remember the impact of my first views of Ballard Down across the fields as we drove into the town.

Thirty six years ago I married into a local family and became a regular and frequent visitor, enjoying long walks across the fields and on around the lanes. When our children were born, we continued to use these fields (your Site B, commonly known as 'Jinniss'), which had been a traditional family recreational area for my wife and her two brothers since the nineteen twenties.

More than twenty two years ago, we bought our first house in Swanage and affirmed that this would be our 'home town'. Our children grew to know Jinniss as a regular and safe play space, as well as an easy access route to the wider countryside. Now, as pensioners, we are glad to share our enthusiasm for the area with our grandchildren, who continue the family traditions of playing and exploring nature on those fields, with the backdrop of the Purbeck hills. The whole family rejoices in having this unspoilt area of great natural beauty within easy reach.

My objection is not based simply on a selfish desire to preserve the area in the 'NIMBY' style. I have a genuine concern that any development on this area will be detrimental to the character of the town as a whole. Visitors to Swanage all have to pass along that stretch of road to access the town, and the impact of that vista of the hills across the rolling fields on each of them, will be severely marred by the suggested development.

I do appreciate the need for affordable housing for local people, but feel certain that other sites can be found which will not be detrimental to such significant areas of the townscape.

I have a second concern about the suggestion of a development on this site.

In 2008, we expressed our concern about these same fields being removed from the Swanage Conservation Area, suspecting that there might be an ulterior motive behind the planners' recommendations. We received a reply from Mr Benjamin Webb, Design and Conservation Officer, assuring us that, not only did removal of the fields from the Conservation area not imply any thoughts about future development, but that it would be, "Highly improbable that it will ever be developed".

His letter included an explanation of several points to allay our fears/suspicions:

- "The field plays an important role in the setting of Herston – a distinction made clearly within the PPG15, and itself a consideration in planning."
- The fact that this field lies within the AONB – subject to landscape policies within PPS7 – and also lies within a defined flood zone, means that it is highly unlikely that it will ever be developed."
- "Indeed the field currently lies outside the settlement boundary of Swanage, an indication that the Local authority views this as an inappropriate location for development."
- "The Characterisation study for Swanage and Herston has further identified the field as an important feature within the broader context of the settlement and thus not suitable for development"

I do appreciate that needs change in all communities, but I am not convinced that there is such a lack of land available and suitable for development, to require the council to impose a development in Herston which would ruin:

- the visual impression which everyone gains on approaching the town
- the safe access to the countryside which these fields facilitate
- the valued community space enjoyed by so many for generations past and still today .

In the original consultation leaflet which you circulated to all homes earlier this year, we made the point that the progressive dilapidation of the old Grammar School is a source of great sadness to many of us. A quality development on that site would vastly improve a corner of the town which is deteriorating into more and more of an eyesore as the years pass, and remedy an issue which brings continued and increasing criticism against the Planning Department and the Town Council as a whole from the wider community.

I look forward to your response, and trust that due consideration of these points, and similar views being expressed by people across the community, will help you to a wise decision.

Yours sincerely

Signature Removed

Paul Baird

cc. Cllr. Eric Osmond, Mr S. Dring, Mr S McKenzie

Where shall we build – Swanage & Corfe Castle

It is regrettable that the opportunity afforded by changing Government policy has not been taken to review housing needs, particularly in view of the increase in the ratio of affordable housing provision. It is noted that Swanage does not have a needs assessment from DCA unlike the majority of Parishes, including Wareham.

The listed sites are submissions by landowners. The rating compared to land under PDC/DCC ownership/control should be stated, or the Appendices to the SHLAA (March 2010) be made available on the website. i.e. Discounted sites.

1. Options

Site D. Educational/Community facilities within the shell of the Grammar School building would be welcomed, with some sympathetically designed ancillary buildings. Major development on the grounds of the site will harm the landscape as supported by Inspectorate on previous appeals. The assessment has not given sufficient weight to blocking off a significant green finger into the settlement.

Under no circumstances should a link road be provided between Ulwell and Northbrook Roads. This would needlessly destroy the country lane (Washpond) and entail costly road management systems on Northbrook Road for safety reasons.

Site B. This was formerly included in the conservation area, and one argument for its exclusion was adequate protection from AONB status. The Industrial Estate extension was supposedly sited to the North because of flood risk so why is it acceptable for housing? Local residents, for exercise and dog walking, make regular use of the area.

The landscape assessment makes a valid comment on the green rural aspect to the left on entry to Swanage from Wareham.

Site C. Some minor development would not harm the landscape/townscape to any great degree, given that there are permanent caravans on site anyway. The Industrial estate and amenity site already protrude beyond the settlement boundary to the South.

The whole questionnaire appears to be reliant on obtaining support for schemes that will attract S106 funding.

Site A. Development of this site would open the door for ribbon development well into Langton Matravers, and although I do not consider it merits a 'major' impact for townscape, on balance only a very modest degree of development would be appropriate.

2. Hospital/Health Centre. The existing site of the medical practice is by far the most appropriate. Redevelopment making better use of the land available will be more satisfactory than any of the out of town sites. The option of compulsory purchase of the Westbury site would provide additional floor space near to hand.

3. Seafront stabilisation. Making good areas of subsidence and tidying up is in my opinion the only action necessary. The infilling of the Eastern part of Walrond Road with provision of largely underground facilities e.g. TIC is, under the current economic climate, an extremely low priority and unlikely to attract any funding within the foreseeable future. The closure Shore Road between Victoria Avenue and Ulwell Road is therefore of little value and highly inconvenient, as would be permanent closure of the remainder of Shore Road.

4. Supermarkets. I question whether additional ones are required in either Swanage or Wareham. The consultant's report failed to recognise that with a restriction on stock to protect the local shops, the 'one stop shop' will not be available to the rushed, who will continue to frequent the Poole/Bournemouth outlets. Of those who have a more leisurely approach, the outlet brand is more important, and so if M&S arrives, the Waitrose etc. devotees will continue to travel. Home delivery and the population balance (many with free bus passes) also affect the issue.

C Brixton (Personal)
1 Wessex Way, BH19 1QR.

Brooke, J

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

Purbeck District Council
Community Services Directorate
28 JUL 2010
FILE REF

3 Wesley Gardens
High Street
Swanage
BH20 2NY
01929 422341
26 July 10

Dear Sir / madam
Herston Fields

I understand while you are conducting a survey into where to provide new housing for the future the Encombe Estate and others have submitted a tentative planning proposal for mixed development on the two fields at Herston currently used for animal grazing (by tradition this has been the use of the fields)

I would like to lodge my complaint on this change of use as it has provided the only area in Herston for recreation. Possibly for centuries it has been used for walking with / without dogs across its footpaths in a country setting, children and youths could play informal games and kitefly and blackberrying and mushroom collecting in the autumn has prevailed.

I have to say during my life time with my parents at Newton Grange from 1946 to 2005 have exercised our dogs regularly over this land as well as other family members. Further I would like to support the Herston Residents proposal to seek "Green" status for this land in order to protect it for local recreation purposes as there is no other land at this end of the town.

More importantly the Isle of Purbeck is an area of high scenic value and beauty and it is in the context of the Jurassic Coast ^{So} it seems inconceivable to build on open land which is at a premium in Purbeck when there are alternative sites in and around the town to build on.

Yours sincerely
Signature Removed

JOHN R C Brooke RISA retired.

Castle, D

From: Di Castle[SMTP:DCASTLE32@TALKTALK.NET]
Sent: Tuesday, July 27, 2010 4:37:23 PM
To: email-LDF
Subject: Purbeck District Council's 'Where Shall we Build in Swanage'
Auto forwarded by a Rule

Dear Council Officers

I understand that Education Swanage have been encouraging planners to keep open the option of re-using the existing Swanage Grammar School building as a new secondary school for Swanage, and I would like to add my support to this opinion

I hope that together with Education Swanage you will help this community work towards a school within Swanage that serves our children with the level of excellence and inclusion that the town deserves.

Di Castle

2 Woodstock

32 Park Road

Swanage

Dorset

BH19 2AD

28/07/2010

Clark, L

Where to Build on Purbeck Survey.

21st July 2010

The first question is why is the Council continuing with major building plans when the Government has removed that necessity? In my view, it is not appropriate to even consider large developments until the infrastructure is in place. Rail re-connection to the main line at Wareham is very important and could be used to encourage visitors (and locals) to use the train to access Purbeck and beyond. Enlarging the station car parks at Wareham (possibly Norden and Swanage, too) and making it cheap and easy to leave cars there and take the train, would help enormously. It should also be possible to bring some goods in that way and avoid the lorries clogging up the roads – this would be particularly easy in the case of Swanage Co-Op which adjoins the station, and for industrial sites next to the railway line. In similar vein, has a road link utilising the present railway over Poole Harbour been considered? By running a road/bridge over the top of the current rail line from Wareham to Poole there would be minimal environmental impact and huge relief for Sandford. A private enterprise partnership might be considered with a toll on the new road.

Regarding development, please please no more flats and please please adequate OFF ROAD parking for all planning approval. This especially in regard to Swanage which has far too many flats and far too little parking. Brown field and infill sites should be utilised first, and a new approach to traffic/travel problems sort, before further large-scale housing development or industrial units are considered. The supermarket options are part of the traffic strategy, possibly a large supermarket at Wareham near the station might reduce some journeys to Poole.

Overall, I cannot support any large developments in Swanage – even for the bribe of health centres, football pitches and allotments – until the traffic chaos is addressed. This problem will not go away with a little 'tinkering', it needs some serious foresight and innovation.

No doubt the Council has considered at least some of the above and there are good reasons or money constraints to dismiss my comments – but you did ask!

Signature Removed

Lynda Clark
5 Osmay Road,
Swanage
BH19 2JQ

lyndaclark@me.com

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

Mr P Clark
24 Hill view Road
Swanage
Dorset
BH19 2QX

25-07-2010

Dear Mr Budd

Purbeck District Councils 'Preferred Option' to build 100 dwellings and possibly other community facilities such as an integrated community hospital/health centre and an ambulance station etc on site B (Herston Fields) would be detrimental to the appearance of Swanage, especially as it is a Gateway town to the Jurassic Coast that is a 'World Heritage Site'.

At the moment visitors approaching the town (who account for a major part of the towns income in the summer months) do so by passing dwellings on the right and beautiful hilly countryside on their left. Being gently led into the built up part of the town and not suddenly finding oneself surrounded by building, is part of the charm of Swanage.

This open space is well used by the local community and is an important asset to the appearance and well being of the town and its residents.

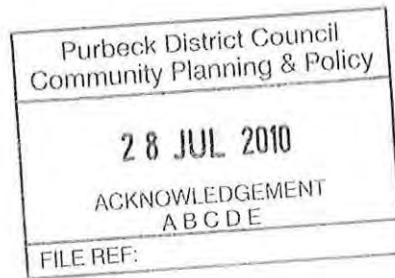
Apart from the threat to the wildlife of the area, there is the problem of possible flooding. We are told that this can be solved but if local knowledge is right and things do go wrong and the development causes problems further in town, it will be too late, costly and cause no end of problems for the towns residents.

Yours truly

Signature Removed

Clements, D & S A

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



Mr & Mrs Clements
'Copperfield'
4 Leeson Close
Herston
SWANAGE
Dorset
BH19 2SR

Tel. 01929 422724

23rd July 2010

Dear Sir

It has come as a great shock to be told that Purbeck District Council's 'Preferred Option' for half of the 200 proposed new dwellings for Swanage, along with other community facilities buildings, are to be sited on 'Herston Fields' that have recently been taken out what used to be included in the conservation area

The proposal to use this site has stunned us and we feel totally let down by PDC because in the letter we received, like many other residents, from Benjamin Webb the Design and Conservation Officer, Planning Policy, Purbeck District Council, dated the 27th May 2008, the last sentence of Paragraph 4 states, 'Contrary to some claims there is no mention within the character appraisal document that the field is to be developed.'

There seems to have been a very quick change of mind as these new proposals are well advanced.

In paragraph 5 of the same letter Purbeck District Council gives very good reasons why future development of this site is 'an inappropriate location for development.'

The same paragraph goes on to reassure us by saying that 'Should further reassurance be needed the characterisation study for Swanage and Herston noted above has further identified the field as an important feature within the broader context of the settlement and thus not suitable for development.'

On that very stretch of the High Street is the bold sign 'Gateway to the Jurassic Coast, World Heritage Site'. Why was it placed just there? We think it was because, the PDC recognised that visitors and tourists entering our Gateway to the Jurassic Coast, via Herston, are given a welcoming view of Swanage with a front of older style houses and cottages on one side and fantastic views of the Purbeck Hills on the other side.

We have visitors from abroad who tell us how attractive this part of town is. We must not lose sight of how fortunate we are to be part of a 'World Heritage Site' and therefore it is our responsibility not to chip away at the edges; it's our duty to future generations to look after it.

At present local residents and their families frequently use these fields at Herston for various activities, including walking with or without their dogs, watching wildlife, flying kites etc; and it's a great place to meet and talk with other local residents, all of which helps bind a community together, an aspect sadly lacking in many modern day communities. It's the safest way to take our grandchildren to see horses and the steam trains of the Swanage Railway at Herston Halt, another great asset to the area that was almost lost forever, if it were not for the foresight of local people many years ago. We must protect our environment now and for future generations to come.

The fields at Herston are a habitat for various forms of wildlife, including bats and owls. At present the local residents, along with holidaymakers that are staying locally, share their environment and the wildlife in these fields give us great pleasure. In turn squirrels, bats and badgers share our personal environment by visiting our garden. The nearest countryside to us is the Fields at Herston, so we believe that's where they come from.

With the memories, experience and local knowledge of long-time residents, concerning flooding and the threat of flooding of this whole area it seems ill-advised to embark on building on this site.

Yours truly

D Clements

Signature Removed

S A Clements

Signature Removed

Simon Collis, 349 High Street, Swanage, Dorset BH19 2NW
spc@stressukltd.com

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



15th July 2010

WHERE SHALL WE BUILD IN SWANAGE AND CORFE CASTLE?

Dear Sirs

Thank you for this invitation to provide an opinion on the proposed housing developments in Swanage.

As you can see from my address above, I live close to the proposed development at location B. You may therefore expect me to object on the basis of spoiling my view. I do object to the location B development, Herston Fields, but not because of my view, there are trees opposite my house, I am east of the proposed site.

Area B is a delightful pair of fields and much frequented by dog walkers throughout the day, my children used to fly kites there and we walk to the railway station at Herston Halt for trips out to Corfe Castle. We collect sloe berries there in September and blackberries from August. Area B is a much loved and popular area for a great many people at Herston.

The presentation pamphlet offers *potential* benefits which *could* be delivered with new housing. In my opinion, the offers of potential benefits as they are described in the pamphlet are disingenuous at best. For example; 'opportunities for improved access to countryside and new allotments'; building a housing estate on Herston fields is indisputably a net reduction in access to the countryside and besides, why not provide additional access and allotments anyway? Were a new hospital and health centre to be built on area B, with the necessary parking, where would you find the room for the 100 houses? And, many people would not be able to walk to the doctor, as now, as the site is out of town. Our ambulance station has been closed, are we really expected to believe that another would be provided? And, of course, there is a campaign running to save the James Day Centre. DCC and PDC have very limited credibility when it comes to providing what the community needs. They have a well deserved reputation for removing facilities and acting outside the wishes of the community.

Do we need all these new houses? I agree that there is a pressing need for 'affordable' homes as the average income here is nowhere near enough to buy a property. The other 50% of housing proposed will most likely benefit the second home market because of the lack of well paid jobs and the poor transport links with commercial centres such as Poole. I expect only a few working family incomers will be attracted and only then if the schools are good or outstanding.

Referring again, to area B; the view across the hills from the upper part of the High Street and for anyone coming into Swanage that way is rather lovely; with Godlingston Hill rising over the farmland

in the foreground. Any new development will permanently destroy this very public view and detract from Swanage as a whole. If some architect designed 'townscape enhancement' type scheme is ever built there, I can only wish that the said architect is made to live opposite the development and be made to look at it every day.

In accordance with your own assessment criteria, area B is the 3rd most suitable and I would assess the landscape impact for this area as major. I cannot conceive of a more prominent location and greater visual impact. Proximity to the Middle School would be an asset for the ten or so children that could end up living in area B but it should be born in mind that Dorset County Council want to close that school and the community want to open up the old Grammar School site in Northbrook Road, right next to areas C and D.

To summarise:

- I believe that the pamphlet is misleading, disingenuous and borderline dishonest in its presentation of benefits.
- I believe that development of area B is the worst available location for a housing estate and should be left for public recreation.
- I doubt that there is available room for 'community benefits' like a medical centre etc and 100 new houses on the same site at B.
- I doubt the need for 100 new full price houses other than as investment opportunities for second home owners.
- The visual impact of the area B estate should be classified as major.
- Opportunities for access to the countryside will be greatly *reduced* due to development of area B.
- PDC should create 'opportunities for improved public access to countryside and new allotments' irrespective of housing developments.
- The location of a new health centre at area B would be difficult for many to access on foot as they can now in the town centre.
- The argument over proximity to schools is questionable given DCC's proposals to close sites in Swanage.

The government has removed the requirement that you have to build these additional houses, so why do it? Social housing is needed especially if we hope to sustain school numbers and I have no doubt that reduced schemes could be accommodated between the four proposed sites with minimal impact. Our community will fight these plans (we are used to fighting in Swanage!) if they go ahead as proposed. Please offer a scaled down and more dispersed vision designed to serve the interests of the *community* rather than government or financial interests. And please, please avoid smart architects.

Yours faithfully

Signature Removed

Simon Collis
Resident

34 Bell Street
Herston
Swanage
BH19 2SA

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

14 September 2010

Dear Mr Budd,

As a local resident of Herston, Swanage for the past 6 years I am writing to object to the proposed development of the Herston fields. The fields are an integral part of the Herston community providing its residents, many of them families with an important place in which to enjoy this special part of Swanage. The fields provide many people with a place to enjoy recreation time as well enjoying the stunning views over Swanage. Loosing these fields would ruin the Herston community and deny its residents their liberty to enjoy these public fields.

My main objections to the development of these fields are as follows:

Floodplain – My understanding is these fields are located over a marble bed which is impervious to water even at a raised height, as some of the fields are. This explains why the fields are often boggy and damp making them totally unsuitable for the building of homes. Should this site be developed, the cost of preparing this land to overcome the waterlogged fields would come at a considerable increased cost. I therefore question how these houses can be 'Affordable' to the local Swanage residents, when to build these properties to overcome the flooding issues would increase the cost to the developers and hence increase the price per house.

Herston Community – Herston is a densely populated area with most of the residents living here all year round, un like other areas of Swanage which are populated by holiday home owners who are only here seasonally. It is therefore a busy area of Swanage which much congestion from the local traffic. On account of there being the middle school and St Mark's School in this area there is already increased traffic around school hours, which leads to backed up queues which hold up the main stream of traffic trying to enter and exit Swanage. Building more homes which would bring more cars to this area would only exacerbate this problem further, causing yet more traffic congestion around this busy residential area.

School location - With the proposed plans to locate the junior and middle school on this site building more homes on the Herston fields would cause major traffic congestion around this area and cause considerable danger to the hundreds of small children who use this area for their school. The location of the schools being near the main road into Swanage already means that many people drive at considerable speed as they enter Swanage, unaware that children are entering or exiting the schools. Locating a new housing estate on the Herston fields around a main route in and out of Swanage and right next to potentially two large schools would cause major congestion and no doubt would increase the risk of child mortality on these busy roads. I therefore question whether adding to this already serious issue with yet more homes, more people and more traffic is a responsible decision of the council if they decide to continue with this unpopular move to develop Herston fields.

Swanage holiday destination – Swanage has been a popular holiday destination for many years and 2010 has been an exceptional year for visitors to our town. Many of them are drawn here to the sea side and to enjoy the natural beauty of the Purbecks. Over the last 10 years much of Swanage has been developed to adapt to the increased visitor numbers with many large homes being converted into flats for holiday accommodation. In peak season Swanage is packed with visitors and it is hard for the local people to find their own space amongst the holiday makers. Herston fields does provide the local people with the space away from the centre of town, taking away this space would deny Swanage people with a place to call their own. I also question whether the planners have decided on whether Swanage is to be a sea side holiday resort or a residential location for people to live. Being a small town it can really only be one or the other. May i suggest we stick to what Swanage does best, which is to provide a picturesque place for people to spend their holidays not a busy residential area carved through Herston fields.

Please re think the decision to develop Herston fields and leave the people of Swanage with their public fields to enjoy for future generations. As are area of outstanding beauty with many listed buildings in the area it with be a tragedy to develop this site and ruin what little space left the people of Swanage have to enjoy.

Yours sincerely,

Signature Removed

Joanna Colvile (Mrs)

Colvile, N

34 Bell Street
Herston
Swanage
BH19 2SA

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

14 September 2010

Dear Mr Budd,

As a local resident of Swanage for the past 20 years I am writing to ask the council to re think their plans to develop Herston fields. I made the deliberate decision to move away from Swanage centre to enjoy more space to raise my family only now to find the council plan to ruin this space by building yet more homes in Swanage. The council plans indicate a few homes located around the fields but in reality once development starts it is likely that many more homes will be built over this site totally ruining the natural beauty of this area. Having seen property for sale recently on the High Street opposite these fields siting 'Enjoys stunning views over the Purbeck fields' I can't help but feel this will all be ruined if the council proceed with the un popular decision to develop these fields.

As an owner of a listed property and a resident on the oldest street in Swanage I am aware that my duty is to preserve my property in order to preserve this special conservation site. I am disgusted the council plan to build over what is supposed to be public fields, not only adding to the congestion in this area but ruining this special part of Swanage many of the residents are working hard to preserve with its many listed buildings. Many parts of Swanage have already been ruined with the building of holiday flats which now stand in the place where once 1940's houses once stood. Newton Grange is a classic example of this development, where once a beautiful example of a house stood there are now many un attractive box houses, which I suspect will languish on the market un sold due to their overcrowding positions and un attractive style.

I feel very strongly that Herston fields are not the location to build more homes in Swanage, these fields were deemed 'Public' for a reason, for the recreation and enjoyment of Herston residents many of them like myself who are raising a family. Taking away this liberty and squeezing more people into an already congested area will be an un popular decision which will come at a high cost to the residents of Herston.

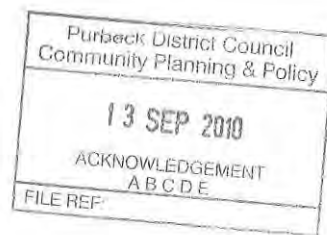
I also understand that we may loose St Mark's junior school to a combined site on the middle school area. I therefore ask what will happen to the school building, yet more flat conversions and more people to join this already congested area? It would be totally irresponsible of the council to allow Herston fields to be developed, new housing sites require planned infrastructure to allow for the expansion of people to an area. Simply cramming more houses onto an already congested area of Swanage which is sited on a main route in and out of Swanage is not the way to expand a community. I cannot help feel that perhaps Purbeck District Council have not thought through the implications of their proposals and I ask you to address this site again and not to give in to the pressure of the old labour government policies to simply build homes where there is free standing land.

I hope to stay in this area and see Herston fields enjoyed by its local residents for many years to come and ask Purbeck District Council to stand by the residents of Herston and protect these public fields from development.

Yours sincerely,

Signature Removed

Nicholas Colvile



40 Queens Road
Swanage
Dorset
BH19 2ET

5th September 2010

Re: Core Strategy and proposed development on land east of Washpond Lane Swanage

Dear Councillor David Budd

I write you as leader of Purbeck District with reference the above consultation and wish to add my name to the local ground-swell of opposition to any form of construction on this locally important open amenity space.

I am disappointed that anybody or any organisation with affection or concern for Purbeck could give this abominable proposal any credence or support, as it will destroy a wonderful entrance vista into Swanage and provides an essential well-used local amenity.

How this matter has to date been dealt with by Purbeck District Council, should in my opinion be reviewed. Is it not a fundamental duty of the Council to protect the natural and built environments, the well-being and amenities for residents and yet from the outset any formal opposition from Purbeck District Council appears absent? Indeed, the developers are now pleased to be able to state that they are "seeking to maintain the Council's support". This raises concern about how the Council can so rapidly change its view of this site, from that of an ecologically and environmentally important site unsuitable for development, to that of supporting the building of housing and commercial uses. Therefore, the process and reasons behind these changes should be subject to an internal review or maybe some form of judicial review, as this sort of action could bring the integrity of the Council into disrepute. There may be a case that the consultation process has been prejudiced. Knowing of the hard work many of the local members do in defending Swanage and Purbeck from inappropriate development, it is difficult to understand how Council have allowed this current situation to occur.

I feel that to detail all my objections would be too lengthy for this correspondence and therefore I would be obliged if my brief comments and objections could receive your consideration.

Landscape

The view north from the High Street and the Green towards the hills is outstanding and is seen by all residents as we come into town, by holiday visitors who see both the view and the welcome sign and of course those resident who use the Green or have the view as part of the environment from their homes. It is outstanding and forms part of the unique environment within Swanage/Purbeck. The potential flooding issues will require the dwellings to be built in an elevated position from the existing ground level in order to eliminate flooding of the homes and gardens which will increase the destructive visual impact even further.

Current usage

I am sure that Purbeck residents will support the current application for 'Village Green' status, as it is apparent that this area is constantly being used and is an essential open space for Heston residents. I would have expected nothing less than the Council's total support, is this still possible?

Housing

We are all aware that there is a shortage of affordable homes for local residents. However, building on this site is not the answer. The social housing element in any development is very necessary, but a large proportion of these new houses will be used for either second homes or holiday lets and therefore not help in resolving our local housing needs.

Flooding

The 1990's flooding, resulted in Purbeck District Council carrying out a comprehensive flood alleviation scheme that included the construction of earth-banks etc to retain the flood water on this and other sites. The Council appear now to be giving scant regard to the temporary retention of these flood waters, required to restrict the surface water discharges flowing eastwards towards Kings Road. Is it really anticipated that the limited flood water capacity within the wiggly 'balancing ponds' will retain all the flood water, particularly as most of the remaining site will be built upon?

Health centre

There may be a need for improvements to the local health services, this does not mean that this site should be granted permission, in my opinion there are other sites which could be better utilised within Swanage. Indeed, once the principal of commercial use is given what will the final use be, a supermarket? As you are aware there have been other cases within Purbeck when medical sites have eventually been used for other purposes after planning permission has been granted.

Elderly persons centre

To my knowledge there are currently at least two empty elderly person's homes in Swanage and therefore the case for one on this site is spurious. If there is an urgent need, renovating James Day home could be undertake both quickly and at a reduced cost.

Proposed open space

If their case for the provision of any open space is correct, then the existing open space should be retained. The proposed open space adjacent to houses and commercial premises will in my opinion be used by the new residents and in no way replace the existing village green, which is seen by all who pass-by and enjoyed by many local residents daily.

Traffic/Highway issues

I'm not aware of any current problems with the traffic in this area, and fail to see what the 'wider highway benefits' could be, the proposed large roundabout is surely not one of them?

In conclusion, it is my opinion that the logic upon which Purbeck District Council changed their view on the value of this land is incorrect and should be reversed in order to protect this environmentally and visually important site, which is of great importance to local residents. There are numerous errors and misleading statements in the applicant's submitted document, which indicate that at the very least, it should be rejected. The wishes of the local residents and members, who are trying to protect our environment, should be placed before any whose action or inaction will irreparably damage this important and sometime overlooked site. The Council's assessment that this site will have the least detrimental impact is an indication of how wrong some of the decision making can be. Of course we accept that two wrongs don't make a right, in this case the choice of three wrong development sites, does not make one of them suitable for development.

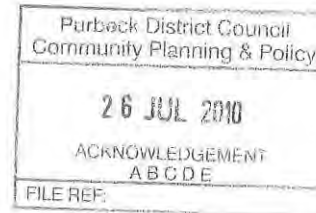
I trust that Purbeck District Council will show an enlightened attitude at the meeting in October and reject this proposal in its entirety. Should I be able to assist in this matter please do not hesitate to contact me.

Yours sincerely

R G D Cook

John Curtis
Coombe Orchard
Coombe
Swanage
BH19 3DW

01929 427582



19th July 2010

Dear Sirs

Re: Proposed New Housing in Swanage

Firstly I have to point out that my household did not receive a copy of the relevant leaflet. It was only during a recent visit to Worgret House that I realized it was available and what the proposals entailed. This was disappointing because my home is directly adjacent to Site A.

The questionnaire has been completed and returned but I would like to make some further comments. Firstly, is it necessary to build more new houses in Swanage ? A large amount of housing stock in this area is solely used for holiday lets . If it were made easier for local property owners to provide extra accommodation on the lines of the Gite system this may ease the pressure on demand and release some houses and flats for residential use. More houses means more vehicles on the roads. All of these have to travel through the historic village of Corfe or the nature sanctuary of Studland. Consideration should be given to the damage and disruption caused by extra traffic.

Although it is noted that Site A is not a preferred option this does not mean it will not be utilised. In the Traffic Light System a green light has been given on ecological grounds. I would argue that there is only an absence of flora and fauna because the ground has been cleared for cattle and sheep grazing. If the area was allowed to go back to nature it would soon become a haven for many species. If work does go ahead then hopefully it will be remembered to do major work on drainage otherwise the flood risk would be increased.

Yours sincerely

Signature Removed

HERSTON WAS KNOWN AS A HAMLET, WITH FIELDS, AS THEY STAND NOW

BECAUSE OF SEEING STEAM TRAIN UP JOUR

This field has its own natural beauty
 Birds nesting, bats, owls, voles, deer, wildflowers
 orchards, butterflies, picking fruit Blackberries etc
 (Green spotted woodpecker has been seen & heard)
 People walking there days, children playing.
 This should be kept as a preserved area left
 to nature NOT DESTROYED

Areas like this are disappearing to fast.
 There are other sites in Swansage could be used
 Grammar school empty for yrs. Pops home & alternate
 fields.

WE HAVE A PERFECTLY GOOD HOSPITAL & HEALTH CENTRE
 IN TOWN. IF MOVED TO HERSTON, LIVE IN TOWN MISS
 BUS UP, SO TAXI, THAT WILL COST YOU £3 EACH
 WAY AT LEAST. (LEAST EXPENSIVE JOURNEY) CHEMIST WITH
 TRAFFIC IN HILL NOW TRYING TO PULL OUT ONE
 DAYS BR, BECAUSE WHY, CAN WAIT 5.10 mins weekdays
 & holidays, Main Road cannot take any more
 impact to it. Lanes should be left alone, NOT widened
 to make other routes. Also comes from Langton
 PARADISE would never cope. Never ending Seeping Damp
 completely ruin SWANAGE UP FOREVER. I had have
 all out lifes Years Dwell & Mrs
 so WE KNOW.

Signature Removed

Purbeck District Council
 Community Planning
 - 2 JUN 2010
 ACKNOWLEDGEMENT
 A.B.C.S.
 FILE REF

MR & MRS PAZEE & FRANK
 23 SWANAGE WAY
 SWANAGE
 Dorset
 BH19 2SX
 26-7-10

Dear Sir, Madam

We are writing to you concerning
 property at Herston Hamlets to be built on
 This Area in a Flood Plain Area & Always
 has been. OPPOSITE BUS ROUTE OAK
 Warford Lane Floops, SWANAGE MIDDLE SCHOOL
 has been totally sealed at times, VICTORIA
 AVENUE flooding through out yards, on all water
 runs through stream & excess from Hills &
 properties from across road after a good storm
 (into field, stream down to sea). IT WILL NEVER
 STOP, IF IN FIELD AFTER STORM YOU COULD LOSE
 YOUR WELLINGTON BOOTS SO BEGGY.

This is the Area making of SWANAGE, People
 coming in, seeing the PURBECK COAST HILLS
 & THE START OF THE JURASSIC COAST (WELCOME
 TO SWANAGE) GOOD BYE IF RAINED (HISTORY GONE
 FOREVER). (Sunk on) NO
 FIELD KNOWN AS GIMMIS I BEHIND FIELD GIMMIS 2
 PTU

Eggleton, D

Purbeck District Council Community Planning & Policy
29 JUL 2010
ACKNOWLEDGEMENT A B C D E
FILE REF.

MR D. C. EGGLETON
8, DAYS ROAD,
SWAN AGE,
DORSET,
BH19 2JP.

DEAR SIR,

WITH REGARDS TO THE PROPOSED BUILDING AT HERSTON FIELDS I MUST AS WITH MANY OTHERS OBJECT TO THIS GOING AHEAD, I HAVE WALKED THESE FIELDS FOR FIFTEEN YEARS WITH MY DOGS ANY ONE WITH AN OUNCE OF SENSE WILL KNOW THAT THIS IS A FLOOD PLAIN THAT FLOODS EACH AND EVERY YEAR AS DOES WASH POND LANE.

I NOTICE ONE PLANNING ASPECT IS FOR AN OLD PEOPLES HOME, I SUGGEST THAT THE PLANNERS CARE TO NOTE HOW MANY HAVE CLOSED IN SWAN AGE, ALL FOR THE GREEDY FAT BACK POCKET BRIGADE TO BUILD ON THE SITE WHEN THE PRICE IS RIGHT, SO IS THIS A CRAFTY WAY SAY AFTER A COUPLE OF YEARS THE NEW HOME COULD BE DEMOLISHED HEY-PRESTO THAT SITE COULD BE USED TO BUILD EVEN MORE HOUSES.

I FIND IT VERY INTERESTING THE PLANS SAY AFFORDABLE HOUSES, LETS LOOK AT THE NEWTON SITE AT HERSTON BUILDING STOPPED YET AGAIN HOW MANY OF THOSE HAVE BEEN SOLD?

WE ARE ALL AWARE THAT IN SWANAGE- WORTH- LANGTON THERE ARE DOZENS OF HOUSES OWNED BY FAT-CAT CITY DWELLERS, IF NEW HOUSES ARE BUILT ANYWHERE THEY ARE PLACED ON WEBSITES BY ESTATE AGENTS AND THE MONEY ROLLS IN, THIS IS NOT ABOUT A NEED FOR NEW HOUSING IT IS ALL ABOUT THE SCOTT ESTATE LINING SOME BACK POCKETS TO GET WHAT THEY WANT, IF THE PEOPLE WHO PUT THIS PROJECT FORWARD HAD ONE OUNCE OF SENSE THEY SHOULD PUT THIS IDEA WHERE IT BELONGS IN THE BIN.

YOURS DISGUSTED,
D C EGGLETON

Emery, P

Purbeck District Council
Community Services Directorate

21 JUL 2010 MR P. EMERY
366 HIGH ST
SWANAGE
DORSET
BH192NP

20-07-10
TAN 01929 423630

Dear Sir

I wish to very strongly object to the proposals to build and to demolish the fields at Hesselow, as you already know it is a blood Ptain, and will also destroy an area of National Beauty you have already taken the land out of consideration area is but what ever reason you know and will be an eyesore but our many visitors to the town also where were are working Prospects in the town but all the new residents

Yours

Signature Removed

Enticknap, B

Flowerdown Cottage
373 High Street
Swanage bh 19 2NP

28 July 2010

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

Dear Sirs,

I wish to record my total opposition to any development on Site B of the Consultation Document "Where shall we build in Swanage?". I would also like an answer to the question as to why Site B is the preferred site for development - in direct contradiction of the letter from Ben Webb in May 2008 regarding the removal of this area from the Conservation Area. My principal objections are as follows:

1. It would be desecration of what has been designated an Area of Outstanding Natural Beauty.
2. The 3 fields in question are part of the vista of this unique Purbeck landscape which is the first view that visitors see as they approach Swanage from Corfe Castle - quite breath-tating.
3. The field to the North of the A351 was designated as a flood plain, and is known to be so by the local residents who use it. In bad weather it is virtually impassable, as it was for most of last winter.
4. This area is used by the residents of Herston and holidaymakers for recreational purposes, as it has been for generations. (see final paragraph in letter from Ben Webb, May 2008). It is the only green space for the people of Herston.
5. It is very much part of the wider countryside and abounds with wildlife. We have records of this.
6. People are very much opposed to moving the Medical Centre, which is in the centre of town at the hub of the transport links. People can combine a visit to the Surgery with shopping - ideal for the elderly. can it not be extended by building on top?
7. The hospital would be "out-of-town" as much as it is deemed to be by some people at present. Vast sums of money have been spent on updating it, including constant fund-raising by residents.
8. Was Day's Home closed in order that building a new elderly care facility would be seen to be needed?
9. I am not against affordable housing, but would question whether people in need of this accommodation would be able to afford "affordable" housing. What is needed is more housing to rent.
10. Where are all these people going to work? There is very little work in Swanage, so more people would be commuting, generating more traffic, as well as the extra lorries bringing food and other commodities into the town.

I would prefer to see housing development in small pockets, or on Sites C and D. Residents from all over Swanage are against the despoilation of the fields at Site B - once concreted over it is lost for ever.

Yours faithfully,

Signature Removed

B.C. ENTICKAP (Mrs)



Enticknap, J

Flowerdown Cottage
373 High Street
Herston ,Swanage
Dorset bh19 2NP

27 July 2010

Planning Services
Purbeck District Council
Westport House
Westport Road
Wareham 20 4PP

Dear Sirs,

This letter is to say that I am totally opposed to the selection of site B for the proposed "required" development in Swanage.

Firstly, in May 2008 a letter from Ben Webb of Purbeck District Council (copy attached) stated that this parcel of land was unsuitable for development. In view of this statement how is it that when Scott Estates offered this land for development it was not rejected immediately by Purbeck District Council as unsuitable?

Secondly, the proposed move of the medical centre and hospital to this site, together with provision of elderly care facility, is ill advised as the current medical centre is at the hub of the town where all travel links meet and all pharmacies are located. As regards care for the elderly, we already have Swanage Day's Home which has now been closed instead of being renovated and updated.

Thirdly, whilst I am not opposed to affordable housing in Swanage, I would suggest that this should be in small pockets rather than a large "ghetto". My opinion is that rentable housing is preferable to part ownership, as many people on the housing waiting list would not be granted a part-mortgage because of their financial status.

Lastly, a large development on Site B would despoil the unique landscape and cause extreme pressure on the existing road network.

I trust that you will take these points into consideration when making your final decision. I would point out that at the initial consultation only 8% of the population responded - hardly representative of the views of the majority of Swanage residents.

Yours faithfully,

Signature Removed

J.C. ENTICKNAP



Lida Mutton

From: email-LDF
Sent: 30 July 2010 10:26
To: Steve Dring; Lida Mutton; Emma Webb
Subject: FW: Where shall we build in Swanage

From: Melanie & Nick Field[SMTP:MELANDNICKFIELD@HOTMAIL.COM]
Sent: Friday, July 30, 2010 10:25:00 AM
To: email-LDF
Subject: Where shall we build in Swanage
Auto forwarded by a Rule

Dear Sirs

I have already scribbled my response on the official tear off form but wish to add that the old Grammar school should be left in place in order to become a school again.

Also since doing the Avon brochure, as well as delivering the Advertiser, I am aware that there are **a lot of empty second homes and holiday flats** in places where you would associate being a nice family home. Why are you not using legislation to get hold on these properties and put tenants in?

Also I have a feeling that the Housing dept have no up to date register of who lives where in rented houses. Wouldn't a drive sorting it out and moving people to more appropriate housing be better than building more and review it every year.
I.E. Single person in a one bed flat,
two people in a one bed flat, small family in two bed house. etc.
Also if family does not maintain garden-move them to a flat.
Older kids of divorced / separated families not having two bedrooms paid for by the state.

I know 2 single people on benefits living in 2 bed houses, they should be in single bed flats. Also the council comes round and cuts the grass and hedges because one of them is too lazy to do it.

Also I know at least one family on benefits, Mum taking up a 4 bed house, Dad taking up a 2 bed house and the twenty plus old kid sleeps in either place. Surely this family would cost less in three single bed flats. Also would free up two family homes. These cases can hardly be an exception in the whole of the Swanage housing stock!
THE STATE PAYS FOR THIS and THEREFORE US TAX PAYERS PAY.

Also the idea that once a Social home has been allocated, should not mean the tenant has it for life. Otherwise where is the incentive to eventually buy! Also the other incentive to buy was the fact that you had more control over not being moved on!

The whole system needs reweaving before more houses are built.

Anyway I am not going to spout on any longer because I am sick of these 'CONSULTATIONS' when it has already been decided.

Hope you sleep well.

Melanie Field.

30/07/2010

Purbeck District Council
Chief Executive's Office

30 JUL 2010

RECEIVED

Purbeck District Council
Community Planning & Policy

29 JUL 2010

ACKNOWLEDGEMENT
A B C D E
FILE REF:

30 Hill View Road
Swanage
Dorset BH19 2AX
July 26th 2010

Dear Members of the Council,

I am writing to entreat your support in the vehement opposition of local residents to development in Herston Fields, Swanage.

In 2008 the area was removed from protected status, quite obviously for the benefit of the owners, despite Purbeck District Council's assurances that development was not probable. The Council has betrayed the residents' trust.

The new Government has rightly quashed the iniquitous requirement of the unbelievably-now-Lord Prescott (et al) to destroy large swathes of rural England.

This is an area of Outstanding Natural Beauty with uninterrupted views of the Purbeck Hills.

The abundance of wildlife, much of it endangered species, must be preserved and cherished.

Local people have used the fields for recreational purposes for generations. The "owners" are merely custodians of our heritage.

The present Health Centre must remain in the centre of Swanage. A local architect and town planner has stated that it can be doubled in size with no loss of use during improvements.

The resulting traffic chaos if it were moved would be horrendous.

Local care homes have closed from lack of Council support - the latest being used by individual tenants! Who would run the proposed new one when the developers have

cut and run with their profits?

The present hospital is sufficient for local needs and also has had to fight for its survival from lack of official support. Who would fund a new one when the developers leave?

The area is a clearly designated flood plain. We all remember caravans floating about in an adjacent field in the past.

There is a natural spring in the second field, which keeps it damp and a necessary habitat for wildlife in this relatively dry area.

From past experience, no-one believes the developers that the hedgerows will remain.

There are other far more suitable sites for new, genuinely affordable housing, or other ways in which to house Swanage people. We are well aware that Dorset likes to send homeless from other areas to Swanage then assert that Swanage needs to provide more accommodation.

All concerned groups and individuals need to support the application for Village Green status for Herston fields to protect this valuable public space from the greed of the developers and their supporters.

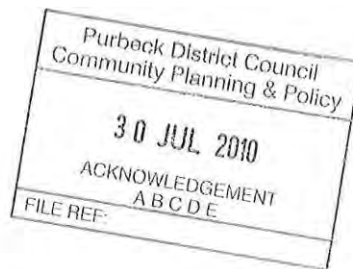
Thank you for your attention,

Signature Removed

Stephen Foote,
389, High Street,
Swanage
BH19 2NP

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

29th July 2010

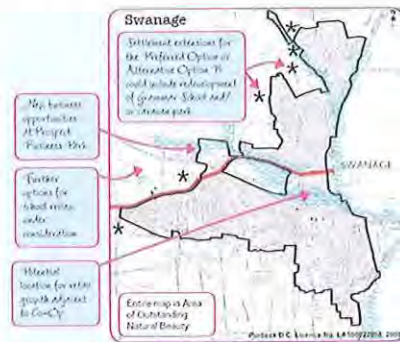


Dear Mr Dring,

Reference Purbeck Core Strategy

I am writing to voice my concern about a number of aspects of the current Purbeck Core Strategy, and to add my voice to the loud chorus of *strong objection* to Site B being on these proposals. I believe you are aware a group of people, including myself (Save Herston Fields) are particularly opposed to the “Preferred Site B” option which has recently come to light with the publication of the 2010 “**Have Your Say**” Document.

In the “**Planning Purbecks Future**” document which was sent out by PDC last year. The emphasis of this document was on the suggested siting of possible supermarkets in either, or both, the towns of Swanage and Wareham, and the building of 206 dwellings with employment land in the Swanage area. A number of maps were also included in the document, including this one:



It is relevant to note the small note at the lower left of the above image which reminds the reader that the “Entire map is Area of Outstanding Natural Beauty”. You can also see on the map there are a number of black asterisks, which, to the casual viewer, seem to correspond to the other information boxes on the map. It is not until the document is further explored that a key is found for the map (which is actually nowhere near the map, and is not entirely obvious), which explains that the asterisks on the map refer to “sites submitted by landowners for large scale housing”. The use

of a simple asterisk would seem to be a rather subtle way of diminishing the impact of something which is in fact rather significant. The importance becomes abundantly clear with the release of PDC's most recent document "**Where Shall We Build in Swanage, 2012-2026?**" The innocuous asterisk has transformed itself into a clearly marked proposed development area, with the added bonus of it being declared "preferred option B".

This "preferred option B" designation came as a bolt out of the blue to myself and many other residents who have seen the document. We might all ask how this designation has come about.

I am conscious, from talking to many local people, that the method of delivery of these consultation documents is suspect. Many people are simply unaware of the consultation, or say they have not received a copy of the consultation document. The consultation is also flawed in respect of sites A and C, as it would appear that these two sites are actually no longer viable, and the public have not been informed of this. I would voice my concern that as part of a public consultation there is an *option* to add your name and address to the part of the document which actually forms the consultation. This would seem to open up the possibility for multiple anonymous person or persons to fill in multiple applications and distort the results of the consultation. If this is the case this part of the consultation should be disregarded, and the only admissible information should be letters, such as this, from known and identifiable members of the public.

Part of the Option B site includes a field that was, until recently, in the Herston Conservation Area". When the field was removed from the conservation area in July 2008, the reasons for its removal were explained in a document "**Herston Conservation Area – Appraisal Document**" published by PDC. I quote an extract from that document:

The fact that this field lies within the AONB – subject to landscape policies within PPS7 – and also lies within a defined flood zone mean that it is highly improbable that this field will ever be developed. Indeed the field currently lies outside the settlement boundary for Swanage, an indication that the Local Authority views this an inappropriate location for development.

It is worth bearing in mind that the Local Authority has commissioned consultants to provide a whole settlement characterisation study for Swanage and Herston which will be used to inform emerging planning policies within this area as encouraged by PPS1 and 3. This has further identified the field as an important feature within the broader context of Swanage and Herston.

Given the large number of respondents who noted informal recreational use of the field it is suggested that local residents or their representatives at Swanage Town Hall consider, in consultation with the landowner, lodge an application under Section 15 of the Commons Act 2006 to register the land as a 'Town Green'. This will formalise rights and further safeguard the land from perceived 'potential' development.

The removal of the field from the conservation area was also by public consultation. I personally was unaware of this consultation, and perhaps that is because I never received the consultation document, or maybe it was received only to be discarded as a document of little consequence. Based on the above quotation it is obvious that the proposal to build here now, less than two years later, represents an immoral U-turn of unbelievable proportion. The fact that this document has only come to light as a result of my own research brought about by the current consultation, also makes me think that perhaps Swanage Town Council should have given the village green suggestion more thought at an earlier stage. You will be aware that local residents are now making this application of their own volition

In a second document entitled **“Purbeck District Townscape Character Appraisal”** dated May 2010 there are further references to this part of Herston, of which this is one of several:

Arriving at the main entrance to the town along the A351 there is an unusual development pattern with cottages facing onto the road on one side and open land opposite. This open land is important insofar as it provides the motorist with a memorable entrance to the town with a first distant glimpse of the sea and the Needles and the Isle of Wight in the distance.

Elsewhere in this document (3.1.2) there is a further reference to the fact the High Street, before the 20th century, was a linear settlement. The only place where this linear settlement still exists is on the High Street opposite Site B, and as such this historic feature should be preserved. Also mentioned as a key fact on page 33 it says “the old centre of Herston village [sic Herston Cross] makes a critical contribution to the appearance of the town and should remain virtually unchanged”.

Major road engineering in the Savills plans suggest the inclusion of a roundabout, of significant size, at Herston Cross. This would have a dramatic effect on the local streetscape, and together with the proposed development, would destroy the whole look and feel that Herston currently enjoys. I cannot see anything in these proposals that will enhance Herston as a place.

Further investigation of the available documents brought me to: **“Planning Purbecks Future, Core Strategy – Copies of Representations Made, Part 4 – 061-080”**. On pages 157-168 of this document we find a representation by the Scott Estate, and I would criticise the poor quality of the reproduction within the pdf document as important drawings have annotations on them which are illegible. The Scott Estate own the Herston Field (or sometimes referred to as the Washpond Lane) Site, and spend a lot of time extolling the virtues of this site for development, in preference to the other areas in the town which have been submitted.

What is of most interest in this representation is some of the barely legible annotations to the drawing on page 162, which seems to refer to: “potential site for medical centre”, and this is discussed further on page 159 on the document which states:

The enclosed indicative masterplan has been prepared in consultation with Prime, a specialist developer of medical services, who has been awarded the contract to provide Swanage with a new hospital, medical centre and possibly ambulance station. The indicative masterplan shows that the Washpond Lane site is suitable to accommodate a new hospital/medical centre facility together with other complimentary healthcare or community uses”

The document **“Where Shall We Build?”** makes only passing reference to what would seem to be a pretty large development, beyond housing, involving medical facilities.

The only reference to this major health facility in the list of representations seems to be Document CS105 from NHS Dorset, who, it would appear, have spent a lot of time coming up with a large scale proposal such as this. This is because NHS Dorset consider it desirable to provide an integrated health care facility whilst catering for increased demand for health facilities from an enlarged population. Presumably that enlarged population arises from the proposed development projects in the PCS, as well as existing and projected planning projects.

I acknowledge that clearer plans are now available from Savills, as they were introduced to the public at the recent “Roadshow” at the Mowlem. They worryingly serve to clarify the scale of what is intended. It would seem that there has been a good deal of co-operation between Savills and Prime Plc who respectively represent the Scott Estates and NHS Dorset as planning consultants, as they have co-authored these new drawings. It is becoming increasingly apparent to me that the development of the Herston Fields site is being driven by this partnership in order to come up with the set of drawings presented to the public. Given that the PCS is a “transparent” process I think that there should be far more information, regarding the provision of this medical facility, available to the public. In this way the public can enter an informed debate into the need for such a facility..

I can see that developing this site would be a very profitable venture for both the Scott Estates and Savills, their agents, as well as Prime Plc.

To refer back to the conclusion of the Scott Estates document it goes on to say:

The Washpond Lane site should be designated as the Council’s preferred option site because it would deliver a mix of uses including residential, healthcare development (with significant areas of public open space) that would concentrate development at one location. Its location, links and relationship with Swanage Town Centre and its neighbours are superior than the Councils preferred option sites. The indicative masterplan illustrates a new focus of activity to benefit both future and existing local residents and provide a fantastic opportunity for a new ‘gateway’ entrance and a more welcoming arrival for Swanage.

This is a very bold statement, and one would have to ask the most basic question which is how can a hospital and residential area possibly be a better gateway to Swanage Town than the existing landscape looking towards Nine Barrow and Ballard

Downs? After all these views are exactly what Swanage is all about – it is an important *landscape*.

The proposed development is on an 8.9 hectare plot consisting of 3 fields. This would be a huge and disproportionate enlargement of the footprint of Herston and if you examine the topography of these fields you find that the two larger fields form part of a valley. The field immediately to the south of the railway line is higher ground, the valley wall so to speak, and the second field, to the south and parallel to this high level field, adjoins the A351 Herston High Street. This second field sits lower than the level of the High Street and is effectively the bottom of the valley, and it should be noted, is frequently water logged. Finally the third field, on the Eastern side of the site runs down to, but is still higher than, the road level at Herston Cross.

This topography gives Herston and anyone driving into Swanage on the A351 (which is the bulk of the traffic coming in to Swanage) unique, uninterrupted appreciation of the Purbeck Hills landscape. There is no other place where it can be seen from a major (or minor) public road, and it forms a natural amphitheatre which helps to define Herston as a place. This landscape is visible from a large percentage of the houses in Herston which were designed and built by previous generations to take advantage of this landscape to the north. It should be noted that the only other green space in Herston is occupied by the Middle School and St. Marks School (in Jubilee Road).

There are many references in the associated documentation for the Core Strategy regarding the importance of retaining landscapes, indeed there are several references which highlight the importance of the landscape on the North side of Herston and the gateway to Swanage, and the proposed development would apparently pay scant regard to these observations.

Moving the GP's surgery to the outskirts of Town would have a detrimental effect on local traffic flows on what is the main road into Swanage, it would increase the number of people relying on various methods of transport to visit this new "hub". After all one of the great things about having the GP's practice in the Town Centre is that it gives people the ability to visit their doctor, then move to one of the local pharmacies to get a prescription, and then do a bit of shopping as well. De-centralising this facility would undoubtedly have a negative effect on local businesses, and would inconvenience local patients.

I agree that Swanage needs affordable/social housing, but this should be accommodated in small blocks throughout the town before any green field site is considered. What Swanage does not need is more "open market" housing. There is a lack of small houses with gardens, according to information that I have received from local estate agents. That, however is an estate agents view. The value of housing is set by the market, and if there is a lack of housing of a particular type that will be reflected in the price which houses sell for. That fact may be used as a sweetener to any prospective land-owner to put his land up for sale as development land. Surely by denying planning applications to available land within the town to anything but affordable housing would lower the cost of such land and have the benefit of reducing land prices making that type of housing even more affordable.

Building 100 affordable houses in Swanage will still leave 250 households on the waiting list, so it does not go towards solving the problem, but merely alleviating it. Perhaps the Councils of Purbeck and Swanage should think about increasing Council tax to 20% above normal levels for second home owners, rather than 10% below. I accept this may be dictated by Government. If this is the case then Government should be consulted to allow provision to be made to change the relevant legislation. This problem is not restricted to Purbeck, after all.

Yours sincerely,

Stephen Foote

Forster, D & J

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

24 Ash Close
Swanage
Dorset
BH19 2TF



27th July 2010

Dear Sirs

Where shall we build in Swanage and Corfe Castle 2012 - 2026

With regard to the recent road-show at the Mowlem Theatre and the sudden change in emphasis to development of Site B I feel compelled to raise objection to the proposed preferred development at Herston Fields.

As you are aware the proposed site was withdrawn from its allocation as a Conservation Area in 2008 and at that time the conservation officer stated that the site, being within a designated flood zone, was unlikely to be developed. I have seen no significant study evidence to have that opinion changed and would recommend in fact that it be returned to its previous status within a conservation area providing a significant resource to all life forms abutting it.

I have walked my dog regularly in the fields in question over the last five years and can confirm that lying water prohibits passage across the field for several months a year. Likewise across the brook the land is boggy for a considerable stretch of rising ground. I would need to see the factual evidence that implies that this is not an unsuitable area for any development. Further relevant information regarding the geology of the site is available at <http://www.soton.ac.uk/~imw/jpg-Swanage/9SWB-1895-Geological-Map-Swanage-343.jpg> and I would draw your attention to the fact that site is not within the control of the more recent flood defense developments to the north of the rail track.

As this is a green field site it should be the last consideration for any development when brown field sites exist in other parts of the town, sites C & D, both of which would encourage the growth of the town in that direction and offer alternative access, via Northbrook Road and the B3351, to Swanage while not increasing, and possibly easing, the dreadful traffic problems for the people of Corfe.

The heavily weighted Savills's loose indication of new Health/Hospital/Ambulance/Elderly Care facilities is completely unproductive for the town which already has these facilities well located for residence use on sites that offer scope for development at a lower cost than using up land that could meet the needs of affordable housing while enshrining diversity of ownership within the community. The concerns of second home ownership and affordable rented housing must be seriously addressed to avoid situations such as exist on the Newton Knapp development.

That Savills have referred to this site as having an "unremarkable view" is an indication of their either complete lack of perspective, competence or, more seriously, deliberately misleading opinion, I leave it to you to decide which after you have viewed the site. Remember that they represent the people who refused our local guide group the continued use of the facility at Prospect Crescent, so we can see that their foremost interest is profit and not the wellbeing of the local community.

Finally there is the underlying issue of employment that troubles Swanage. What is going to support the new residents of any new dwellings? The development at Prospect Farm is unlikely to provide such employment and a low paid servicing job during the holiday period is inadequate to sustain a family through a year. If additional housing must be built then Sites C & D are the only rational and sustainable option for the town on a housing only basis that would create the best and least damaging addition to the Swanage environment.

I would recommend that in the cold light of the foreseeable financial climate the Core Strategy for the district is revisited and more realistically revised to suit reality rather than pushing forward with an outdated/abandoned plan that can only end in confusion and regret.

Finally the 'Save Herston Fields ' group would like Site B to be designated as a Village Green, which I whole heartedly support. Their ambition is to provide a space for the present and future dwellers of Herston to enjoy, as did their predecessors, without fear of loss and retain the pleasing aspect of the Swanage approach view across to Ballard Down.

Yours sincerely,



Signature Removed

David A Forster

Jacqueline R Forster

Gallagher, B

Rec'd 14/7/10

Brendan Gallagher
214 High Street
Swanage
Dorset BH19 2PQ

Dear Councillor Budd,

I am writing once again to express my deep concerns about the proposals to build on Herston Fields (site B on the consultation leaflet). I'm sure you will have read many arguments as to why the proposals are a bad idea. I am also fully seized of the dilemma you face in your obligation to provide affordable housing in Purbeck. But you must be aware of the devastating impact that a development such as this would have on one of the most beautiful landscapes in Swanage, treasured by visitors from all over the country and beyond. I have spoken with hundreds of people in Swanage who are absolutely horrified by these plans – for evidence; see the Save Herston Fields petition which currently stands at well over 2000 signatories.

Swanage, as you know, is heavily dependent on tourism. A sign adjacent to Herston fields declares that this is the 'Gateway to the Jurassic Coast'. If these plans proceed, this gateway will be framed by a bland housing estate, a health centre of smoked glass and concrete, and black ribbons of tarmac. People may as well take their holidays in Slough. A train ride on Swanage Railway would look like a tour of Reading.

The proposed development would provide only 50 affordable homes – but at what cost? - 50 more market value houses (which is the last thing Swanage needs), an out of town health centre, an ambulance station (which we already have) and an elderly care home (which presumably is not needed since the closure of James Day). Surely it is not beyond the wit and invention of PDC to create 50 dwellings in and around Swanage without despoiling the countryside?

Herston fields lies within an AONB, and as such, according to PPS7, 'development should not take place in these designated areas except in exceptional circumstances' May I suggest that these are not exceptional circumstances, given the alternatives which I urge the Council to consider.

There are of course other issues which must be considered: the well documented flooding problem, increased traffic (200+ more cars are not fanciful). Herston has already had its fair share of development – Benlease; the new industrial estate; the proposed dump; and a massive new church and car park on Victoria Avenue. This village will choke.

I know that these seem to be emotive issues, and that pragmatism informs you and your colleagues' deliberations, but I urge you to listen to the concerns of the people who elected you to represent them, and not the vested interests of the Scott Estate and Savills, their representatives, whose only motivation is profit, with no regard for the greater interests of the environment or for the people of Swanage.

Yours sincerely,

Brendan Gallagher.

Brendan M. Gallagher
214 High Street
Swanage BH19 2PQ
01929 427828

24th June 2010

Steve Dring
Head of Planning Policy
PDC



Dear Mr Dring,

Having received the latest questionnaire regarding where to build in Swanage and Corfe, I wish to express my dismay at the change in emphasis in the list of 'preferred options'. I have some questions and concerns to put to you.

In view of the fact that the new Secretary of State for Communities, Eric Pickles, has rescinded the Regional Spatial Strategy, I would like to know how this affects the plans currently proposed – now that the imperative to build under pressure from central government has been lifted, will you be revising your development plans?

The proposed development on site B raises many issues that appear to be at odds with PDC's 'District Vision'. To name a few – to 'respect the character and distinctiveness of Purbeck's towns villages and countryside'... 'reduce vulnerability to climate change' (site B lies within a defined flood zone)...to 'conserve and enhance the landscape'. A large development on this site will hardly do anything of the kind.

In May 2008, I wrote to Benjamin Webb, Design and Conservation Officer at PDC, regarding the removal of conservation area status. Amongst other things, his reply said: 'the (Herston) field plays an important role in the setting of Herston – a distinction made clearly within PPG15 and itself a consideration in planning' and that: 'the field lies within a defined flood zone...it is highly improbable that it will ever be developed. Indeed the field currently lies outside the settlement boundary for Swanage, an indication that the Local Authority views this as an inappropriate location for development' and: 'the characterisation study for Swanage and Herston....identified the field as an important feature within the broader context of the settlement and thus not suitable for development'.

For some reason these considerations have been swept aside.

I have a copy of a document sent to you from Philip Holdcroft of Savills Planning on behalf of the Scott Estate, dated 30th November 2009. As well as containing a detailed 'Master Plan', it states that at the time of writing, "the Council have identified two sites in Swanage as their preferred urban extension options – the Caravan Park and Grammar School site". The document goes to great lengths to persuade the council to

reject this option, adding that “the Washpond Lane site should instead be considered as the preferred settlement extension site for Swanage”

The latest consultation questionnaire has the preferred option as sites B and D. I reiterate – site B, Scott Estate land.

The Scott representation says that 90% of the Grammar School site is greenfield (debatable), and that the Caravan Park site is 35% greenfield. It is laudable that they are so concerned about greenfield building – I just wonder how this squares with their enthusiasm for the Herston site which is....100% greenfield?

The fields on site B have been used recreationally by local people for decades. They form a dramatic vista to visitors entering the town – building on this site would obliterate this, as I am sure you are well aware. Herston has already had its fair share of development recently: Newton Grange, Prospect Business Park, the extension of the Emmanuel Church in Victoria Avenue, and soon the Civic Amenity site (the dump) as well. Development on site B would create a closed corridor into Swanage, robbing visitors and tourists (and residents) of the sight of the beautiful Purbeck downs that people come here to see.

I am confident that PDC is being even handed in their approach to this consultation process. I am aware that the Scott Estate has every right to make representations, but I am concerned that it is in a position to employ consultants, architects and planners to produce a cogent and powerful representation that no individual in Swanage could ever hope to muster.

I am aware that there is a need for affordable housing in Swanage – I do not believe there is a need for unaffordable housing. Again, I would urge PDC, in the light of RSS no longer being relevant, to reconsider your development strategy and adopt a more measured approach to preserve the beauty and character of Purbeck.

Yours faithfully, 

Signature Removed

Brendan M. Gallagher 

Cc Swanage Town Council
David Budd, Purbeck District Council.

Gibbs, J

Planning Policy Team
Purbeck District Council,
Westport House,
Wareham Dorset.



27th July 2010

Dear Sir/Madam,

We are writing with regard to the Councils proposed planning of building houses in Swanage

Bascially your B Section for this is flawed. This area was at one stage included in the Conservation area. As we know this land is prone to flooding and the access of traffic coming out onto the Valley Road would be increased, especially in the summer when continual heavy traffic is constant coming into Swanage.

We do need housing of sorts, BUt if we do have this then it should be spread around the Purbecks. In this climate when we are cutting back, where is the money coming from. Houses are not selling easily now, and what with proposed ambitious new Health/Hospital Centres etc. to be built where will the funds come from. Sadly we seem to be loosing schools in the Purbecks as the aim is to go to two tier system, although there has been protests to protect Sandford School etc and no matter what, Councils are not listening. We pulled our children out of Swanage, as felt they were not getting fulfilling education, and cannot praise Sandford School enough what it did for them. Why change the system if it works well. What if these houses are built, young familes etc, you will not have enough school places, thereby increasing class sizes etc. Short sighted planning, or the prospects of selling land to developers making short term gain. Once these schools and playing fields are gone, they are lost forever.

On another subject proposal to build Supermarket in Wareham. WHY do we need another one. Are you trying to kill Warehams little quirkness and shops off. We have two Supermakrets in Swanage and two in Wareham. Why is it Supermarkets are the main thing. If anything we need somewhere for recreational activities. Why do we have to build build all the time. Small shops cannot compete with Supermarkets and they have high council taxes as it is. Do you want to make Wareham into a ghost town by putting a nail in the coffin in the small shop. All over the country this has happened, because the Supermarket has the power and influence to kill off its opposition. How sad is that. Do our lives revolve around shopping in a Supermarket?? We have enough in Poole and Bournemouth to cater for everyones needs, and people do combine shopping when in Poole etc if they need to shop in a Supermarket.

If houses are going to be built, will they be for local people? Young familes encouraged to buy as well? What you decide taking into account everyones views. As representatives of the public, please listen to your conscience, not what you think and want.

Thanking you.

Signature Removed

Mr. + Mrs. Gibbs
Kestrel Cottage,
Acton, Langton Matravers,
Swanage, Dorset BA19 3JZ.

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

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

What is your postcode? ...*BH19 3JZ*.....

1. The Preferred Option is:

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

And

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

Or

The Alternative Option is:

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

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

Preferred Option

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

Other (Please comment where below)

Comments *If we have to build houses, then PRIORITY for local people. Minimising impact environmentally on area decided. who is funding housing.*

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

Integrated community hospital/health centre *wheres the funding for this idea?*

James

- Elderly care home → Days ~~closed~~ closed!!
- Why new one? I work in care.
- New ambulance station Government wants care in the home now.
- Better access to the countryside to the west
- New allotments
- Improvements to Swanage Town and Herston Football Club ground
- All weather pitch
- New sports hall
- New link road between Ulwell Road and Northbrook Road
- Other (Please comment below)

Comments Recycling in the Purbecks is something that needs to be addressed as well. Plastic milk containers etc have to be taken to recycling tip. What if you have no transport. This is important issue that hasn't been addressed.

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

Yes No No comment
 (Please provide any comments below)

Comments Provided no impact on environment. Why is it we have no solar panels and eco friendly building encouraged. In Canada basements are built and thereby more area for use.

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

Name
 Address

Email address jennymgibbs@hotmail.com

Please save the document after you have completed it and email it as an attachment to ldf@purbeck-dc.gov.uk

Tuesday. Flat no 7 Moorleece a great concern to us all and
September 7. 9 Wellington Road is taking away land that
2010 Bourne mouth wild life needs in which to
Dorset BH8 8JQ survive and food on which

Dear Sir. This needs too we must
I have seen the fight tooth and nail to halt
beauty of Herston fields in these proposals. They serve
the Daily Echo. And I am no purpose to any one, and
another protester in the only cause mental torture
Effort to keep Herston fields for all concerned. We don't
just as they have always want it stop it!
been: there are plenty of old yours sincerely
houses and shops that could be
pulled down or renovated.
Elsewhere. And it should be
seen clearly too. That taking
beautiful scenery away is

Signature Removed

Godridge, V

From: Vicki Godridge[SMTP:VICTORIA.GODRIDGE@NTLWORLD.COM]
Sent: Tuesday, July 27, 2010 7:00:50 PM
To: email-LDF
Subject: A secondary school for Swanage.
Auto forwarded by a Rule

My husband and I are currently looking into moving to Swanage.

However, as we have two young children we will need schools to send them to.

At the moment we are not relishing the prospect of sending them quite a distance to secondary school when they reach secondary education level. Why not allow the Education Swanage team to re-open the old Swanage Grammar School for this purpose while supporting them wholeheartedly?

I realise the property is currently in private ownership and needs some considerable work to it to bring it up to the standards necessary but with everyone's support, Purbeck District Council INCLUDED, I'm sure it can be returned to its former glory, make an excellent educational establishment once again and be something that Swanage can be proud of once more.

Regards,

Victoria Godridge

28/07/2010

14/11/07

455 High Street
Herston
Swanage BH192NS.

Dear Councilor,

As a long time resident of Herston I wish to express my concern regarding the major dwelling proposal on Herston fields, at present under consideration by Purbeck District Council. It is my understanding that the geology of the site is inappropriate due to the possibility of flooding and quite apart from the issue of home insurance I feel that traffic congestion on the edge of town could be a problem.

The green fields that welcome people to Swanage on holiday are simply a visual asset to our town, however they are in themselves a vital habitat for a wide number of animals birds and butterflies who live there in the meadows. I have visited the site of proposed development as an alternative, on Northbrook road to Herston. The old grammar school and the gate house could surely be put to better use, and while I understand that that money is the driving factor I feel that county councils are too much in the hands of the developers and planning associations. Local Councils ~~are~~ are elected by the people to represent them and to listen to their concerns, as I hope you will do in the future of Herston fields.

Signature Removed

48, Victoria Avenue,
Swanage,
Dorset, BH19 1AP

11th September, 2010

Cllr. D. Budd,
Leader,
Purbeck District Council,
Westport House,
Worgret Road,
Wareham BH20 4PP

Dear Councillor Budd,

I am writing in support of the campaign to save Herston fields from development.

My parents moved to Swanage just after the Second World War and I have spent my adult life here, marrying a local man and bringing up our three children. For my husband the fields were his playground as a child and, as a family, we have enjoyed, and continue to enjoy with our grandchildren, the open green space that the Herston fields have provided over the years.

We have entertained many friends from other parts of the UK and from overseas and all have been enchanted by the special atmosphere of Swanage and the beauty of the open countryside on entering the town through Herston. Were these fields to be built on then we would lose forever the character of the area where the old Purbeck stone cottages face an uninterrupted view of the fields leading to the hills. This area of outstanding natural beauty would lose so much of what attracts visitors to choose this place to relax and be refreshed whilst on holiday.

The prospect of 100 houses, a hospital, medical centre, care home and ambulance station on these green-field sites fills me with horror. We already have a hospital, a medical centre, a care home facing closure and an ambulance station and, whilst recognising the need for affordable housing, building on an area recognised for flooding does not seem the sensible option. The old grammar school site would seem to be more appropriate for this purpose.

I sincerely hope that Purbeck District Council Planning Committee will seriously consider the objections of both long-term residents and many others before permitting the development of this site.

Yours sincerely,

Signature Removed

Mrs. B.C. Hill-Brown

STEVEN WACKENZIE MBA CFFA

Hobbs, C

Charles Hobbs
385 High Street
Swanage
Dorset
BH19 2NP

27/7/10

FREEPOST RSAX-LTRK-TRKE,
Planning Services,
Purbeck District Council,
Westport House,
Worgret Road,
Wareham,
BH20 4PP.

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

Dear Sir/Madam,

This letter is to register my strong objections to the proposals to build on Herston fields in Swanage.

Beyond the list that is further down this letter, it would be a massive u-turn, a breaking of a promise from PDC to the people of Swanage. Here is a quote from your own documents (when the site was taken out of the conservation area):

"The fact that this field lies within the AONB – subject to landscape policies within PPS7 – and also lies within a defined flood zones mean that it is highly improbable that this field will ever be developed. Indeed the field currently lies outside the settlement boundary for Swanage, an indication that the Local Authority views this an inappropriate location for development.

Given the large number of respondents who noted informal recreational use of the field it is suggested that local residents or their representatives at Swanage Town Hall consider, in consultation with the landowner, lodging an application under Section 15 of the Commons Act 2006 to register the land as a 'Town Green'. This will formalise rights and further safeguard the land from perceived 'potential' development."

***** If PDC break this promise it would not only greatly anger the people of Herston Swanage, but also bring very public and obvious shame onto the planning department and PDC councilors. *****

Further reason not to build there are:

- Its flood plain. People ice skate on it in the winter! Its July now and it's still boggy in many places
- There is a large amount of wildlife on this site, including several protected species of plants and birds.
- Its AONB, the landscape here is incredible. The proposed plans mean the landscape will not be visible from the High Street.
- The proposed architecture is beyond description. Why would any planner think its OK to build an ugly Swindon style hospital in an AONB?
- The consultation process is very iffy.
 - I have heard of people living near the Grammer School site filling in multiple consultation papers in an attempt to get the result they want
 - The Caldron Barn site is not even available for development, so why include it in this "choose two of these four sites" consultation? It starts to look like a done deal when one site is not available, and site A is graded as "unsuitable". Hardly democratic!
- The site has been used by the local community for decades. I have counted over 20 people per hour on this site walking dogs, picnicking, playing games, jogging, kite flying, berry

picking and bird/wildlife spotting. There is a very valid case for this to have village green status.

- The location would erode the central town centre benefits of Swanage. Moving facilities to the edge of town will cause unneeded journeys, and take money from the independent retailers.
- We are quite happy with our existing medical facilities. The NHS and Doctors at the health centre doing development deals does not make Herston a suitable location.
- There are many smaller suitable locations within town, infilling within the existing town boundary.

The people of Swanage should have faith in the planners to deliver and cater for the needs of the community, but this is not happening here. They appear to have prioritised the interests of greedy developers over those who they are paid to serve. The planning department is causing a great deal of stress, work and financial costs for the people of Swanage.

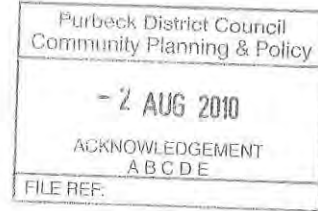
We should not have to defend our town from the people who work for the town.

Yours sincerely,

Signature Removed

Hobbs, I

Isabelle Hobbs
385 High Street
Swanage
BH19 2NP



Dear Sir/Madam

I am writing this letter to let you know that you must not build on the meadows and fields in Herston.

I have been told by my elderly neighbours who have lived here for ages that it should be a village green, because so many people have used it for so long.

Building anything here would be wrong. There is lots of wildlife and the area fills up with water in winter.

Yours sincerely

Signature Removed

Isabelle Hobbs

Hobbs, M

Michelle Hobbs
385 High Street
Swanage
Dorset
BH19 2NP

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

26th July 2010

Where shall we build in Swanage 2012 – 2026

Dear Sir/Madam

In response to the above consultation document, I hereby lay out the following reservations and objections to your preferred site B option.

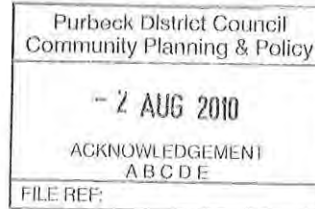
- Historically this was, until recently, part of a conservation area; it is also a well known flood plain. It begs the question what's changed?
- Greenfield sites/Open space must be preserved, the environment has rightly been identified as a cause celebre of the 21st century and future generations should inherit a 'green and pleasant' land, not concrete jungles reminiscent of Basingstoke.
- These fields are used and loved by many, town green status is obvious option, it's even been recognised by you (PDC) as a place of informal recreational use. In fact you even suggested to Swanage Town Council that they safeguard the land from potential development by lodging an application for 'Town Green' status.
- Wildlife is precious and is almost certainly going to be threatened if construction on such a huge and unnecessary scale goes ahead.
- It seems a terrible shame that such a beautiful setting and site, so reflective of the Swanage landscape may be lost forever.
- Affordable homes are welcome, but low impact, in terms of planning and for the community should be paramount and infill/brown field sites should and I'm sure can be found across Swanage and surrounding villages.
- Should such a large development go ahead, there is no doubt that increased traffic will be a reality and a huge headache. What measures will be put in place to limit the obvious problems caused by more commuting residents?

Many more questions have been highlighted by this consultation than answers. On the face of it, this is an unnecessary development and one that appears to have been championed by a few with influence and financial motives. Little thought has been given as to the major impact a development of such a scale will have on Swanage and its residents and indeed visitors, but that doesn't surprise me.

Yours Disappointedly

Signature Removed

Michelle Hobbs



Hobbs, P

Phoebe Hobbs
385 High Street
Swanage
BH19 2NP

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

Dear Sir, or Madam,

Please don't build anything at Herston Fields.

I walk my dogs there every day, and "Captain" our old slow basset hound can't get to the other parks.

The fields are a really nice place and you can see for miles and miles. Building anything there will ruin it forever.

Also we have seen barn Owls use the fields. I have looked it up and they are a protected species, and I worry what will happen if you build over the field.

Yours sincerely

Signature Removed

Phoebe Hobbs (age 11 1/2)

Holland, R

REF: RSAX-LTRK-TRKE
 Purbeck District Council
 Community Planning & Polls
 83 Stear Road,
 Swanage,
 BH17 2RX
 24th July, 2010

Dear Sir,
 I write concerning the possibility of development on Heston fields. This is of course an area of outstanding natural beauty with its backdrop of unspoiled countryside, of trees and hills. That description could I know be applied to many places but this is something more, something quite unique. These fields form a gentle, timeless, charming introduction to our little town. I dare say, beyond the hedgerows is the railway line and we can see

the clouds of steam and thrill to the sound of the engines. Surely the enthusiasts who laboured on this railway project were not simply overgrown children playing with large mechanical toys. They surely knew that the unspoiled, undeveloped setting through which the trains run is a vital part of their charm and contributes to the enjoyment of tourists and locals alike. Many practical arguments could be brought to bear in opposition to this development. I only want to voice the deep love felt by the townspeople for this space and their distress at the very thought of it being despoiled. When Heston residents became too

old to walk on the hills or along the cliff paths, you can see them on sunny afternoons in Watchford Lane. Singly or in pairs, holding hands, they walk in the usual beauty and peace which is still accessible to them and which I suggest is their birthright.
 Yours sincerely,
 R. Holland

Signature Removed

99 Higher Days Road
Swanage
Dorset
BH19 2LF

2 September 2010

Mr D A Budd
Leader
Purbeck District Council

Dear Mr Budd,

I am writing to object to the development of Herston Fields as I feel this is a valuable resource too important to lose.

The site is a conservation area of outstanding natural beauty enhancing the entrance to Swanage for visitors and residents alike and providing green fields to use and enjoy. This area is actually not suitable for building due to its underground structure of marble sitting on top of running water which is a cause of flooding and standing water after heavy rain.

The size of the proposed development of 20 acres is far too large. As well as ruining this area it would generate severe congestion, and site a new unnecessary medical centre and hospital inconveniently out of town. Present facilities are quite adequate. I understood this government had scrapped the old development plans of the Labour government anyway so any new plans would have to be started again from scratch.

Any housing should primarily be for the benefit of young local families at the expense of second homes or large luxury properties. Why not convert the moribund grammar school building into flats at minimum expense in these days of financial constraints. It would be cheaper than purchasing new land and then paying to develop it.

Swanage has provided 35% of development during the last 3 years so should not be subjected to more major development when there is no demand for it. I favour small developments spread around the whole of Purbeck so that our beautiful home remains unspoiled as far as possible.

This benefits us as residents and visitors who we depend on to come here and boost the local economy.

Signature Removed

P R Inman

Dear Sir,

23/06/2010

We would like to register our disapproval for any building of new houses to take place in Herston (adjacent to the incoming road and opposite Jubilee Road).

I have lived here in Herston all my life and in the past years we have had flooding here. In fact it has cost Dorset County Council thousands of pounds to divert the water to try to rectify this situation. The field in question is on a flood plain and I understand that there are many restrictions to building on flood plains adding additional cost. If I remember the circus and fair had to be moved to higher ground because of the flood water.

The field in question was put on the conservation area along with large areas of Herston by Miss Cunningham who was the conservation officer at the time; however it seems that the field has been taken off of this list quietly without any consultation with the residents of Herston, which I believed was not allowed. Can you please tell me if this is the case and whether any consultation is needed in law before these decisions are made?

If we allow more houses in this area it will lead to more cars and congestion in the Herston cross area. It is a near death trap especially in the Summer months.

As you enter Swanage a nice sign says "welcome to the beginning of the Jurassic gateway" at present the entrance is framed by beautiful fields and country hills, this will be lost if building is allowed to happen here and instead it will be framed by houses on both sides of the road. Why take away the only bit of green beautiful space left in Herston. We older people can't climb the heights behind us and in short the fields opposite are the only way we can get away from the traffic and fumes. This green area is like a lung for Herston.

If building has to be done do it on the old grammar school site and nearby area where less impact will be caused. I imagine more people would choose to live there as it is closer to the town, beach and country and higher prices could be achieved for properties in this area.

Please do not consider building in Herston area.

Yours Faithfully

Robin and Pauline James

339 High Street

Swanage

Dorset

BH19 2DT

01929 425397

arrived with Susanna 823

Where shall we build in Swanage and Corfe Castle 2012 - 2026?

1. Alternative Option: C and D.

Why?

- "Highways" (i.e. transportation infrastructure in / out of Purbeck) is the most critical of all your criteria and I don't believe adequate consideration has been given to the fact that Corfe Castle is already a bottleneck and needs to be avoided at all costs.
- By locating all the housing at north end of Swanage AND routing traffic from that part of Swanage in / out of Purbeck via the Studland / Corfe Castle Rd. (B3351), Corfe Castle would be avoided. BUT the existing junction of the B3351 and the A351 at Corfe is inadequate, is also a bottleneck, so the B3351 needs to be re-routed to link into the Norden roundabout, and some of the very narrow parts of the road probably need to be widened.

A further comment:

I would like to see the affordable housing (all on area C) and separated from the other housing (which would all be on area D)

Why?

- Social housing is typically built "to a price", externally unattractive, and internally small rooms and inadequate storage space for residents' needs. Social housing tenants (if rented accommodation) do not have "pride of ownership". Consequently "junk" gets left outside and the area around social housing typically "looks a mess".
- Too many towns and villages have been "spoilt" with unattractive Council houses ("ugly boxes") on the outskirts, so please keep the social housing "hidden away" (in area C) from the through traffic on Northbrook Rd.

2. Community benefits

Comments:

- In the current economic situation it unlikely there will be any money available for community benefits - so try and do those things that don't cost a lot of money e.g. allotments, access to the countryside AND leave some open space (mini park) within the housing developments. Open space does contribute to people's feeling of "well-being".
- BUT you do need to address the highways issue (mentioned above) and so this probably includes a new link road between Ulwell Rd. and Northbrook Rd. particularly if you locate all the housing in areas C and D.
- There also needs to be a new access road from Northbrook Rd. to area C to avoid increased traffic along Cauldron Barn Rd.

Re: some of the other benefits suggested:

- Integrated community hospital/health centre. The current Medical Centre is very well located - opposite the train station / bus terminal and near the centre of the town where people shop. I'm assuming, with an increased population, that more space will be required. I'm against locating it where car transportation / taxi is required to reach it. Can the existing building be adapted to handle a second floor? Will money really be available to do anything?
- Elderly care home. Presumably the Council has access to census / socio-economic data to determine the extent of the ageing population in Swanage and whether a care home is needed. My assumption is that it is probably required (based on the opposition to the closing of the James Day Centre). Will money really be available to do anything?

3. Building in Corfe Castle

Comments:

- I don't know BUT
- I am concerned about traffic congestion in Corfe Castle (mentioned above)
- I do not know where these 30 houses would go without using existing car park space or existing allotments or other existing open space - which I'm against.
- And please don't spoil Corfe Castle with unattractive social housing

Signature Removed

Kennedy, L

Lesley Kennedy,
389, High Street,
Herston,
Dorset
BH19 2NP

10th September 2010

Dear Councillor Budd

As a Herston resident I would like to register my strongest objection to the proposed development at Herston Fields – Purbeck District Councils “preferred option, site B” on the recent “Have Your Say” document.

My reasons are as follows:

- It is a greenfield site
- The site is outside the existing settlement boundary
- One of the fields was until recently part of the Herston Conservation Area
- The site abuts the Herston Conservation Area
- Part of the site is on a flood plain
- The whole site is in AONB
- It is part of an important landscape as noted in the Herston Conservation Appraisal document (2008) and the Swanage Town Appraisal Document (2010)
- The fields have been used, for recreation, by local people for as long as anyone can remember (this can be supported by anecdotal and photographic evidence)
- The town already has excellent healthcare facilities for the existing population
- Affordable/social housing could be incorporated on sites within the existing settlement boundaries, as suggested by members of Swanage Town Council
- Swanage and Herston do not need more “open market” housing
- The development would cause increased traffic on the already congested A351

Yours sincerely

Signature Removed

Lesley Kennedy

Landopen Ltd

(Registered Office)

West Coker House West Coker Yeovil Somerset BA22 9BW
Telephone: 01935 862079 Fax: 01935 863554

MW/LP

14 July 2010

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



Dear Mr Dring

Re: Cauldron Barn, Swanage

I refer to our recent discussion concerning the above site. I can confirm that the owners of the caravan park at Cauldron Barn are still willing to promote an area of land for future housing development. However I need to clarify the precise area available for such a development so that your Council is fully aware of the options in Swanage.

I enclose a plan showing the ownership at Cauldron Barn and within the defined static park on the plan the owners are in the process of redeveloping that area for permanently occupied mobile homes in accordance with a Certificate of Lawfulness.

That redevelopment will continue and therefore that whole area is not available for traditional housing. However the area of land to the west which is shown on the enclosed plan as touring park, tented park and amenity land would be available for traditional housing.

If that area is developed for traditional housing it is understood that an appropriate level of affordable housing would be required. It would also be necessary for a significant level of landscaping to be incorporated into any scheme in order to mitigate the impact of both the development and the existing caravan park.

In my opinion such measures would mean that the development of part of area C as defined in your consultation leaflet would on balance be more acceptable than area B.

If you require any further information then please contact me at your convenience.

Yours sincerely

Signature Removed

PP MICHAEL WILLIAMS MRTPI
PLANNING ADVISOR
Enc
Copy: JRB / File

Cauldron Barn Caravan Park Cauldron Barn Road Swanage Dorset BH19 1QQ
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Cauldron Barn Caravan Park, Swanage, Dorset



To: herstonfields@gmail.com
Cc: email-Keystone; newsdesk@bournemouthcho.co.uk
Subject: CARBONISATION OF HERSTON
Auto forwarded by a Rule

Michael Leatherby
'Swains Wyck'
7 Lighthouse Road
Swanage, BH19 2JH

To: Swanage Town Council & Purbeck DC, Development Control

Dear sirs,

CARBONISATION OF HERSTON FIELDS

The proposed development's of domestic and other projects on Herston Fields will be a massive carbon imprint on our town. The fields, the grass and all of natures greenery are our golden heritage and the people of Swanage do not want that taken away.

I register my very strong objections to this scheme.

Town councils are motivated by money, political ideas and empire building & are generally blind, deaf and insensitive to what the people want.

We have a lovely town and we want to hang on to it, we do not want some petty political bureaucrat to concrete over Herston Fields.

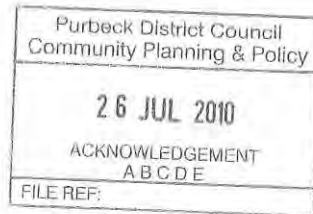
Who are you people behind closed doors that wield so much power, come on out into the open. Lets have your names, addresses & phone numbers; put your photos in the local press so we can see who the pen pushers are behind this proposed desecration of our greenery.

Yours sincerely,

Michael Leatherby

=

09/07/2010



Oaktrees
Morleys Road
Weald
Sevenoaks
Kent
TN14 6QU

22 July 2010

FREEPOST RSAX-LTRK-TRKE
Planning Services
Purbeck District Council
Westport House
Worgret Road
Wareham
BH20 4PP

Dear Sir/Madam,

I have a small business in Swanage, a weekly holiday rental cottage. On a maintenance trip last week I read about the latest proposals and felt moved to write. Although I do not live in the town I am a frequent visitor and actively encourage others to visit.

The purpose of this letter is to ask you to consider the size and location of new supermarkets within Purbeck very carefully. I live in an area where the supermarket is King. Although Sevenoaks is an affluent area its shops have, over many years, been hugely affected by a Tesco stores. Your leaflet mentions that a new supermarket would be ...' restricted from selling certain products that could have a negative impact on existing services in the town centre, such as the post office, opticians, dry cleaners or chemists. To this you might like to add all Green Grocers, most Butchers, Florists and all Fishmongers which are gone from Sevenoaks since the supermarkets arrival. I think it naive to think that the brakes can ever be put on supermarket expansion once implemented. Sevenoaks started with one small shop in the High Street, which still remains, it then expanded to a site north of the town which is now being expanded again.

Supermarkets suck the life blood out of towns, pay very low wages, fill roads with cars and seem to create a huge amount of litter around them. Local small shops fail and then everyone has to drive, more traffic and pollution, to the newly opened supermarket.

I would draw your attention to an article entitled 'The town that said No to Tesco' it makes interesting reading. <http://www.guardian.co.uk/society/2006/jun/28/communities.foodanddrink>

Facing facts Wareham is not the liveliest town on the shopping front. The shops in Swanage, where tourism is a boost to trade and allows for more trinket shops, sees many shops shutting down each October but these towns would become more drab with too large a development closing existing shops. People need to eat but manage that at present without large supermarkets. On line shopping and delivery is far more economic than a trip to Dorchester I feel sure, I live six miles from Tesco and it pays me to do it. More and more people are becoming computer literate and the idea is being promoted in the area. So why not say 'NO' to the pressure?

You have responsibility for a unique, beautiful and, mostly, unspoilt area, well loved and accessible, please try hard to keep it free from major supermarket development of any brand.

Yours faithfully

Signature Removed

T Leeds (Mrs)

Leslie, R

MR J DAS R. LESLIE,
3, SALISBURY ROAD,
SWANAGE

DORSET BH92DY

DEAR SIR,

WE WRITE TO PROTEST AT
THE UNSUITABILITY OF DEVELOPMENT
ON HERSTON FIELDS.

THE WATER LOGGED FIELDS HAVE
REEDS GROWING ON THEM EVEN AFTER A
GOOD SUMMER — WHY IS NEARBY
WASHPOND LANE SO CALLED?

IT GOES WITHOUT SAYING HOW THAT
AREA OF SWANAGE WILL BE SPOILT FOR
EVER WHICH WAS UNTIL RECENTLY
INCLUDED IN THE CONSERVATION AREA
— IT SHOULD BE AWARDED VILLAGE
GREEN STATUS.

WE ALREADY HAVE THE PROPOSED

AMENITIES WHICH HAVE SERVED
THE TOWN WELL.

IS IT WISE IN THE PRESENT
ECONOMIC CLIMATE TO BEGIN SOMETHING
WHICH COULD FALL AT THE FIRST
HURDLE & WE ARE LEFT AGAIN
WITH A FAILED DEVELOPMENT
AND A RUINED SITE?

YOURS SINCERELY,

R c & K V. Leslie

Core Strategy Consultation - Where shall we build in Swanage?

Additional comments to the questionnaire from Swanage and Isle of Purbeck Liberal Democrats

1. Alternative Option We choose B, C and D.

INTRODUCTION. Smaller edge of settlement sites are preferable to larger ones. This is the main reason why our preferred option is to put the proposed 200 houses on three sites rather than two. The next paragraphs look briefly at each site in turn.

SITE A is unsuitable for the reason stated, that is of maintaining the gap between Langton and Swanage. Also, it would be difficult to develop this site on top of the old quarry workings. Part of the site could be used for new allotments.

SITE B is highly valued by local residents. They have tiny gardens and few other recreational sites nearby. The Middle School site is not available to the general public. Whilst we are not saying that no houses should be developed on this site, we do question whether the whole site needs to be developed. Some of it could be retained for recreational purposes.

The attempt to generate enthusiasm for the development of site B by linking it with hopes for a new medical centre, hospital, elderly care home and community hub has been very unwise. No public meetings have been held at which the Swanage G.P.'s, representatives of the hospital and those who wish to build a care home could discuss the issues, including the crucial one of finance. Rather, it would appear that this development is being driven by property owners and their developers. The fact is that no firm plans have been made available to the public. Certain groups may have aspirations but they have yet to make a public case for them. Whilst there are clearly opportunities for more than housing on this site, it has been wrong for the planners to imply to the public that they will get extra facilities if they accept the housing.

SITE C is more similar to site D than your comments and your analysis of circles, squares and triangles suggests. It could be developed for housing, at least in part. New allotments could be placed on this site.

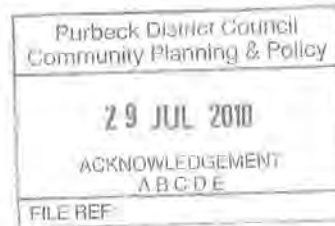
SITE D is ready for development. With less than 100 houses there, more land could be retained as green space or for use other than housing.

CONCLUSION. We are firm supporters of plans for 400+ new houses in Swanage with 200 of these being on edge of settlement. However, we make the case for three smaller edge of settlement developments and the retention of at least a part of site B as open space.

2. No comment.
3. If the community support this, it should be seriously explored.

Signature Removed

P.B.Clark, Secretary for Swanage and Isle of Purbeck Liberal Democrats.



Aurora
High Street
Swanage
Dorset
BH19 2NP

26 July 2010

Freepost RSAX-LTRK-TRKE
Planning Services
Purbeck District Council
Westport House
Worgret Road
Wareham
BH20 4PP

Dear Sirs

Proposed new housing in Swanage

Having lived at the above address for over 30 years and run the accountancy business at Herston Cross House for nearly 30 years, I read your proposals with trepidation. My main concern is where the proposed population increase are going to work. Over the years we have seen a steady increase in the cars driving out of town to work in Poole/Bournemouth every morning and then retuning in the evening. Much as we would all like to see more jobs for the locals here, it is just not going to happen and the result will be more traffic on the A351 (which you admit under the supermarket proposals is not a good thing) or an increase in that part of the population who are not able to contribute to the town and who are having to subsist on state benefits, which only adds to the costs of local as well as national taxes. We have seen a decline in the number of local businesses and, to date, seemingly no takers for our new industrial estate.

To even consider these proposals in the present economic climate, which is going to take many years to recover, must be a mistake.

Turning to your "preferred option", I should be in favour of it as in theory, more houses near our office should mean more business and the opportunity for my sons, as I will probably no longer be actively involved, to employ more local staff. Realistically, I know this will not happen, and my concerns centre around the impact that a development in area "B" will have.

Herston Cross is full of old characterful properties. When we needed to enlarge the office you quite rightly imposed many restrictions to ensure we did not spoil the entrance to Swanage. You now propose to build in the meadows and to make many of these properties "affordable houses". I do not see how these can economically be built in sympathy with their surroundings.

/Contd

You also say that the meadows have the same flood risk as area "A". This is absolute nonsense as proven by your own map showing the flood area encroaching into area "B" but not area "A". Every winter the meadows flood badly and even now, after the "driest start to a year since 1929" they are soggy underfoot. This area of wet extends much further up the meadow than your map shows – I know, as I live and work close at hand and see it every day of the year.

On the subject of accessibility I am told that a new roundabout will be built at Herston Cross although I do not know if this is true. When, about 20 years ago after a spate of accidents, I suggested this to you in the interests of road safety, you came up with all manner of reasons why this could not be done. If one is built, I would question what effect this would have on the parking for existing residents?

You consider that by building on this site, access to the countryside to the west would be increased. In fact I consider the reverse would be the case. It is presently very rare to look out and see no-one using the footpath across this area and exercising dogs in the meadow. If you build, this footpath will go and once you get to Herston Halt there are no more convenient footpaths that could be used instead.

You talk about a new elderly care home on the site. We have recently seen Days Home and Shore House close down – need I say anymore.

As for moving the health centre to this site, I fail to see how this could be an improvement over the current site for the simple reason that ,where it is now, it is adjacent to the shops , bus station and taxi rank and there is plenty of nearby parking. There is also easy parking near the existing hospital. How would people without cars get to the new site, where would those with cars park and then how would they get their prescriptions without the need for more travelling? Surely it would be feasible to expand the present facilities.

Saville's plans show a new hospital next to the school playing fields. If I was ill in hospital, the last thing I would want is the noise of children shouting and screaming right next door.

The plans are happy to show the views that the new houses will have – bad luck to those who will lose their existing ones !

Having highlighted these views, isn't it strange to note that they consider the views to be unspectacular. Perhaps it would have helped them to comment on what they were referring to if they had pointed their camera in the correct direction! It is indeed worrying to contemplate what sort of housing will be built by people who twist the facts like this. I doubt that it will be in sympathy with the rest of Herston. How times change compared with only a few years back when we were forced to spend large sums of money when expanding our offices at Herston Cross so that we could employ more local people, so that the building (on the important gateway to Swanage) would be in keeping with its surroundings. How right you were to impose those conditions.

Yours sincerely,

Signature Removed

M.A. Lyons