

Planning Purbeck's Future



**Core Strategy Settlement Extensions Consultation
Upton Responses**

June – July 2010



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Benjafield, A



MR A. & MRS A. BENJAFIELD
23 FRENCH'S FARM ROAD
UPTON
POOLE
DORSET BH16 5RT
4TH OCTOBER 2010

Dear Sir / Madam

My husband and I wish to register our concerns with regard to the proposed development at Policemans Lane in Upton.

We feel that the road isn't suitable for the increase in traffic that the development would generate. It is in effect a single lane for traffic, already busy during school times. Our children walk this route to/from school and any additional traffic will make their journey more hazardous.

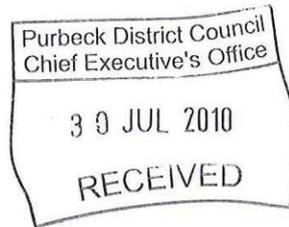
We also feel that Upton is over-developed with very few remaining green spaces. There are very limited "facilities" for the area and feel that further housing will put pressure on existing schools / doctors etc.

We are unable to attend the public meeting on 5th October, but wish to convey our concerns.

Yours faithfully

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Benjafield



Mr M. Davis,
Chairman,
PLACE,
5 Policeman's Lane,
Upton,
BH16 5NE

28 July 2010

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

Dear Sir,

Objections of PLACE to Development Proposed for Policeman's Lane Upton

PLACE (Policeman's Lane Action for Concern about our Environment) is a group of Upton residents which has been formed with the object of protecting the Green Belt land between Policeman's Lane in Upton and the A35. PLACE objects to this site being made available for development in the Purbeck District Council (PDC) Core Strategy 2012 – 2026. Also PLACE wishes to be registered as a stakeholder group in the consultation process and I ask that PLACE be kept informed of, and involved in, that process.

PLACE is a member of the Campaign to Protect Rural England (CPRE). We understand that Lytchett Minster and Upton Town Council does not support development at the Policeman's Lane site (the site) and that the Dorset Wildlife Trust (DWT) has objected to the proposal.

PLACE's objections to the proposed development have been organised in response to the "traffic light" system for evaluating possible development sites employed by PDC in its leaflet "Where shall we build in Upton and Lytchett Matravers 2012 – 2026?".

1. ECOLOGY – classified Green by PDC

PLACE questions this evaluation and whether it is based on a full assessment of the ecological impact of building on the site. Mature oak trees, an ancient hedgerow, a natural stream, and pastureland provide habitat and feeding areas for the bats, birds, mammals and fish using the site and environs. At present the site forms part of the green corridor around Upton, an ecological link between urban gardens and the wider countryside. It is the aspiration of the Dorset Wildlife Trust to create a "living landscape" of such "wildlife friendly corridors". PLACE argues that the development on the site, particularly as it is bordered along one side by the wildlife-unfriendly A35, would result in the fragmentation and isolation of habitats in this area.

2. FLOOD RISK – classified Amber by PDC

PLACE disputes the classification and argues that the site should not be developed because of the aggravated flood-risk which building would create, especially in view of the risks associated with the

increasing frequency of episodes of exceptionally heavy rainfall which are associated with accelerating climate change.

There is evidence available including photographs, examples of which have already been submitted to PDC, of standing water and surface flooding on the site as well as flooding in Policeman's Lane. There are two streams whose confluence occurs near to No 1 Policeman's Lane. The catchment area of these streams is as yet undefined. Whilst the possibility of flooding of the buildings proposed for the site may be mitigated by measures such as raising their floor levels, PLACE's concern is for the impact of the effect of greater surface water run-off as buildings, driveways, and roads built on the site will eliminate the ability of the land to soak up even the limited amount of water which it is capable of absorbing at present.

The inspector in the planning appeal for the erection of a dwelling in the garden of Oak Lodge, Policeman's Lane (Ref: APP/B1225/A/08/2073207 decision date 1/9/08) was concerned about the flooding implications of erecting one extra building in Policeman's Lane. On this basis PLACE argues that it is most unwise to build seventy dwellings and a community facility on the site.

The inspector noted:

"...the Council has referred to evidence of flooding from the adjacent watercourse. Also, the appellant's claims about limited problems with flooding in the past do not, in the context of climate change and significant changes to rainfall patterns seen over recent years, mean that either a site is safe from flooding or that development would not cause such a risk elsewhere...I have little alternative but to find that the proposal...would also conflict with the flood avoidance aims of local plan policy AH3." (Policy AH3: Development at risk from flooding outside river and coastal flood plains).

PLACE argues that it would be difficult to provide sufficient run-off structure to take excess water from the site to Lytchett Bay because of the distance involved and the shallowness of the slope from the site to the bay.

The decision to allow building on the site could turn out to be a very costly one in the medium-term for the residents of Upton as well as for PDC as it seeks through engineering works to alleviate the impact of the flooding in the area which could be caused by development on the site. Furthermore, there is a significant risk of pollution from the sewage pumping station which is situated at the junction of Policeman's Lane and Watery Lane.

3. TOWNSCAPE – classified Amber by PDC

Any development on the site would necessitate an extension to the settlement of Upton beyond the current settlement boundary and into the Green Belt. Building on the site would detract from the current rural character of the area. In the planning appeal mentioned above the inspector drew attention to the fact that this one building would not be appropriate to the character and appearance of the area. On the basis of this comment by the inspector PLACE argues that the building of seventy dwellings and a community facility on the site would not be appropriate and would, indeed, harm the character and appearance of the area.

4. LANDSCAPE – classified Green by PDC

PLACE disputes the assertion that development on the site "would not be prominent in short and long distance views of the wider landscape". At present the view from the A35 and from the B3067

through Lytchett Minster is of countryside and trees from the foreground merging into the Purbeck Hills in the distance.

The Purbeck District Townscape Character Appraisal Draft for Public Consultation for Upton for PDC prepared by Matrix Partnership, May 2010 (the Townscape Appraisal), states, on page 11 in relation to a photograph of the western edge of Upton seen from the B3067 bridge over the A35 dual carriageway, that “this photograph demonstrates the well-contained edge that visually separates suburban sprawl from adjoining open countryside and the rural village of Lytchett Minster, off view to the right. The established hedgerow/woodland belt contains many mature oak trees and it makes a particularly successful and appropriate edge and screen to what is, in effect, the westernmost edge of the Poole/Bournemouth conurbation”. PLACE draws attention to the phrase “...it makes a particularly successful and appropriate edge and screen...”.

The Townscape Appraisal also points out, on page 8, that “in views from the west, around Lytchett Minster, Upton is relatively discrete, given the low height of development, and in views from higher ground from Upton Heath the settlement also remains surprisingly discrete, the relatively low buildings being substantially screened by trees in and around the settlement.” PLACE argues that it is important to maintain these views in the manner in which they currently exist.

In the Purbeck District Local Plan Final Edition 2004 the Upton Appraisal Map shows the hedge at Policeman’s Lane as a “Clear visual edge to urban area though more screening required”. So, far from building in the field beyond the hedge, this Local Plan wishes to strengthen this “clear visual edge”. This Local Plan was not adopted by PDC but PDC noted that “... it is a material consideration in Development Control decisions...”.

5. GREEN BELT - classified Amber by PDC

PLACE notes that the site’s Green Belt status was reviewed in 2006 – see “Purbeck District Green Belt Review Final Report June 2006”. In this review changes were recommended elsewhere in Upton but the Policeman’s Lane site was to remain Green Belt.

Any threat to the Green Belt inevitably raises the spectre of threat to other areas of nearby Green Belt. If the site’s status as Green Belt was removed Upton would sprawl up to and along the A35. The temptation to make further changes to the Green Belt in this area could be too strong for the Council to resist once a change has been successfully achieved on the Policeman’s Lane site. Further extension along Watery Lane, to the south-west of the site, seems a possibility and the only way to secure against such a move is to maintain the absolute inviolability of the Policeman’s Lane site’s Green Belt status now and in the future. Therefore, PLACE is opposed to loss of Green Belt on the site at Policeman’s Lane.

6. ACCESSIBILITY – classified Green by PDC

PLACE disputes this classification. The site is not “near to the centre of the settlement”, being approximately 0.8 mile from the clock tower which marks the centre of Upton, near to which most shops and local facilities are found. The small food shops do not have a wide range of products, it would be difficult, if on foot, to carry any heavy items the distance to the proposed development and parking in the centre is limited. The hourly bus service referred to is the 40 service to Poole and Swanage which is a restricted service rendering the proposed development suitable only for car drivers.

7. HIGHWAYS – classified Green by PDC

PLACE argues that Policeman's Lane is unsuitable for the increase in traffic volume which would be caused by building dwellings and/or a community facility on the site. Closing the lane to through traffic or implementing a one-way system would cause access problems not only to those in the Policeman's Lane area but would have a knock-on effect for those in the wider French's Farm Road, Watery Lane, Slough Lane and Sea View Road areas too.

Policeman's Lane is largely single-track. Access to and from the B3067 is via a steep and curving hill which becomes unusable when the road is icy. Traffic on the B3067 approaching Policeman's Lane from Lytchett Minster appears from over the blind summit of a bridge. At certain times the B3067 and Policeman's Lane are very busy not only with cars but also with children walking and cycling to and from school. This is an accident blackspot which can only be exacerbated by the proposed development.

8. OVERALL – classified Amber by PDC

PLACE argues strongly that development on the site would have a major impact overall which could not be overcome and therefore objects strongly to this proposal. Should this development take place it will be fundamentally detrimental to the character and appearance of the area.

THE CONSULTATION PROCESS

In addition, I would like to draw to your attention the problems which have been experienced during the public consultation process in Upton. I have attached a copy of a letter which has been sent to Mr Tapscott, as he has previously been the point of contact for residents. Local opinion will be one of the material considerations in any decision on the future of the site. At 52.1% after the first consultation period in 2009 support for PDC's "Preferred Option" in the Upton and Lytchett Matravers area was the lowest in Purbeck. I am concerned that residents can be sure that their views have been taken into account.

Yours faithfully,

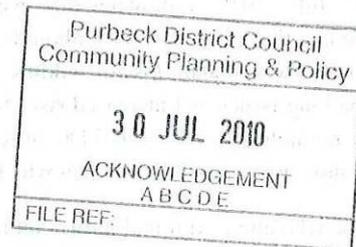
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Mike Davis
Chairman, PLACE

Mr M. Davis,
Chairman,
PLACE,
5 Policeman's Lane,
Upton,
BH16 5NE

28 July 2010

Mr S. Tapscott,
Planning Services,
Purbeck District Council,
Westport House,
Worgret Road,
Wareham,
BH20 4PP



Dear Mr Tapscott,

Problems with Core Strategy Consultations in Upton

Following the Purbeck District Council (PDC) roadshow in Upton on 19 July 2010, thank you once again for agreeing to meet PLACE (Policeman's Lane Action for Concern about our Environment – a group of local residents which opposes development on the Policeman's Lane site) to discuss our concerns about the consultation process which will help to shape the Purbeck Core Strategy, 2012 – 2026.

It would have been difficult to organise a mutually convenient time for a meeting at such short notice, and during the holiday period. As chairman of PLACE, I would like, in the first instance, to outline in this letter concerns which local residents have expressed so that these concerns reach PDC before the current consultation deadline of 30 July 2010 in order for them to be taken into account during the assessment of the returned survey leaflets and during the next stage of the consultation process.

The leaflets to which I refer here are: "Have your say on planning Purbeck's future", the green leaflet, and "Where shall we build in Upton and Lytchett Matravers 2012 – 2026", the pink leaflet.

Members of PLACE have spoken to residents from a wide area of west Upton, including French's Farm Road, Policeman's Lane, Poppy Close, Watery Lane, Slough Lane, Sandy Lane and Beach Road. It has been found, in many cases, that the pink leaflets were not delivered to addresses in these roads, in spite of the fact that problems with the delivery of the earlier green leaflets in Upton had been drawn to the attention of PDC. Some residents in the area adjacent to the proposed development site were unable to attend the first PDC roadshow in Upton as they received the green leaflets after this meeting, during the extension of the first consultation period deadline from 30 October 2009 to 30 November 2009. The non-delivery of both leaflets has caused consternation as it is felt that, in the area most affected by the proposed development, not all residents have been afforded the chance to have their say, as promised in the leaflets.

Local opinion will be a material consideration in any decision on the future of the Policeman's Lane site. During the current consultation process statements have been made regarding the opinion of local residents such as "Last autumn, the Council consulted all Purbeck residents and businesses on where new development should be located. There were 1,936 responses, a response rate of about 8%

across the District” and “Two thirds (63%) supported the Council’s preferred option of distributing development around Swanage, Upton, Wareham, Bere Regis, Lytchett Matravers and Wool” and “In and around Upton and Lytchett Matravers, there were 265 responses of which 52% supported the Council’s Preferred Option...” and “...this still indicates a significant level of support for the Council’s proposals in the area”.

In fact, the strength of opposition locally to the inclusion of the site off Policeman’s Lane in the Core Strategy 2012 – 2026 was clear from the attendance at the PDC roadshow at the community centre in Upton on 19 July 2010. Following this event a number of points have been made by residents including the fact that concerns raised about building on the site, concerns which included the loss of Green Belt with the attendant loss of wildlife habitat and aesthetic value, exacerbation of flood risk, traffic and parking issues and increased risks to pedestrians in the area, including children walking to school, were not noted in writing by PDC officials in spite of Cllr Budd’s statement in the pink leaflet that the roadshow was one of the ways in which residents could make their views known.

Some of those who attended found it difficult to get answers to their questions, in particular the nature of the “community facility” proposed for the site. Other visitors were told that the plan was to move the existing Working Men’s Club from the town centre. This proposal, which would render the development completely out of character with its immediate surroundings, should, therefore, have been made clear on the pink leaflet, and, indeed, on the green leaflet.

Similarly, details of the “highways improvements” proposal should have been included. The suggestion that the traffic generated by the development off Policeman’s Lane could be accommodated by using Policeman’s Lane for access only was not seen by local residents as an improvement on the current situation, for various reasons, for anyone living in the area.

As chairman of PLACE, an organisation which has asked to be registered as a stakeholder in PDC’s 2010 – 2026 Core Strategy decision-making process, I would welcome your responses to my concerns.

I would also welcome your suggested further meeting in order to discuss residents’ concerns more fully.

Yours sincerely,

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Mike Davis
Chairman, PLACE

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Reference 151047/AJE

27 July 2010



Dear Sir / Madam

**Where shall we build in north east Purbeck 2012-2026?
Purbeck green belt review, draft report**

Introduction

We write on behalf of Bloor Homes and its strategic land interest at Lytchett Minster to comment on the content of the current consultation relating to:

- Where shall we build in the North Eastern area of Purbeck, 2012-2026? - and
- The Purbeck District Green Belt Review, draft report 2010.

These two documents are intended to support the ongoing preparation of the Purbeck core strategy.

Summary of main objection

We appreciate that at the present time the local development planning system is in a period of transition following a change of national government in May 2010, and the subsequent abolition of regional plan making. Whilst this raises many questions about how a new local plan making process will work, it seems to us that there are a number of strategic planning matters that the District will need to tackle directly through the production of its core strategy. Indeed the emphasis of the new government would suggest increased importance on the local level taking responsibility for proactively addressing the strategic issues facing its area.

On examination of the current consultation document we are particularly concerned that the council does not address the key spatial matters that will affect a future sustainable development strategy for the District. *There is a lack of focus on what is needed in the district to achieve a vision and strategic objectives in line with sustainable development principles.* For example, how will the council ensure that the levels of housing that are needed will be provided?

Planning
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The council is currently consulting local communities on relatively small site specific urban extension proposals. However, the failure to place this consultation within a wider strategic context potentially creates local uncertainty and confusion.

The key issues

As we see it, the key matters facing the future of the district centre around:

- Sustaining the vibrancy and viability of Purbeck's communities, including support for employment and securing increased access to new affordable housing provision together with good community facilities and services
- Safeguarding the integrity of key natural and cultural heritage assets of the district, including the management of the associated tourism / recreation pressures, and
- Encouraging more sustainable movement patterns, including greater self containment of the district's towns and focusing major development to provide for local and sub regional needs at the most sustainable locations.

A key theme underlying all of the above is the functional relationship of Purbeck to the South East Dorset conurbation and the inter-relationships / dynamics between these areas.

There is very limited evidence in the current consultation that appropriate emphasis is being given to the needs of both the district and the conurbation as a means of informing 'strategic' and 'local' development options.

On a procedural note, the current consultation is limited by its lack of a relationship to a sustainability appraisal as a reference point – including a proper evaluation of alternatives (both strategically in terms of areas of the district and locally by settlement). It is not clear how the current consultation will help develop sustainable plan objectives and options, and that the requirements of paragraph 38 of planning policy statement 3 (PPS3) on *Housing*, 2010 are being given due prominence.

Green belt review

This draft evidence document is limited by its failure to tackle the key tension that the most sustainable development locations in the district for larger scale growth are in north east Purbeck close to the conurbation, and that the balance of advantage in terms of sustainability lies with urban extensions on the edge of the conurbation rather than substantial dispersion beyond the green belt boundaries.

We draw attention to the findings of the South West Regional Spatial Strategy Examination in Public Panel that *rigid application of the five purposes of green belt (as set out in PPG2) to guide the selection of urban extensions does not generate the most sustainable outcome*. It would be entirely inappropriate to use a green belt study of this nature as the justification for the selection of urban extensions in the district.

The appropriate emphasis should be on sustainability appraisal that takes a more holistic view of the social, economic and environmental implications of growth.

There is a need to make clear whether green belt boundaries are proposed to be reviewed as part of the core strategy, or as a later DPD. Our view is that the former is preferable.

On a detailed point, *we object to the proposed washing over of green belt of Lytchett Minster, which we believe would be an inflexible policy approach to this settlement.* In view of the conservation area designation that applies to much of the village and surrounds, and the recent revision of PPS3 to exclude gardens from the definition of previously developed land, this boundary revision change is entirely unnecessary.

Green infrastructure

We consider that the current consultation is a missed opportunity to explore how local and strategic mitigating green infrastructure can be provided alongside and proposals for growth in Purbeck.

In putting forward proposals for strategic mixed use development at Lytchett Minster through the regional spatial strategy process, Bloor Homes is aware of the substantial benefits offered in the creation of strategic green infrastructure at this location not only to help avoid and mitigate the recreational pressures of the development itself on the integrity of European protected habitats, but as a means of helping to address wider pressures from the conurbation.

A very significant omission from the current consultation is an explanation of how the proposed growth of the District will be accommodated alongside a proactive approach to the provision of mitigating greenspace.

We suggest that a proactive approach to the provision of recreational land at Lytchett Minster, alongside a balanced provision of 'enabling' residential development, would help fulfil a proactive green infrastructure strategy for the district as a whole. This option has regrettably been overlooked in the current consultation and should be reintroduced as part of the core strategy sustainability appraisal of strategic options.

We would be happy to discuss these comments further as necessary.

Yours sincerely

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Andrew Elliott
Technical Director

cc Ron Hatchett, Bloor Homes

Tristram, G & M

3 Abbotts Meadow
Lytchett Matravers
Poole
BH16 6BF
gilltristram@yahoo.com

23/06/10

Re: 'Where shall we build in Lytchett Matravers'

Dear Sir/Madam

- Firstly who was consulted and in what form did this take place as my neighbours and I have no recollection of these proposed sites. If we had known sites B and C had been proposed we would have been objecting.
- It is a total contradiction of the Lytchett Matravers Parish Plan, when the PC supported opposition to development and opposed threats to Green Belt and the public voted for better infrastructure before adding more housing.
- Villagers also do not want Lytchett Matravers to become a dormitory village to Poole and Bournemouth.
- Do we actually need more housing? Social housing too, is that going to enhance the village?
- Where are people going to work? This will put even more traffic on our inadequate roads. (state of the A350)
- Lytchett Matravers is big enough as it is – let us try to keep it that way. Most of us want to live in a village not an urban sprawl!
- I would also like to comment on the 'Variation Order' that was served on 17/06/09 taking the TPO off the land where the proposed A,B and C housing . I had wondered why this was as it had only been on a year.This leaves the lovely trees here unprotected.
- Using Green Belt land – pushing it back again, will this ever stop?
- I feel that surrounding an Industrial Estate with houses is a bad plan
- Bringing more traffic onto the Wareham Road where the Abbotts Meadow and the Max Gate junctions are, is not suitable, the road is too busy and narrow as it is
- Choice A is the better option as the traffic would go straight out onto the Wimborne Road causing less congestion in the High Street and Wareham Road.

Yours faithfully

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Mrs G M and Mr A Tristram