

Planning Purbeck's Future

Where shall we build in
Purbeck 2012-2026?



**Core Strategy Settlement Extensions Consultation
Wareham Responses**

June – July 2010



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Steve Prohengen
Chief Executive
Purbeck District Council
Margret Rd.
Wareham BH20 4PP

Ros Adams
30 East St.
Wareham
BH20 6NR
3rd July 2010

Dear Mr. Mackenzie

Re. Consultation on Local Development Framework

I would like to register my objection to the proposal for an out of town supermarket for Wareham.

At present Wareham is well provided for, with all the services that a new supermarket would offer already provided for. Should a new larger supermarket be built on the outskirts of town I feel sure it would result in many businesses ~~struggling~~ within the town struggling and perhaps closing.

Residents would also be obliged to make short, but necessary, car journeys in order to transport their shopping.

I also object very strongly to the encroachment on green belt land which at present enhances the setting of the town.

I therefore urge you to immediately withdraw these damaging proposals.

Yours sincerely

Signature Removed

**Hazel Lodge
6 Stoborough Meadow
Wareham
Dorset BH20 5HP**

c.c. Chairman, Chamber of Trade
Chairman, Arne Parish Council

21st July 2010

Dear Councillor Budd,

Thank you for the opportunity to contribute to the debate on "Where shall we build in Wareham 2012-2026?"

1. Re additional 200 dwellings.

I support the view they should be split 100 somewhere along Worgret Road and 100 somewhere on Western edge of North Wareham.

2. Potential for other benefits e.g. Education, community building, health centre, hospital ambulance etc.

These should be located somewhere around Worgret Road within the Bypass.

3. Re large supermarket with good parking and petrol filling station.

I think you should earmark land for this project but I don't think the case for this facility has been made and there does not appear to be a Plan for the future development of the town. (more details attached).

The Consultants state there is no need for more convenience floor space in Wareham but a case could be made if people could be deterred from shopping out of town. (i.e. Stop the Leakage!)

Yours sincerely,

Signature Removed

R-G H Alexander

Attached: Discussion on Consultancy

DISCUSSION ON CONSULTANCY

In the 1960's my wife and I voted for a town supermarket. We believed the contention that it would attract people into the town and therefore the local shops would benefit.

It did attract additional people to the town but they only visited the Supermarket, and in a very short time all the retailers selling produce on offer in the Supermarket closed down.

The local Chamber of Commerce was disappointed because the Supermarket would not support communal projects such as Christmas lights in the town.

We are now facing a similar question for Wareham which is more complex because of geographical location on the other side of the harbour; because of seasonal trade and nowadays everybody has a car and are used to using it.

The Consultants comments towards the existing town centre are depressing.

1. A Supermarket "would leave town centre convenience stores trading below benchmark levels"
2. Ignore the two petrol stations because they are outside the town planning area.
3. The town is healthy enough to take the knock of reduction in trade.
4. "Many of the concerns raised related to the sale of non-foods in any potential Supermarket"

This comment ignores the butcher, bakers and delicatessen

I am rather dismayed by this Consultancy report because it has been produced by a National Organisation which is well aware of the issues I have raised yet make no contributory comment from a National prospective.

I am dismayed that a SWOT Analysis has been conducted with "The Stake Holders" which in a marketing consultancy is a precursor to developing a plan for the Stakeholders. This has not been done and again no National experience has been

offered to mitigate the problem.

I am dismayed that the Consultants can only justify a Supermarket by suggesting it may stop people driving out of town thus generating more trade.

I am dismayed that the Consultancy chooses to ignore Special Forms of Trading "because it does not have a direct relationship to demand for retail space"

Special Forms of Trading in this context includes Mail Order and Internet trading (and such things as "You Shop - We Drop"!))

If we are planning for 20 years ahead I find dismissal of Internet trading strange as it has grown so quickly in a short time and Broadband access is planned to improve nationally.

Finally, I would like to make my contribution to "where shall we build in Wareham 2012 - 2026.

I think you should develop a Plan for Wareham town centre.

It is a unique and lovely town much visited for that reason in the summer months.

The Council could give the Traders chance to take part in the development of the future direction.

In the event of the introduction of the Supermarket the likelihood exists that the present Sainsbury site would be abandoned and this would open possibilities of developing for the future. Who knows, there may be adjacent sites that could become available during this process.

I think there would be benefit in enhancing the Quay area and changing its use from a Car Park.

There was a lovely proposal to change the street scene in South Street a few years ago which would have been attractive to pedestrians. I would welcome that innovation.

-3-

I propose the Supermarket be put on hold until an irresistible need is established and that the town has a developed Marketing Plan for the next 5-10 years.

R G H Alexander 21st July, 2010

Signature Removed

Mr Budd
Purbeck District Council
Westport house
Worgret Road
Wareham
Dorset

Mr & Mrs G Ashworth
Wareham

19th July 2010

Dear Mr Budd

Re Where shall we build in Wareham 2012-2026

As a parent with children at local schools and a resident in Wareham I am horrified at the proposed changes. The Purbeck District Council have failed to provide the public with ALL the relevant information, which can be found in the Retail Impact Assessment (RIA) and Green Belt Review report. How can residents make an informed decision when you do not present them with all the information and facts?

There is no mention of either the Green Belt Review in your questionnaires or the PDC's intention to redefine the green belt boundaries. The PDC propose to release green belt land from both the Wareham Middle School and Purbeck School! It is quite clear from both these reports (RIA and Green Belt Review) that the Wareham Middle school site is the most preferred site for the development of a large supermarket (a site the PDC identified and failed to include in the questionnaire). How can you mislead the public in such an underhand way.

Goodness knows what developments you have planned for the Purbeck school grounds. Is it your intention to develop on every bit of green space available to the schools in Wareham? I am appalled that yourself and the PDC care so little about the children of today and the children of the future whose green space will be destroyed forever.

Within your questionnaire your preferred option is option A. But if you develop on the Wareham Middle school site, which from the RIA report has 'significant development potential', the number of dwellings will rise dramatically from the proposed 200. Again there is no mention of this in the questionnaire. The DCC own the green belt land at both of these school sites, and I've not seen any documentation as to what their intentions are. I cannot believe that the PDC have not consulted DCC on this matter, given what I have read.

A supermarket would destroy the centre of Wareham. You just have to look at other Dorset towns, Wimborne, Blandford, Dorchester to see the impact of a large supermarket on their towns. The RIA report (for which the PDC paid £10,000) even states "If no restrictions are imposed on a large supermarket, there would be a:

44% impact on retail premises

74% impact on shops retailing goods.

How can you even consider going forward with a supermarket based on a response rate of 8%. Within Wareham only 168 replies (47.7%) were in favour of Option A. Do the PDC think that 168 replies out of a population of 12,000 is big enough response to consider destroying our historic market town that makes Wareham so special.

I ask WHY are the PDC doing this? As a parent and resident of Wareham, I want an explanation on the PDC u-turn in policy.

I have always voted Liberal Democrat at the local elections but if these changes go ahead (the proposed and those not even mentioned), I will never vote for the Lib Dem candidate again and I'm sure I won't be alone in that decision.

In summary, this letter highlights our disappointment with the failure of the PDC to inform Wareham residents of its future by misleading residents of the proposed developments. Wareham needs a good education infrastructure, the retainment of all green spaces (especially when plenty of brown field sites are available within the Purbecks.) An enormous superstore is not required in the Purbecks, there's plenty of choice already, and the heart of Wareham will be destroyed. Please consider the residents of Wareham and its history, before the greed for money by PDC in trying to balance the Purbeck finances.

Yours sincerely

Signature Removed

Mr & Mrs G Ashworth

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

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

Option A

Option B

Option C

Other (Please comment where below)

Comments

Please refer to enclosed letter

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

Yes No No Comment

(Please provide any comments below)

Comments

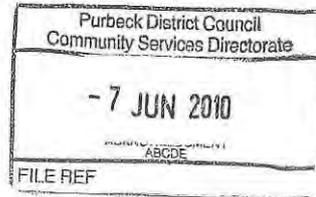
Thank you for taking you time to comment. Please add your details if you would like to be kept informed of the Core Strategy.

Name MROMA Ashworth

Address 9 Stowell Crescent-

Email address gashworth@rsk.co.uk,

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



10, Shirley Road,
Wareham,
Dorset.
BH20 4QE.
01929 552278.
7 June, 2010

Dear Sir,

Growth in Wareham Proposals

My wife & I have been most interested in the leaflet recently received but before giving an opinion, we need a little more information.

Each of your 'options' refer to 'potential'. What exactly does that mean?

For example, in Option 1 dealing with the area coloured green, you write of 200 dwellings.

However, are you really saying that on that site, all of the 'potential' additional elements can be fitted in? I find that quite astonishing & look forward to your answer.

Further, should the answer be 'yes', then what plans are there for, e.g. the present Health Centre & Hospital?

Clearly, you are interested to have a good feedback, but there are far too many uncertainties before any constructive comment can be made.

Yours faithfully,

Signature Removed

Peter J. Barker

Planning Services,
PDC

Barton Willmore

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

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

What is your postcode?RG31 7BW.....

1. There are three options for growth in Wareham:

Option A

Develop along Worgret Road within the bypass

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

Option B

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

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

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

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

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

Option C

A combination of Options A and B

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

Wareham Town Council supports Option A.

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

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

Option A

Option B

Option C

Other (Please comment where below)

Comments

The Council should allocate development at Worgret Manor (which would include the land which forms Option A) for at least 500 homes in the first phase to meet Core Strategy objectives and deliver a sustainable future for Wareham.

The Where shall we build in Wareham consultation fails to identify Worgret Manor, promoted by Ashvilla Estates Ltd for a strategic mixed-use development allocation at Wareham, who supported Alternative Option A in the October 2009 Purbeck District Core Strategy consultation.

Wareham, the dominant market town in Purbeck, with a variety of services and facilities, located on the Weymouth-Poole railway line is the most suitable location for new planned development, providing an opportunity to seek to reduce reliance on car-borne journeys and to reinforce the long term sustainability and viability of Wareham as a key market town. A solution within the District is essential to meet the basic needs of the population in terms of providing housing and in sustaining the local economy.

Housing Need

The Core Strategy Preferred Option plans for 2,400 homes in the period 2006-2026 and taking account of existing housing completions and other commitments (sites with planning permission), states that there is a need to find a further 1,500 homes to 2026.

The June 2008 Dorset Strategic Housing Market Assessment confirmed that the average property price (2006 prices) in Purbeck (at £263,812) is around 27% higher than the average for England and Wales and above the average for the whole of Dorset (around £250,000).

The rate of increase in property prices in Purbeck has been significant, with average property prices in Purbeck rising by 72.5% between 2001 and 2006.

The 2009 Purbeck Annual Monitoring Report (AMR) confirms that the household to income ratio is 5.5 (considerably higher than the national average with average house prices at £227,808. In the ten years to 2008/9 only 94 new homes were provided in Wareham (average of 9.4 per annum).

The SHMA suggests that around 1,176 households in the District are currently living in unsuitable housing. An estimated that 773 of the 1,176 households would need to move home to find a solution to the unsuitability. Furthermore, a total of 62% of the 773 households cannot afford a suitable solution in the housing market without some form of subsidy (479 households).

The total future need for affordable housing is estimated in the SHMA to be 445 units per annum. Between 1994 and 2006 a total of 342 affordable homes were provided in Purbeck – only 28.5 homes per annum (less than 10% of new homes in the same period) and less over 12 years than the actual annual need – this represents a failure to provide for local needs.

The Council's Corporate Strategy 2005-2010 is to provide 36 new affordable homes per annum which is wholly inadequate and does not reflect local need.

The SHMA confirms that:

“Due to the lack of instruction from Government, targets are set by the prevailing practice: what other councils with similar levels of housing need have proposed, and after examination by Planning Inspectors, adopted. The RSS Panel report for the South West suggested a minimum target of 35%. Clearly the situation in Purbeck is more serious than the minimum. Other authorities with a high level of need are pursuing targets of 50%. These are subject to ‘deliverability’ as specified in PPS3.”

The evidence is therefore of an overwhelming case for new homes to meet local need. The Core Strategy must reflect the evidence of demographic, housing and economic need as well as reflecting the infrastructure and environmental carrying capacity of the housing market area. Too much emphasis has been placed on the weight given to environmental constraints, including AONB. This is made in spite of the profound weight of evidence relating to economic and social need, the jobs to homes balance, as well as sustaining rural market towns in the hinterland of the conurbation.

Jobs and Homes Imbalance

The Core Strategy must address the jobs and homes imbalance. The consequence of jobs/homes mismatch is that local people are unable to buy into the local housing market and look for housing elsewhere, leading to migration out of the region or more long distance commuting. Dorset CC area has a predicted excess of jobs over people between 2001-2016 of between 8,700 and 10,200 across a range of growth scenarios.

Rural areas suffer from acute affordability problems, exacerbated by limited housing supply, leading to increasing unsustainable development patterns and constraint to rural and urban economic growth. For example, Purbeck has delivered only 67% of its Structure Plan required housing between 1996 and 2005.

It is therefore vital for firms to be able to recruit skilled replacement labour or their production, innovation and overall competitiveness will be affected, and inward investment may be jeopardised.

Housing requirement based on Need

Whilst Regional Strategies have been revoked by the Secretary of State (July 2010), all LPAs must now establish through evidence a sound housing requirement, which must take into account housing need and demographic growth. Therefore it is considered that the housing requirement for Purbeck must now be reconsidered as part of the Core Strategy process against the background of local need to ensure that the housing requirements of the District are met.

Distribution of Housing Within Purbeck

We recommend that further mixed use urban extensions are identified within the Core Strategy which can deliver housing in the early part of the plan period, in order to meet economic and housing needs, sustain rural communities and provide for a balanced, measurable and deliverable pattern of sustainable growth, focussed on existing settlements such as Wareham, key public transport corridors and ensuring the jobs to homes balance is retained, to achieve sustainable social and economic growth as protection of environmental constraints.

Notwithstanding the evidence of the need for higher housing provision, the Preferred option proposes only 390 of the proposed 1,500 additional homes at Wareham, with 457 at Swanage and 388 at Upton and the remaining 367 in villages and the countryside. Government Office for the South West has advised that:

“Given Wareham’s central location in the district, it would appear to provide the best accessibility for the whole of the district for the provision of higher order services...Having

a large proportion of the new housing proposed for rural Purbeck concentrated at Wareham, would therefore seem the most appropriate location in terms of reducing the need to travel through choice of location...

...As in sustainable travel/creating sustainable communities terms concentrating growth at Wareham would seem to be substantially preferable, reasons to outweigh this consideration would need to raise even greater sustainability concerns. It would therefore seem necessary to explore further whether and how a more substantial extension to Wareham could be accommodated at Wareham." (our emphasis)

Therefore the Council's proposal to accommodate only 25% of the remaining housing requirement at Wareham is inadequate and the spread of 367 homes across villages (24%) demonstrates the imbalance in the Council's approach.

Wareham should be the focus for sustainable development and the Core Strategy should plan for an urban extension of at least 500 homes at Wareham. Option A (Worgret Road within the bypass) is therefore the first step to create a sustainable extension to the west of Wareham. To respond to the level of housing need and the objective of securing sustainable development at Wareham, land will be required within and beyond the western bypass road to enable development needs to be met (not least to meet SANG requirements - see below).

Constraints to Option B land: Western edge of North Wareham:

Option B (North Wareham and central area around the railway station); and Option C (combination of A&B) are physically constrained by the Green Belt and Dorset Heaths SPA, the need to accommodate a large supermarket or from existing adjoining development and Worgret Manor provides the potential land to meet such a strategic housing requirement.

The Green Belt review report highlights that the land adjoining Tantinoby Farm is only partly suitable for release from the Green Belt and part of the land on the north eastern edge would result in the appearance of urban sprawl. Part of the site is constrained by allotments and the remaining site is situated between the golf course and the existing built edge to the settlement.

There is also very little in the way of landscape features or physical barriers which will act as a means of containment and mitigate against encroachment into the countryside. The site should not score Green for townscape and landscape impact given the comments made in the Green Belt review on countryside encroachment and the fact that the development will extend the

outer edge of the settlement. An Amber score would be more appropriate for each category.

The fundamental constraint to the Option B land, however, is the proximity to the Dorset Heaths Special Protection Area (SPA) which lies only 400m to the north (Wareham Forest). Habitat Regulation sites are a legal and policy constraint of international weight. Natural England will require the provision and security of delivery of Suitable Alternative Natural Greenspace (SANG) to avoid additional recreational pressure on the SPA; and there is no evidence that the land within Option B is capable of accommodating the estimated 3.84ha of SANG required to provide for 200 dwellings (using a ratio of 2.4 persons per dwelling and the requirement of 8ha per 1,000 population).

Even if such land for SANG is available on the Option B land which can also accommodate the retained allotments and provision of 200 homes, there must be serious doubt that additional recreational pressure on the Wareham Forest cannot be demonstrated in terms of avoidance to satisfy the requirements of the Habitats Directive and Regulations.

The Option B site is only marginally beyond the 400m exclusion zone around the SPA and the ease of access to the Wareham Forest means that it will be very impractical for the development of that site to avoid additional recreational pressure on the SPA.

Land at Worgret Manor in contrast has 46ha of SANG which is available to serve development at Worgret Manor and this is significantly further away from the SPA to the south, also separated by the River Frome, which provides an effective barrier to recreational movement.

Option B should therefore be rejected as insufficient land is available to accommodate 200 dwellings and particularly SANG, plus employment land and retention of open areas of the site with unacceptable landscape impact and to ensure the retention of allotments. The Green Belt review has in our view failed to justify the need to release the site given that it meets the objectives of PPG2, particularly as there is other land outside the Green Belt that can provide for development needs.

Key Benefits of Development at Worgret Manor

Worgret Manor lies on the western periphery of Wareham (with an approximate site area of 127 hectares). Built development can be accommodated on an area of about 37ha with the remainder of the land to the south and west left for the purposes of public open space, recreation and nature conservation.

Wareham is constrained by Green Belt, AONB and the floodplain areas. The only reasonable location to extend Wareham lies on the western edge of the settlement; physically adjoined to the original town, rather than the more detached Northport area, which in itself is constrained by the Green Belt.

The development area lies predominantly to the west of the A351 Wareham by-pass and to the south of the A352. The western extent of the development site is defined by the formation of the Bournemouth to Weymouth railway and the spur to Swanage. The southern boundary generally follows the edge of slope above the floodplain to the River Frome. The majority of the land is currently used for agricultural purposes.

Development on this site could ultimately comprise the following:

- up to 800 dwellings (500 in the first phase) including affordable homes
- SANG (Suitable Alternative Natural Greenspace) area of 46 hectares
- employment sites potentially able to provide about 12,000 square metres of floorspace;
- a local centre;
- a public house/restaurant;
- a community hall;
- a terminus for a local high frequency bus service linking the development directly with local schools, the railway station and the Town Centre. This service would be guaranteed for 5 years by Ashvillia.
- cycle ways and footpath links;
- managed ecological areas for Biodiversity enhancement amounting to approximately 44 hectares
- contributions to transport improvement works
- Ashvillia will build an on site railway halt and park and ride facility to enable the Swanage railway to make the connection to Wareham.

Worgret Manor is a site which can provide the means with which to provide for the natural extension of the settlement to the west of the site, as the town is constrained by areas of floodplain, topography, AONB and the Green Belt to the south north and east.

Worgret Manor is predominantly used for agriculture and there is no public access over the land at present, it therefore does not have a recreational function.

The value of the site lies in its visual association with the settlement of Wareham and the surrounding landscape. Worgret Manor is on the northern periphery of the Dorset AONB.

The AONB is a substantial constraint; national and regional policy requires its protection. However, AONB is not of the same order as the Habitat Regulations. Policy does allow for development within AONBs, in certain circumstances; and protection beyond the AONB is a regional, not national requirement.

Worgret Manor lies partly within the AONB. It is accepted that development could have a detrimental effect on the AONB. However, national policy

requires that effect to be weighed against alternative effects. In the context of the Core Strategy, those alternative effects could be damage to Habitat Regulation sites.

A landscape and Visual Appraisal undertaken for Ashvilla Estates Ltd has identified that the landscape character of the site does not fully reflect the Dorset Heathlands of the AONB. There will be some limited landscape and visual impact on the character and appearance of the AONB, however, this can be mitigated through the design and layout of the built forms of new development and the identification of appropriate areas to introduce new structural landscaping.

The site shares the same topographical characteristics as Wareham, being situated on the same ridgeline with scarp slopes to the north and south. There is a strong relationship between the town and Worgret Manor. A planned extension of the existing town would seek to ensure that this relationship is strengthened both physically and visually.

Green Belt Review Draft Report May 2010 – land north of Worgret Road

National policy confirms that Green Belt is a spatial planning tool, not relying on the inherent quality of the land. PPG2 advises that

“When drawing Green Belt boundaries in development plans local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development (for example in terms of the effects on car travel) of channelling development towards urban areas inside the inner Green Belt boundary, towards towns and villages inset within the Green Belt, or towards locations beyond the outer Green Belt boundary.

It is noted that paragraph 5.8 of the Green Belt Review confirms that Wareham meets all five purposes for designating the Green Belt. Paragraph 9.5 also confirms that the Local Plan could not be adopted in 2002 and Settlement Policy F of the Structure Plan has now expired and the RSS did not propose an extension to the Green Belt – though the latter has now been revoked:

“Therefore, without a statutory need for an extension to the Green Belt recognised through regional or national planning policy, the exceptional circumstances required to alter the general extent of the Green Belt do not exist.”

Objection is therefore raised to the proposed alteration of the Green Belt boundary at West Wareham to include land between the present boundary and Worgret Road. The justification for the proposed alteration is to reinforce the function of the Green Belt in preventing a westward sprawl of the town. Yet, countryside policy within PPS7 and the AONB designation to the south is entirely adequate in ensuring that the countryside is protected from inappropriate development and this alteration to the Green Belt cannot be justified in planning terms. This proposed alteration to the Green Belt does not constitute an exceptional circumstance and should not be pursued by the Council.

Furthermore, PPG2 advises that:

“Once the general extent of a Green Belt has been approved it should be altered only in exceptional circumstances.” (paragraph 2.6)

The town of Wareham is already tightly constrained by land subject to flood risk, the AONB, the Dorset Heaths Special Protection Area and existing Green Belt. Green Belt is a spatial planning tool rather than conveying or reflecting intrinsic landscape value to land adjoining settlements. In the medium to long term (notwithstanding the extent of proposed development in the present Core Strategy process), land to the west of Wareham is one of the few remaining options to accommodate future development adjoining the town (the SHLAA map for Wareham confirms this) – as such it is illogical to further constrain Wareham by extending the Green Belt designation. The proposed extension of the Green Belt in this location ignores the consequences of such action for sustainable development patterns and does not represent sound planning for the future.

Traffic Light Methodology scoring for Worgret Manor

Concern is raised over the scoring and justification for the traffic light comments on the Worgret Manor site:

1. Ecology: Amber is accepted as an appropriate score with some ecological habitat on site though there are substantial areas of open land which will provide for a high quality ecological habitat;
2. Flood Risk: the part of the Worgret Manor site north of Worgret Road scores Green, and the main part of the site to the south should also be scored Green to reflect the ability to utilise the landscape to the south for open space and recreation uses together with a comprehensive surface water drainage strategy – no development is proposed or needed within areas liable to flood on the southern fringe of the site and it is inappropriate in our view to score the site Amber in respect of flood risk – this is not a constraint to development of the Worgret Manor site: **change score to Green;**
3. Townscape: Development along the higher ground on the northern part of the Worgret Manor site represents a continuation of the pattern of existing development, and it is not accepted that the A351 bypass is a

"natural built" barrier. The site is connected by Worgret Road to Wareham and is not isolated or detached from the settlement. An appropriate score in this category would be Amber: **change score to Amber;**

4. Landscape: Given that the majority of the site lies within the AONB an Amber score is accepted as appropriate;
5. Green Belt: this category is excluded as not applicable when surely it must score Green – not Green Belt will be affected – this is an unfair and unreasonable scoring of Worgret Manor when compared to Option A land which scores Green even though it is within the Green Belt: **change score to Green;**
6. Accessibility: The part of the Worgret Manor site north of Worgret Road is considered to be fairly near to the town centre (10-20mins) with fair access to the shops and facilities in the town. This is consistent with the Option A land inside the bypass. However, this is not consistent with the Worgret Manor site south of Worgret Road, which is equidistant from Wareham town centre. The score should be amended to Amber: **change score to Amber;**
7. Highways: Amber is considered an appropriate score given the need for new highways infrastructure to serve the site.

Accordingly the site compares well with other sites considered to the west of Wareham and there are no intrinsic constraints to development of the Worgret Manor site.

In conclusion, there is a overriding need for housing in Purbeck to meet local needs and there is also a need to reflect the status and facilities provided by Wareham in the settlement hierarchy of Purbeck by providing for a greater proportion of housing at Wareham in the Core Strategy. Option B is constrained by the Dorset Heaths SPA and the Green Belt and is not sufficient in size to accommodate development needs. Option A is the first step in the need to allocate land both within and beyond the western by-pass to respond to the need for development at Wareham and land at Worgret Manor for the reasons set out above can deliver a sustainable mixed community to reflect the development needs of Wareham and provide for sustainable development in Purbeck in the Core Strategy plan period.

The Council should therefore seek to allocate development at Worgret Manor (which would include the land which forms Option A) for at least 500 homes in the first phase to meet Core Strategy objectives and deliver a sustainable future for Wareham.

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

Yes No No Comment
(Please provide any comments below)

Comments
See response above.

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: Nick Paterson-Neild

Address: Barton Willmore, Beansheaf Farmhouse, Bourne Close, Calcot, Reading, Berkshire, RG31 7BW

Email address: nick.paterson-neild@bartonwillmore.co.uk

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

LOCAL DEVELOPMENT PLAN – WAREHAM

The distributed plan for the development of the Wareham area is too superficial, and invites acceptance only of what has already been chosen by the Council as options. These are not comprehensive. There are many factors influencing what should be decided:

The Plan For Schools. Following adoption of the two tier system for education, the decision over whether Swanage and Wareham secondary education will be concentrated on one site (Wareham), will markedly affect the number of people using the west end of Worgret Road. If the school population should increase, the resultant increase in both pedestrian and vehicular traffic will make the area approaching the roundabout particularly dangerous. If housing levels increase, the school population will naturally grow.

At the meeting on 6 July in the Corn Exchange, it was implied that a new secondary school building could be built, vying with that at Lytchett Minster for facilities. The District Council should resist unnecessary spend, and rivalry is no justification for it. However, if a new school building is required owing to dilapidation, all education facilities should be concentrated on the north side of Worgret Road, to minimise pedestrian traffic across what is already a busy road. Anything else will involve an untidy layout.

This would leave the Sports Centre on the south side, within an area which could also be used for housing.

Houses We are not bound by the orders of the Secretary of State of the last Government concerning numbers, but without doubt there is a need for affordable housing which cannot be snapped up by second home owners.

However, with or without increased numbers of scholars on the approach to the Worgret roundabout, a significant number of houses will again lead to a large increase in pedestrian and vehicular traffic.

Numbers mentioned in the recently distributed plan suggest that housing density will be similar to that to the west of Wool. This is not acceptable. It would totally change the appearance of this approach road to Wareham – something which has been correctly avoided so far in giving planning permission. Would a similar density be approved in Bestwalls, for instance?

There is no indication of how the problems of entry and exit to a housing estate would be relieved.

There is still a valid argument for building houses on the old MoD site at Holton Heath. Coupled with removal of contaminated soil, this could considerably improve the site.

Supermarket. My answers to the last survey were based on the supposition that a supermarket was to be included, come what may. Then and now, I see no need for a large supermarket, either within the town boundary or close to the outside. If based at the end of Worgret Road, it would both attract a constant stream of traffic and, equally importantly, with its proximity to the town centre, promptly put many local shopkeepers out of business. Combined with the school and housing aspects, it would make the road dangerous.

Built in Carey, a large store would require a large car park, and would introduce congestion to the approach road and danger to the local populace in a location where it is already difficult to navigate. Further, it is not understood how a supermarket could be built on the park area when it was decided some years ago that a skateboard park could not, because of the gas pipework below.

The argument for a large store is that it will attract shoppers in the district away from large supermarkets elsewhere. The reason for shopping in these other places is often that of convenience for those who work in reasonable proximity, and who can shop in, say, their lunch-hours.

Blandford is often quoted as the basis of comparison. Blandford has a bigger 'cushion' in terms of size of shopping area, and the (fairly considerable) distance of Tesco from the town centre. None the less, the presence of Morrisons as well as Tesco does make life difficult for the small shops.

If a large store really is needed locally, its logical site is in the fields to the west of the cemetery in Worgret. For aesthetic and Green Belt reasons Arne District does not want this. The decision would therefore have to be made on need, and this would have to be incontrovertible. Developers undoubtedly want the opportunity to expand their building programmes, and supermarket owners want to expand their scope. Neither should influence the decision on whether or not such building goes ahead. My sympathies lie with the small shopkeepers, who fear for their livelihoods, and with the old/infirm. They will not easily travel to a supermarket which has caused them the loss of local facilities within the town, unless they go by Supermarket bus, which will put the final nail in the small shops' coffins. The real need is to improve what we already have by way of small supermarkets, something which the companies and their store managers seem to be reluctant to do. Somehow they seem to think there is nothing they can do to influence district planning anyway. This, too, seems to be the attitude of a number of townspeople – the feeling is that the District Council has made its decisions and the plan is already a fait-accompli. One worry is that Sainsbury might wish to build the supermarket, after which they will exit from the town centre – leaving their existing premises empty. Who would then buy these premises, knowing that the trade had been sucked away?

Police, Fire and Ambulance. Nothing has been said about where these services might be located in the overall plan. If they stay where they are, any increase in population in the Worgret Road area, with or without the supermarket, will introduce further risks to both drivers and pedestrians as the emergency vehicles go at speed to reach the emergencies. 'Blues and Twos' are already a common feature of travel from the respective bases. More work needs to be done on this, and the results of the study published.

A351. No expansion should take place in Wareham, Arne or Swanage unless it is preceded by the building of a Sandford by-pass. *Despite the dismissive comments by Mr Trite at the 6 July meeting, Government should be approached for a change to the recently passed law on proximity of buildings and roads to heathland.* The inhabitants of Sandford already have to endure too much traffic. Conversations with Dorset Wildlife Trust some years ago elicited from them that they would be prepared to discuss the matter of wildlife in SSSIs on the proposed routes. This should be pursued. Over the years, the prime argument against the by-pass was one of cost. Only recently has the ecological aspect surfaced. Gridlock in Sandford and the roads either side (as a result of increased numbers of houses and therefore cars) is already close, and the district plans will worsen the situation. How far does the misery for a village have to go before action is taken to redress the problem?

NLP Draft Retail Assessment. My comments on this mainly concern the detail, and are therefore written on a separate sheet. In general, there should be a glossary of terms and abbreviations.

General. There is a feeling that the District Council has already decided what is to be done, and that the consultation exercise is simply being carried out to satisfy the principal of talking to the public.

Signature Removed

G T Baynes
43 Worgret Rd., BH20 4PH

NLP Draft Retail Assessment.

Executive Summary.

- 1.14 Does this mean that Worgret Rd is a sequentially preferable site?
- 1.19 What is the qualitative benefit to residents if the town centre is dead?

Consultation

- 3.3 In 2008 there was no scope for the answer “None of these.”
 - 3.4 Items 3 & 4 are duplicates. What was meant to be written?
 - 3.7 Disbenefits. The complications of defining what non-food goods should be included are likely to make the scheme unworkable. For instance, pharmaceuticals can range from toothpaste through soap and vitamins to cosmetics.
 - 3.8 “Weakness” column should include lack of signs for car parks – e.g. in Howards Lane
 - 4.3 Why is it necessary for major supermarkets to be in the district? Who believes it necessary? One suspects that it is the supermarket owners.
 - 4.14 Zone D (and the rest) does not fully account for the majority of shopping’s being in Poole. Do the consultants know what proportion of the population works there, and therefore frequents shops which are convenient? The density of rush hour traffic between the Bakers Arms and Wareham should give some clue.
 - 4.31 The data suggest that any new supermarket should be near Swanage, if it really is needed
 - 4.37 “Capacity” should not be confused with “Desirability.”
 - 5.14 All well and good if there is no damage to the town centre. In this instance there would be great damage.
 - 6.5, 6.9 The tables are not clear without a glossary.
 - 6.30 Sainsbury could be a contender for the supermarket, probably emptying the present site if successful. The probability of another company’s buying these premises is low. Sainsbury should be encouraged to improve its existing service (as should the Co-op).
 - 6.31 The range of restrictions needed to “limit impact” would, before long be discarded by a rich supermarket. Strongly disagree with the last box of the Table.
- Appendix 1, Table 1. Of the benefits and disbenefits, ‘benefits’ 3, 4 and 5 should be listed as disbenefits.
- Appendix 3. Tables are statistically based, and therefore theoretical. They are speculative, and not necessarily factual.
- Appendix 4. Sites 1, 2, 3. Are 2-hourly bus services considered frequent? The Report compiler should try living with them. It should be noted that people with bus passes are not likely to spend extra money on rail fares.
- Viability. ‘Significant commercial potential for a foodstore’ ignores the proposal that the establishment should be a supermarket, where the commercial potential would suit the owner but not the town. It would demolish trade in the town centre.
- Site 3. Why would this site be suitable for a supermarket when some years ago it was considered unsuitable for a skateboard park because of the hydrocarbons pipework underneath it?
- Appendix 5. How is the Impact Assessment calculated?

Signature Removed

G T Baynes
43 Worgret Rd
BH20 4PH

Baynes, N

43 Worgret Road
Wareham

Tuesday 8 June '10

Dear Mr Dring

We have received the latest suggested plans for Wareham, and you are looking for comment.

The first comment from me is –

When is a road traffic census to be carried out for the town of Wareham?

As you can see we live on the main road into Wareham; the volume of traffic increases without any further development of housing or supermarket.

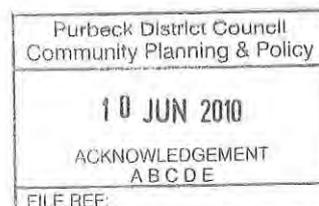
It seems to me that the planning authorities need to be aware of just how many vehicles pass along this way before they plan for more.

Have you ever spent time observing what goes on especially at school times?

Yours sincerely

Signature Removed

N J Baynes (Mrs)



Wareham 12

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

43 Stoborough Meadow
Wareham
Dorset
BH20 5HP

22nd July 2010

Dear Sir/Madam,

Where shall we build in Wareham 2012 - 2026

Please find enclosed the questionnaire duly completed. We have ticked Option C as the best option of those presented BUT are opposed to the inclusion of a larger supermarket 'out of town'. This will, in time, kill off most of the businesses trading in the town. Firstly, the two smaller supermarkets will close, followed not long after by other shops. The idea that you will restrict what the new big supermarket will sell is in our opinion unworkable. Initially they may comply but in time they will sneak in the banned products, in which case is the district council going to have the finances or stomach for a legal battle. In any case, this proposal by the Council, as supporters of a large supermarket, could be self defeating as we suspect too many restrictions would put them off anyway.

On a further point we do not really agree with the development of green field land, as currently defined.

Why not review the development of brown field land in and around Holton Heath?[?] Being between Wareham and Poole it is likely that a significant proportion of residents would use Poole for shopping and services etc, reducing the burden on roads and services in and around Wareham.

Yours faithfully

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Mr P N & Mrs J M Blackman



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

29 July 2010

Our ref: 1510.06/MM

Dear Sir

**Where shall we build in Wareham 2012-2026?
Response on behalf of JS Bloor (Swindon) Ltd**

JS Bloor (Swindon) Ltd controls 4.6 hectares of land at Worgret Road, Wareham, adjacent to the Wareham bypass. Because of its proximity to local facilities, existing public transport links and sources of employment, the site is considered to be a highly sustainable location for development and has been promoted as such for over ten years. Naturally, we support the council's objectives for development along Worgret Road within the bypass, as set out under Option A.

Yours faithfully

Signature Removed

Martin Miller
Technical Director

Planning
Design
Environment

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

29 July 2010

Our ref: 1510.06/MM

Dear Sir

**Purbeck District Green Belt Review – Draft Report May 2010
Response on behalf of JS Bloor (Swindon) Ltd**

On behalf of JS Bloor (Swindon) Ltd, we wish to notify you that we support:

1. the introduction to the report which states that the purpose of the green belt within Purbeck District is to prevent the westward sprawl of the Poole / Bournemouth conurbation, which otherwise might lead to coalescence of settlements and urbanisation of the countryside
2. paragraph 7.8, which sets out the council's assessment of the role that the land north of Worgret Road makes in fulfilling the purposes of the green belt, as well as the conclusion that the site is suitable for release from the green belt
3. the proposed revised boundary for the green belt along Worgret Road shown on Map 2
4. the conclusions of the report in section 7, and particularly paragraph 7.41.

Yours faithfully

Signature Removed

Martin Miller
Technical Director

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

29 July 2010

Our ref: 1510.06/MM

Dear Sir

Draft Retail Impact Assessment for Purbeck District Council by Nathaniel Lichfield and Partners – June 2010
Response on behalf of JS Bloor (Swindon) Ltd

On behalf of JS Bloor (Swindon) Ltd, we would like to make the following comments on the above report.

Paragraph 2.6 / paragraph 5.10

The council's consultation on where building should occur within various settlements in the district indicates that Purbeck's local development framework core strategy will manage growth and development up until the year 2026, which is different to the 2027 end date stated by NLP in paragraph 2.6. Clarification would be appreciated on both the start and end dates of the plan, given that the core strategy consultation period indicates a start date of 2012 and an end date of 2026, whilst paragraph 5.10 infers a start date of 2011/2012. As PPS4 requires local planning authorities to allocate sufficient sites to meet the identified retail needs for at least the first five years of the plan period, it is critical to know which years this will entail.

Paragraph 5.12 – Analysis of Site 1

The analysis of the Worgret Road Middle School site in Wareham (both within paragraph 5.12 and appendix 4) does not equate with the site area identified in Appendix 4, because the latter includes the Lady St Mary First School, which is being retained and developed as a primary school following Dorset County Council's decision last week to move towards a two tier education system in the district. Confirmation of the area of land at Wareham Middle School likely to be made available for potential future development / redevelopment should be sought from Dorset County Council (as landowner), but we understand that it is likely to comprise land currently used as playing fields rather than the existing school buildings and areas of hardstanding. As a result, the area of land potentially available is likely to be considerably less than the 6.2 hectares stated in the draft retail report.

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In undertaking an assessment of the site's suitability to accommodate a foodstore, there is no mention of the fact that the playing fields associated with both the Lady St Mary First School and Wareham Middle School fall within the green belt. The existence of the green belt is, however, recognised within the analysis for site 2 and appears to be the principle reason why site 2 is only considered to have "reasonable foodstore potential" whereas site 1 is considered to have "significant commercial potential". Clearly, it is important for both sites to be assessed on a level playing field.

In addition, and perhaps more fundamentally, no consideration appears to have been given to the acceptability in planning terms of redeveloping school playing pitches, given that landowners, including councils, are required to consult Sport England on any proposed development that would affect or lead to the loss of a sports playing field. As the County Council has yet to reveal what land it is to make available for development / redevelopment and in the absence of any confirmation from Sport England confirming that their loss is acceptable to them, we consider that it is premature for NLP to robustly conclude that the site is suitable, potentially available within five years and possessing significant development potential.

Paragraph 5.12 – Analysis of Site 2

The site area of the land under JS Bloor (Swindon) Ltd's control is only 4.6 hectares, rather than the stated 4.9 hectares. We note that the site is only considered to be unsuitable in terms of its green belt designation, yet the same conclusion was not reached in terms of the playing fields to the west of Wareham Middle School.

Paragraphs 5.13 to 5.16 – Discussion of sites and conclusions

Whilst we welcome the report's overall conclusion that Wareham should be the preferred location for a new foodstore, for the reasons outlined above, we consider that NLP's comparative assessment of sites 1 and 2 in these paragraphs is flawed and premature. Unless Sport England is able to confirm that it is happy to support the loss of the existing playing fields (even though the overall number of pupils to be accommodated along Worgret Road and requiring sports facilities will actually increase from 1493 in January 2010 to a maximum of 1860 under the proposed education review – see Appendix F of the Purbeck Review of School Provision considered by the County Council on 22 July 2010), a potentially fundamental obstacle to any redevelopment of this site will remain unresolved. Until such confirmation is obtained, we consider that site 2 should be identified as the preferred alternative for a foodstore.

Section 7 – Conclusions and recommendations

Site 2 and the playing fields associated with site 1 are to be released from the green belt under the district council's current green belt review - they are therefore equitable in terms of planning policy constraints. Whilst we accept that in geographical terms site 1 is marginally closer to the town centre than site 2, the loss of playing fields and the potential for an overriding objection from Sport England on site 1 is actually the principal difference between the suitability of the two sites to accommodate a foodstore. In the absence of any confirmation from Sport England that there will be no objection to the loss of playing fields, we consider that NLP's conclusions are premature, and that the conclusions of the report should be rewritten indicating a preference (in deliverability terms) for site 2.

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We hope that you find the above useful. Should you wish to discuss any of our concerns in more detail, please contact me.

Yours faithfully

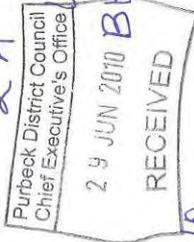
Signature Removed

Martin Miller
Technical Director

C & J Brown

2 A St. Martin's Lane,
Wareham.

BH 20 4 HF



28/6/10.

We have read the consultation document from Purbeck District Council. It gave no option of saying "no" to an out of town supermarket. We strongly object to the idea of such a supermarket.

We have lived within the walls of Wareham for over 50 years and it has always been a thriving community. We do all our shopping in Wareham and we know the

shops and people in the town on an intimate basis. We are both medical practitioners and are well known by the community.

All the shops in Wareham would suffer from an out of town supermarket and many would go out of business. We might well lose our Sainsburys as well as the other shops.

The views of the people of Wareham should be paramount.

Christopher & June Brown.

To whom it may concern:

Regarding the current public consultation. This is **not about resisting change**.

I really hope these future plans are never realised, particularly regarding the large supermarket. There are nearby large stores to serve the wider community, another is not needed here. I find it depressing that the planning officer present at the meeting in the Town Hall 21.07.10, said that "supermarkets write big cheques for communities...we could get a new park"! But at what cost!? Bullying and bribing tactics by these huge multiples have seen them take over 88% of the overall retail market in our towns & ruin otherwise vibrant, interesting market towns & communities.

It seems that great emphasis is being placed on the 'evidence' of the retail impact study (these are known to actually have little true reflection on what happens to the town within the first year or two of a supermarket opening and are often commissioned by the developers & supermarkets themselves); although my understanding of this particular study on Wareham seems to reflect it would have a big impact on local shops & that there is not the need for a large supermarket currently?! Supermarkets notoriously 'move the goalposts' regarding size and trading restrictions once they have planning approval. Perhaps the planning officers should do their own research or read some independent reports about this (Ghost Town Britain & Clone Town Britain by New Economic Foundation, "Why Supermarkets make Bad Neighbours" by Friends of the Earth to name a few) or look at anecdotal reports ('The Town That Said No To Tesco', Guardian.co.uk). Here are a few bits I think are interesting:

Employment

- Rather than create jobs, evidence shows that it results in approx 276 local job losses within the 15km radius of where the supermarket is built (National Retail Planning Forum).

Environment

- Increase in fossil fuel reliance, further food miles, increase in car dependence for shoppers, 'Off Our Trolleys' report shows that a typical out-of-town supermarket causes £25,000-worth of congestion, pollution & associated damage to the local economy every week.

Local economy

- Destruction of the local economy: The All Party Parliamentary Shops Report (2006) says that if the current trend for communities to be dominated by the 4 main supermarkets continues, by 2015 there will be no independent convenience stores & newsagents left. Money spent in a supermarket goes to shareholders & the corporation rather than staying in the local economy & community where it has been spent, supporting local businesses & their suppliers.

Local community

- A decline in the sense of community, evidence shows this increases anti-social behaviour and general loss of sense of wellbeing and community identity. Older people become more & more isolated, as for many the trip to local shops may be their main source of social contact, it is not practical for them to trek to huge supermarkets to get small amounts of shopping.

I hope this letter has been helpful in going towards the consultation process, I look forward to hearing from you.

Regards

Signature Removed

Carlin Castillo

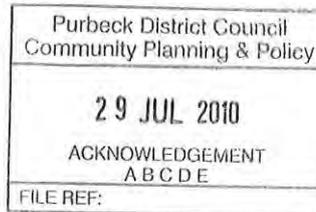
6 Westport Rd
Wareham
BH20 4PR

Charborough Estate, The

AJP/JM/20227

28 July 2010

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



Dear Mr Dring

PURBECK CORE STRATEGY JULY 2010 ROUND OF CONSULTATIONS

Please find enclosed Responses prepared on behalf of the Charborough Estate to:

- The Draft Green Belt Review
- Background Paper 6: Settlement Extension Sites, and
- "Where shall we building in Wareham"?

We have bound these together because the "Key Points" and Appendices relate to all three. However, we have divided the detailed responses into sections relating to each individual consultation document.

We trust this will enable you and your team to relate our responses to individual elements of each consultation document, but do please give me a call if you need any further information or clarification.

Yours sincerely

Signature Removed

ANDREW PATRICK
DIRECTOR
Dipl.Arch (Portsmouth) Dip TP RIBA MRTPI MCMl
a.patrick@pvprojects.com

Enc

cc Mr J Bowerman, The Charborough Estate

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Chartered Town Planners and Architects

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**PURBECK LOCAL DEVELOPMENT FRAMEWORK
RESPONSES TO JULY 2010 ROUND OF
CONSULTATION**

**ON BEHALF OF
THE CHARBOROUGH ESTATE**

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2. OVERVIEW
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4. GREEN BELT REVIEW DRAFT REPORT
5. "WHERE SHALL WE BUILD IN WAREHAM?"
6. REVISED TABLES A, B1 & B2
7. COMMUNITY BENEFITS AND CONTEXT MAPS FOR TANTINOBY AND FERNCROFT SITES

AJP/20227/July 2010

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1. INTRODUCTION AND KEY POINTS

1.1 These Representations are made on behalf of the Charborough Estate in respect to their interests at **Wareham** including Wareham St Martin (Sandford). They do not relate to the Estate's interests elsewhere.

1.2 The responses are made to the following documents which form part of the July 2010 round of consultations:

- a) Core Strategy Spatial Options: Background Paper Volume 6: Settlement Extension Sites;
- b) Purbeck District Green Belt Review Draft Report;
- c) "Where shall we build in Wareham?"

1.3 Key Points

The Government requires the Core Strategy to:

- Meet the needs of the local community, and
- Be "sound"

The Government has also made it clear that one of their guiding principles is fairness.

1.4 More than 200 greenfield homes in Wareham may be required to meet local needs, because:

- a) This equates to only 1 dwelling per month for the next 16 years.
- b) There are 382 on the Wareham housing list, and
- c) There may be more opposition to housing in Swanage than in Wareham.

1.5 Option C at Wareham (breaking the greenfield housing down into more than one site) has been suggested by some local people, and both Wareham St Martin and Arne Parish Councils.

1.6 Deletion of the "white land" at Sandford and putting it into the Green Belt would be:

- a) Significantly affect any future reconsideration of a Sandford Bypass.
- b) Be unsound, and
- c) Be potentially unfair

1.7 The comparative assessments of the alternative sites at Wareham may be unsound and could therefore lead to a Core Strategy which is unsound.

2. OVERVIEW

2.1 Will the proposals meet the needs of the local community?

The Government is committed to the principle of "Localism" whereby local communities are involved in shaping the future of their towns, villages and neighbourhoods. The Government is also equally committed, so far as practicable, to ensuring the needs of each local community are planned for – housing, jobs, etc.

2.2 The Charborough Estate is not convinced that only 200 greenfield homes at Wareham will be sufficient. That equates only to 1 house per month for the next 16 years, and only 1 affordable house per two months. Yet statistics on display at the "Road Show" at Wareham on 12 July 2010 demonstrated that there are 382 people on the Purbeck housing list who want to live at Wareham.

2.3 Therefore there is a need to consider:

- a) More greenfield housing, either now or in the future;
- b) Removing Tantinoby Farm and Ferncroft Farm sites from the Green Belt now, so that they can be considered for further housing now, or within the period to 2026.

2.4 Consideration should be given to dividing the greenfield housing at Wareham into more than one site (as verbally suggested by a number of visitors at the Road Show, and also by Wareham St Martin Parish Council and Arne Parish Council). Thus, for example:-

- a) The allotments at Tantinoby Farm could be retained, and the site reduced to about 100 homes,
- b) About 50 homes could be accommodated on the northern part of the Ferncroft site, north of Carey Road.

This could be combined with another site (eg. Worgret Road) to achieve up to 350 homes.

2.5 Are the Consultation Documents "Sound"?

The Core Strategy will need to be sound, and thus all evidence fed into it must also be sound. That includes the three documents to which we are responding.

2.6 The Charborough Estate is very strongly opposed to the designation of the "white land" at Sandford as greenbelt. There are no sound reasons for doing this on a stand-alone basis. The only possible "sound" basis would be to compensate if both Tantinoby Farm and the Ferncroft Farm sites are released from the greenbelt.

2.7 Except in matters of detail the Representations submitted on behalf of the Charborough Estate in response to the Core Strategy Preferred Options remain sound. We have however reviewed the Tables A, B1, and B2 submitted as part of those Responses and attach the revised tables hereto.

2.8 The changes in the tables are explained as follows:

- A "Good access to Winfrith" was omitted in error from the Wareham column.
- B1 There appears to be limited community support for a supermarket at Wareham; on that basis, we have therefore omitted that factor in our assessment.
- B2 For the same reason we have omitted "Support development at Northport Centre" since that would have focussed on a supermarket at Wareham Station; however, Ferncroft or Tantinoby would incorporate an employment extension to the Westminster Estate; therefore we have changed that factor to "Support development of further employment".

2.9 The analysis of our Tables A, B1 and B2 (which we consider to represent a sound comparison of Wareham and Swanage, and of the three main sites at Wareham) therefore demonstrate:

1. Wareham remains a far more sustainable location for housing than Swanage; we understand there may be greater opposition to housing in Swanage than Wareham; the Council may therefore wish to consider switching some housing from Swanage to Wareham;
2. Although the Bloor Homes site inside the Bypass on Worgret Road has an average walking distance less than Ferncroft or Tantinoby (Table B1) all three sites remain comparable;
3. The Ferncroft and Tantinoby sites would provide employment, SANGS, and a potential improved pedestrian/cycle link from North Wareham to the Primary and Secondary Schools; they are the closest to the rail station and the main bus route; they are the only sites that would provide this combination of community benefits.

2.10 In contrast the Preliminary Assessment of sites and the Draft Review of the Green Belt appear to be potentially unsound. That therefore also applies to the "Where shall we build in Wareham?" Consultation Leaflet. Thus a Core Strategy based on these documents is liable to be unsound.

3. BACKGROUND PAPER 6: SETTLEMENT EXTENSION SITES

3.1 The Local Councils

We note that from paragraph 5.3.3 that Wareham St Martin Parish Council and Arne Parish Council supported Option C (a combination of development along Worgret Road and in parts of North Wareham). It would reduce the impact of the number of dwellings on any one location, and has the potential to deliver all of the potential benefits in both options A and B for the town.

3.2 Options for Wareham (Section 6.3)

We are concerned that the Tantinoby and Ferncroft sites have been presented as one option. In reality they represent a variety of options. For example:

- a) Both sites together which could (at densities of around 30 dph) achieve up to 400 dwellings in total.
- b) The Tantinoby site by itself could provide 150-200 dwellings.
- c) The Ferncroft site by itself could provide 150-200 dwellings.
- d) Part of Tantinoby could provide (say) 100 dwellings whilst retaining the allotments.
- e) The northern part of Ferncroft north of Carey Road could provide up to 50 dwellings.
- f) A combination of (d) and (e) could create 150 dwellings plus employment at Westminster Road, and retaining the Tantinoby allotments.

3.3 Appendix 3

We note from page 20 that land adjoining Tantinoby Farm is referenced 23/0166, land adjoining Ferncroft Farm is referenced 23/0167, and land off Worgret Road (the Bloors site inside the bypass) is referenced 23/0173.

3.4 Appendix 4: Preliminary Assessment Tables

We note the assessment made of Tantinoby, Ferncroft, and the Bloor Homes site on pages 35-36, and are concerned that the assessment may be unevenly balanced and unduly favours the Bloor Homes site.

- 3.5 It is noted that the right hand columns of the assessment tables place a tick under G for green, A for amber or R for red, forming a "traffic light" assessment, whereby the assessment of each particular element is regarded as being acceptable, in need of mitigation, or a "show stopper" respectively. It is acknowledged that this is a preliminary assessment, but it is important that it is sufficiently refined to form a sound basis on which to select sites for the Core Strategy.

3.6 Tantinoby

We have concerns about the following assessment elements:

- a. Ecology:
 - i) We note that there is a band of TPO trees on the site that may offer good wildlife habitat/corridor;
 - ii) These need not be disturbed by the development, but rather retained and incorporated within it;
 - iii) In addition, a substantial tree planting scheme was suggested on our illustrative sketch Master Plan exhibited at the Road Show on 12 July 2010;
 - iv) Therefore this assessment is unduly unbalanced against the site.
 - v) Furthermore, no reference whatever is made to the fact that, because the site belongs to the Charborough Estate, extensive SANGS could be provided in proportion to the total number of dwellings.

- b. Flood Risk:
 - i) Obviously, sites within the floodplain should not be considered;
 - ii) Whilst there would in theory be a possibility for surface water run-off, in practice, neither the LPA nor the Environment Agency would accept any development without a Flood Risk Assessment (FRA) which demonstrated clearly that there would be no adverse affects from surface water run-off through the combination of sustainable urban drainage systems (SUDS) and on-site attenuation measures forming an integral part of the development;
 - iii) Therefore, again, this assessment weighs unduly weighs against the site.

- c. Highways:
 - i) The main vehicular access point would be direct off Bere Regis Road, with a secondary access only into the Northmoor Park Estate, in order to reduce so far as possible, traffic through the Northmoor Park Estate;
 - ii) Furthermore, parking would be provided for the SANGS which would also accommodate persons using the Forestry Commission open access land, and that could actually reduce traffic into Northmoor Park Estate. Therefore, again, the tick against Highways should be in the "G" column.

3.7 Ferncroft

Again we have very similar concerns regarding the following:

- a) Ecology: Again there is no reason whatever why the TPO trees should not be retained on site, and our illustrative sketch master plan showed a substantial additional tree planting; again, no reference is made of the fact that this site, like Tantinoby, but unlike the Bloor site, could provide substantial SANGS;

- b) Flood Risk: Again, there is no reason why this site should not be able to provide SUDS and onsite attenuation to avoid any adverse effect from surface water run-off.

- c) Green Belt: It is stated that development could lead to limited westerly spread of the settlement but this could be contained by the topography; the following points should be noted:
 - i) The site is contained within the constraint imposed by Tatchells Pit (as potentially expanded).
 - ii) The proposal is to keep the development below the 25m contour line (exactly the same as the Tantinoby site); on that basis the tick should be in the G column, not the A column;
- d) Highways: We agree with the comments made, but the assessment omits the potential for the Charborough Estate to provide, together with the land owners south of the river, an improved pedestrian cycle route to the primary and secondary schools have been omitted.

3.8 The Bloors Site

The following assessments appear to have been made on an over optimistic basis:

- a) **Landscape:** We accept that this is a flat site – but we disagree that development would not be prominent in views of the wider landscape – it would be very prominent from the Bypass; the tick should be in the A column.
- b) **Greenbelt:** This site would need to be released from the Green Belt in exactly the same way as Tantinoby or Ferncroft and again the tick should be in the A column, not the G column.

4. PURBECK DISTRICT GREEN BELT REVIEW DRAFT REPORT

4.1 Executive Summary

We note from page 2 that sites at Wareham are regarded as suitable or partly suitable as follows:

North of Worgret Road and Middle School – “Suitable”
Purbeck School and Sports Centre – “Suitable”
Woodbine Cottage (north of Carey Road) – “Suitable”
Land adjoining Tantinoby Farm – “Partly Suitable”
Factory Field off Causeway Close – “Partly Suitable”

4.2 Analysis of Greenbelt in terms of function and sensitivity to change

We note from figure 5 on page 15 that the Green Belt in its wider sense around each key settlement is assessed in terms of another “traffic light” appraisal system whereby:

- Green = fully fulfils all Green Belt purposes
- Amber = fulfils some Green Belt purposes only
- Red = fulfils no Green Belt purposes at all

4.3 The Green Belt purposes identified from PPG2 as set out at paragraph 5.1 of the report are to:

- Check the unrestricted **sprawl** of large built-up areas
- To prevent neighbouring towns from **merging** into one another
- To assist in safeguarding from **countryside encroachment**
- To preserve the **setting** of **historic** towns
- To assist in **urban regeneration** by encouraging recycling of derelict and other urban land.

4.4 Sandford

On that basis the Green Belt around Sandford is assessed as:

- Green – preventing merging of settlements
- Green – preventing countryside encroachment
- Amber – to some extent preventing sprawl
- Red – not contributing to historic setting at all
- Red – not contributing to urban regeneration at all

The Charborough Estate broadly agrees with this assessment in so far as it applies to the Green Belt as currently delineated at Sandford, but not including the “white land”.

4.5 Wareham

At paragraph 5.8 on page 17 the Green Belt around Wareham is identified as fulfilling all Green Belt functions, including historic setting and urban regeneration. The Charborough Estate questions this assessment with regards to sprawl.

4.6 The Tantinoby Site is contained by the golf course (and beyond that the Forestry Commission land). The Ferncroft site is contained by Tatchells Pit and the potential extension to that. The Bloors site is contained by the by-pass. We therefore contend that the Green Belt as far as those three sites are concerned does not in fact contribute significantly to the preventing of sprawl.

4.7 We also question whether Tantinoby and at least the northern part of the Ferncroft site contribute to the historic setting of the town. It may well be argued that the southern part of the Ferncroft site contributes to the historic setting of the town, and certainly the Bloors site does. However, the Tantinoby site, and the northern part of the Ferncroft site are not readily visible from the walls of the historic town, let alone any other part of the historic town, and are substantially separated from the historic town by the modern development of Carey and Northmoor Park.

4.8 Potential for Strategic Releases in North Wareham

We note that on page 28 Map 3 outlines the potential for strategic releases in North Wareham. It is noted that the draft assessment is (with regard to the interests of the Charborough Estate):

- a) Land adjoining Tantinoby Farm: Partly suitable (except an area to the north east of the Farm itself).
- b) Land rear of Westminster Road – this claims that provided development was located towards the southern part of this site and did not breach the western boundary Woodbine Cottage the sprawling and encroaching affects would be reduced and that part of the site would be suitable for release from the Green Belt.
- c) Woodbine Cottage – the report states "This small area fits within a dip and is well screened along the roadside by vegetation. The site would offer a good degree of self-containment for a small number of dwellings and would not result in a westward sprawling effect for the settlement". It is therefore considered suitable.
- d) Land adjoining Ferncroft Farm – is stated as dominated by small hills which contain the existing settlement and any urban extension that breached that containment would result in a highly visible encroachment into the countryside and would be extremely harmful; it is therefore unsuitable for release from the Green Belt.

4.9 The main concern of the Charborough Estate relates to land at the rear of Westminster Road and land adjoining Ferncroft Farm and Woodbine Cottage. It needs to be emphasised that the intentions with regard Ferncroft Farm and the extension to Westminster Road were to keep the development within the 25m contour, which is exactly the same contour which limits the Tantinoby

potential development site. In particular, the assessment at Map 3 ignores the fact that there is a small valley or coombe which extends along Carey Road below the 25m contour within which both the Westminster Estate could be extended and up to 50 dwellings could be built without having the effects which are claimed.

- 4.10 We also note that whereas the Green Belt at Woodbine Cottage, Tantinoby Farm, Westminster Road, and Factory Field (off Causeway Close) are analysed in more detail at paragraph 7.13-7.19 on pages 29-31, no such analysis is undertaken of the Ferncroft site.

4.11 **Potential Green Belt Extension – Sandford**

It is noted that at paragraphs 8.6 – 8.9 and Figure 9 on pages 44-45 that it is proposed to delete the “white land” on the south side of Sandford and include it within the Green Belt. The Charborough Estate are very strongly opposed to this as currently proposed.

- 4.12 The Sandford “white land” came about due to the need for housing development to fund the Sandford Bypass. Deletion of the white land and including it in the Green Belt would permanently prevent such enabling development and thus in turn prevent the Bypass should circumstances change. Whilst the prospects for the Bypass are currently very poor, significant elements of the Local Community appear to still hope for provision of the bypass.
- 4.13 The white land contributes nothing to the separation of Sandford from Wareham or Holton Heath. It contributes little to preventing the sprawl of Sandford since the settlement is ultimately constrained on the south side by the railway line. It does not contribute to the setting of a historic town and the very small area of countryside contained in it, although open, is of no visual quality at all. We cannot therefore see how deletion of the white land on its own can be justified. It would be thus unsound.
- 4.14 The only justification for deletion of the Sandford white land could be if both the Tantinoby and Ferncroft sites were removed from the Green Belt. In that case there could be an argument in favour of deleting the Sandford white land to compensate for that. But the Charborough Estate would strongly object to deleting the Sandford white land solely to compensate for the removal from the Green Belt of land in other ownerships.

5. "WHERE SHALL WE BUILD IN WAREHAM?"

- 5.1 In broad terms we support Option C for the reasons outlined above at our paragraphs 2.4 and 3.1.
- 5.2 As outlined in our 3.2 above, Option C could in fact represent a variety of options, which should be noted and considered.
- 5.3 Our Section 3 above outlines our concerns as to the assessment made of the Tantinoby and particularly the Ferncroft sites.
- 5.4 We most certainly do not agree that landscape issues rule out Ferncroft. Development of Ferncroft could be contained within the 25m contour (as with the Tantinoby site).
- 5.5 The leaflet also does not identify that:
- a) Tantinoby is contained by the golf course and Ferncroft by Tatchells Pit, so neither would be the beginning of uncontrollable sprawl.
 - b) Three out of four sites (including Bloor Homes, but excluding Worgret Manor) would need to be released from the Green Belt and are thus equal in that respect.
- 5.6 Likewise it should explain that the Tantinoby and Ferncroft sites could also provide extensive SANGS and a potential direct link from Carey to the primary and secondary schools. They would also be combined with additional employment on the Westminster Estate.
- 5.7 For all these reasons we consider that the preliminary assessment is sound enough as a basis for sound public consultation leading to a sound Core Strategy. In comparison, we consider our revised Tables A, B1 and B2 are sound, and should therefore be taken into account.

TABLE A: STRATEGIC COMPARISON OF SWANAGE AND WAREHAM (REVISED)

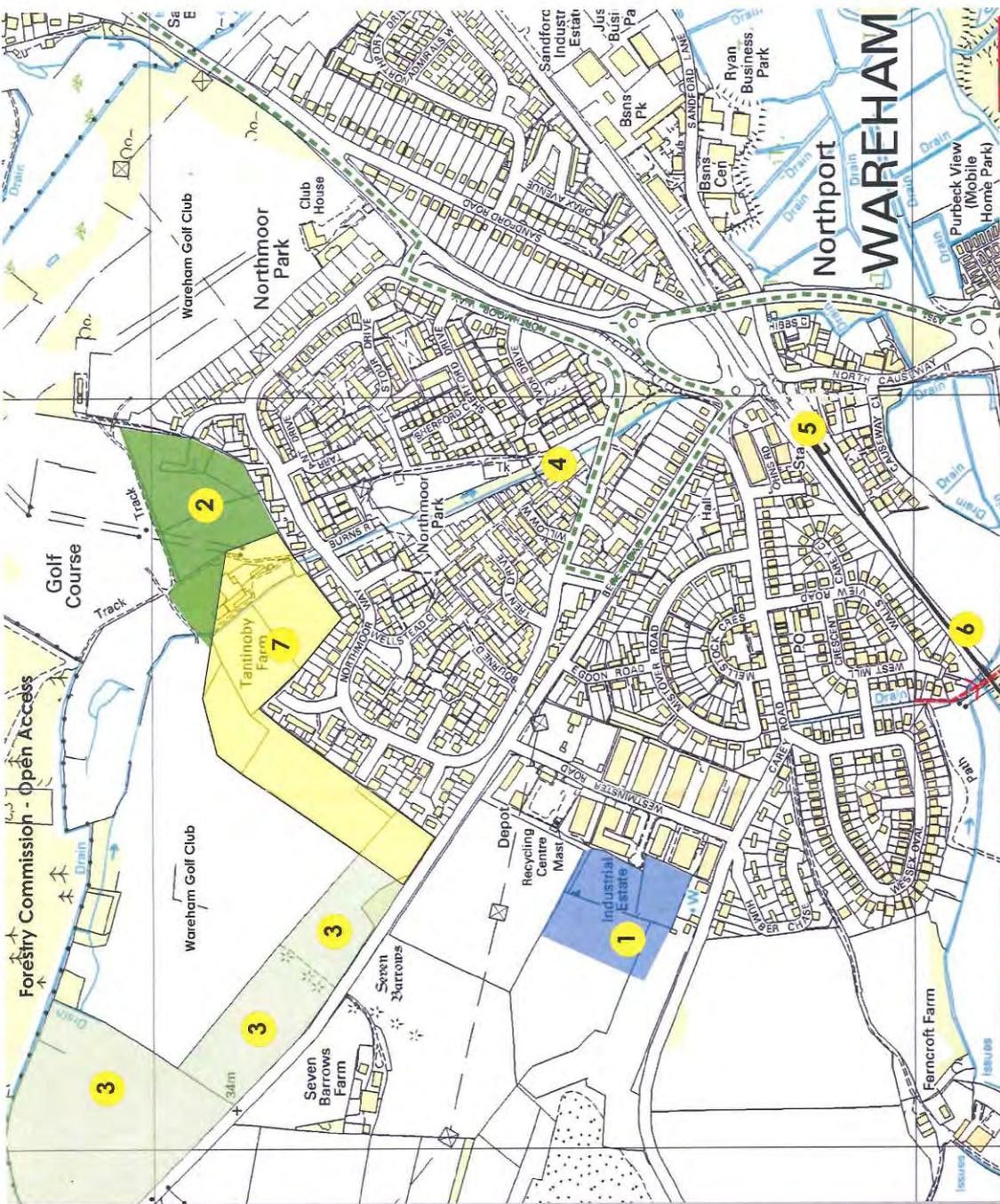
FACILITY	Swanage	Wareham
1. Schools a) Primary b) Secondary	2	1 1
2. Industrial Estate(s) & Business Parks a) Existing b) Scope for more c) Good access to Holton Heath d) Good access to Winfrith	1	2 1 1 1
3. Town Centre (Retail & Employment)	1	1
4. Supermarkets a) Existing b) Potential for 2000 sq m supermarket	1 1	1 1
5. Recreation and Leisure a) Theatre/ Cinema b) Public Sports Centre c) Potential SANGS d) Beach	1 1	1 1 1
6. Public Transport a) Half hourly electric train service b) Swanage Branch (from 2013) c) More than hourly bus	1	1 1
TOTAL	9	15

TABLE B1 SHORTEST DISTANCE IN METRES (REVISED)

Destination	Tantinoby	Ferncroft	Worgret Road (inside bypass)
Purbeck School	1795	1690	890
Primary School	2495	1550	150
Bus Route with more than 1 bus per hour	820	725	890
Rail Station	930	825	1310
Town Centre	1685	1790	890
Westminster Road Industry	545	425	1645
Sandford Lane Industry	1395	1290	1755
Purbeck Leisure Centre	2695	1750	350
Potential SANGS	50	70	1755
AVERAGE	1379	1124	1074

TABLE B2 (REVISED)

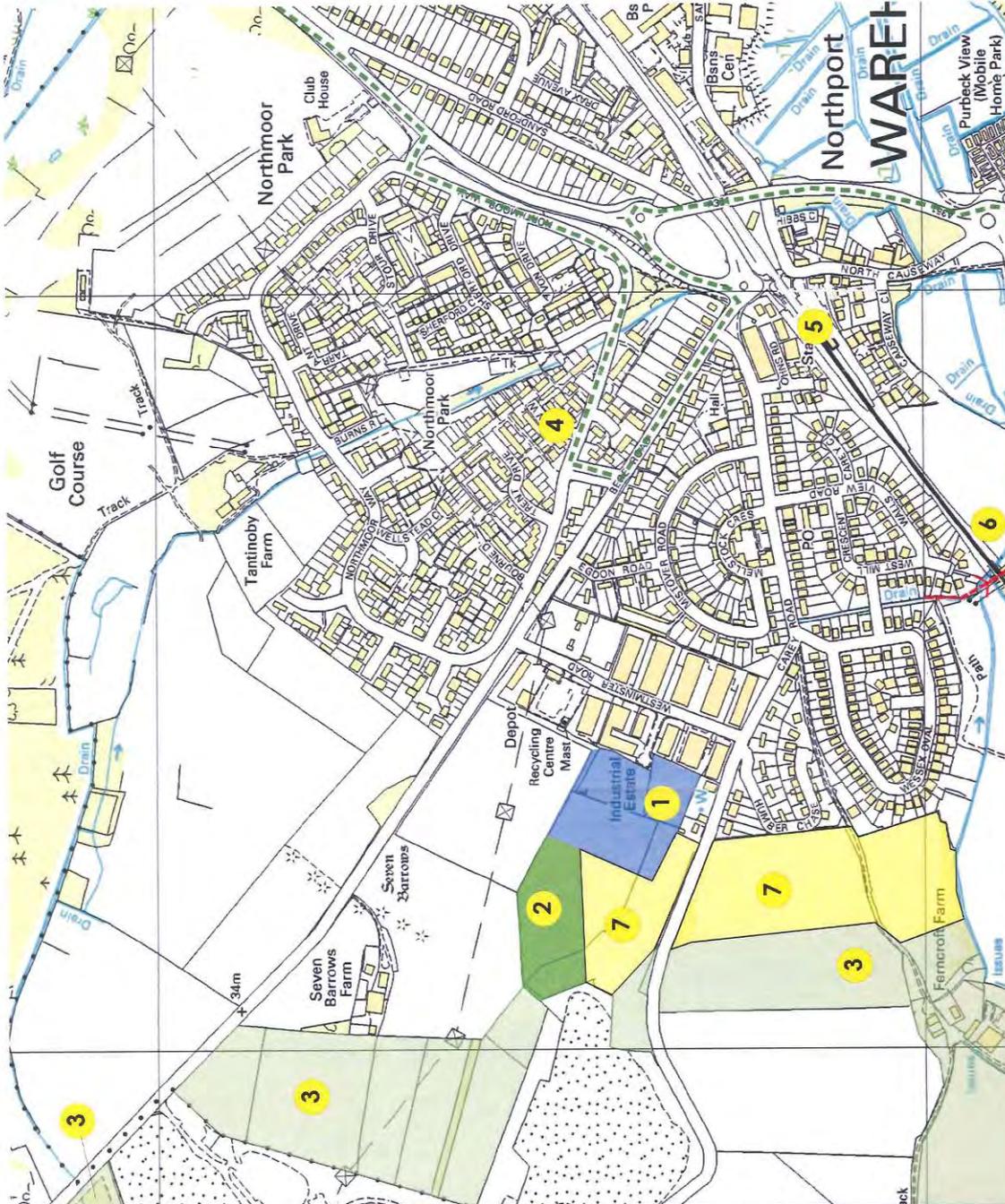
PRINCIPAL DEVELOPMENT	DIRECTIONS AT WAREHAM		
	Worgret Road	Ferncroft Farm	Tantinoby Farm
Issue			
Green Belt?	X	X	X
Not in AoNB?	✓	✓	✓
No Adverse Landscape Impact?	✓	✓	✓
Out of Floodplain?	✓	✓	✓
Provide Extensive SANGS	X	✓	✓
Not Affect SSSI/SPA	✓	✓	✓
Support Town Centre	✓	X	X
Support Development of Further Employment	X	✓	✓
Accessible	✓	✓	✓
Adverse Impact on Amenity of Existing Residents	✓	X	X
	✓ 7 X 3	✓ 7 X 3	✓ 7 X 3



20227 DP 01
OS Map reproduced under licence AR 100018708

- Community Benefits + Context**
- 1** New employment opportunities by expanding Westminster Estate as part of development
 - 2** Public Open Space - or replacement allotments
 - 3** Extensive area available to create SANGS - benefits existing residents
 - 4** Close to Bus route - helps to support Public Transport
 - 5** Walking distance to Railway Station - helps to discourage car traffic
 - 6** Possible improvement to Pedestrian/Cycle link from North Wareham to schools
 - 7** Up to 100 Affordable Homes - Out of a total of 200

Tantynoby Farm



Community Benefits + Context

- 1** New employment opportunities by expanding Westminster Estate as part of development
- 2** Public Open Space - or replacement allotments
- 3** Extensive area available to create SANGS - benefits existing residents
- 4** Close to Bus route - helps to support Public Transport
- 5** Walking distance to Railway Station - helps to discourage car traffic
- 6** Possible Improvement to Pedestrian/Cycle link from North Wareham to schools
- 7** Up to 100 Affordable Homes - Out of a total of 200



North
 20227 DP 03
 OS Map reproduced under licence AR 100018708

Fencroft Farm

WAREHAM 7

E. M. Cherry
12 Causeway Close
Wareham
Dorset
BH20 4BE
Tel. 01929 556095

PLANNING PURBECK'S FUTURE

14.7.2010

RETAIL IMPACT ASSESSMENT

Dear Sir,

I write to totally appose the impact of a new supermarket at Wareham.

It would be a disaster for the town centre - totally unnecessary and a death knell for the small shops.

This was suggested a few years ago and rejected. We have a new Sainsbury and two butchers a Thursday and a Saturday market - it would completely ruin this lovely town.

Regards.

Signature Removed

Churchill, A

From: John Churchill[SMTP:JOHN@CHURCHILLJE.PLUS.COM]
Sent: Thursday, July 29, 2010 10:49:23 PM
To: email-LDF
Cc: Cllr Cake; Cllr Critchley; Cllr Osmond; Cllr Budd
Subject: Where shall we build in Wareham 2012-2026 Auto forwarded by a Rule

Dear Councillor,

I attended the roadshow concerning new building in Wareham 2012-2026 and as a resident of the area viewed with dismay the prospect of a large supermarket on the outskirts of Wareham. Having read the report commissioned by Purbeck District Council, I was not convinced of either the need or the desirability of such a store. Wareham is a unique Saxon walled town and it would be a great pity if the first view of it travelling from the West consisted of a large corporate supermarket and petrol station built on green belt land. The idea of screening is fanciful, no supermarket or petrol station will hide its light under a bushel. I was not convinced that it would reduce congestion on the A 351 either. The primary aim of a supermarket and petrol station is to attract car borne traffic from the surrounding area and as much passing traffic as possible, otherwise why the huge provision of parking?

Then there is the impact on town centre businesses, already well documented in other parts of the country. Large supermarkets do not abide by planning restrictions imposed on them as to what they sell. They can soon provide an 'evidence based report' showing that their customers need to be able to buy everything under one roof. Holidaymakers on whom many of our local businesses depend will do their shop at the supermarket and drive on, or worse, drive in but not spend any money! It would be wonderful to think that Wareham could retain its uniqueness and resist insidious corporate creep.

Yours sincerely,
Ann Churchill.
9, Old Furzebrooke Rd.
Wareham.

Churchill, J

From: John Churchill [SMTP:JOHN@CHURCHILLJE.PLUS.COM]
Sent: Wednesday, July 28, 2010 7:27:12 PM
To: email-LDF
Cc: Hilary; Cllr Cake; Cllr Critchley; Cllr Osmond; Cllr Budd
Subject: Build Your Say. Building in Wareham Auto forwarded by a Rule

Dear Sirs,

I attended the recent town council meeting at the Wareham Corn Exchange, and thought that the presentation by the PDC representative could have been written by Tesco. I had visited the exhibition on the Core Strategy and listened to some of the council officers in attendance which left me equally disappointed but not surprised. In the guise of 'having your say' we were presented with a PR exercise.

I am left with the impression that the District council is yielding willingly to pressure from a large supermarket using the tactics employed in so many market towns. A study is commissioned that is 'evidence based' to show the 'need'. The residents are unable to question the 'evidence' unless they are skilled enough and have the time to pick over the fine detail and contest the accuracy. The council is told by the supermarket lawyers that any opposition will be ruthlessly pursued through court action, which no council can afford. The council is then left with only minor influence, such as the planting of trees to screen the car park, which might grow tall enough in 20 years (- just look at the half dozen pathetic saplings at the Wimborne Waitrose). The results are to be seen wherever one drives, the dominant architecture and garish signage of a Tesco or Asda on the approach to any historic town, and in the centre no individual food shops or other like retail, only estate agents, and charity shops. There seems to be no resistance to this corporate power.

As one resident in 20,000 let me at least develop, or repeat a few points that may aid the debate and support those interested in opposing this plan.

Firstly, linking the supermarket to the issue of affordable housing in all options offered makes the claimed 50% in favour of a supermarket on the Worgret Rd, a meaningless conclusion. How was anyone to vote if they wanted affordable housing but not a supermarket. And to claim any majority on such a small sample is ridiculous anyway. It is to the credit of our Town Council that they made a clear separation in the final vote.

Secondly, how can any sensible prediction be made over the 'leakage' (who coins these inelegant and slightly offensive words) of 43% of the Purbeck area shoppers. Many of the reasons listed will remain after a supermarket is built. If people 'leak' out of the area because they work out of the area they will continue to 'leak'. If they like to combine a supermarket visit with other large item shopping or just to browse, they will continue to do so. If people shop at Waitrose they will not change to a Tesco if one were built (or the reverse). What will surely happen though, is that Westbound visitors will be drawn off the A35 and through Sandford to pick up supplies, and many people who now shop in Wareham centre shops will drive to Worgret Rd and will certainly not walk down into the centre. That does not seem a very bright idea, except for an interested supermarket.

Thirdly, we found out what value our PDC retail planner places on the Green Belt. (There is plenty of open space between here and Wool, he said!) The view of the Saxon Walls is nationally unique. It doesn't need the Tesco, Asda, or Waitrose school of architecture, with petrol station signage and floodlit carparks to enhance it.

Housing is a different issue. There is, in my inexpert view, a case for affordable housing, and perhaps for free market housing. Some could go on the Worgret Rd, within any existing development envelope but away from dominating the walls any more than now exists. Other, perhaps the majority, could go to the Northmoor area, where there is surely beneficial proximity to the railway station.

Yours faithfully,
John Churchill

Clayton, W

1 Shirley Road
Wareham
Dorset
BH20 4QE

21 July 2010

Steve Mackenzie
Chief Executive
Purbeck District Council
Worgret Road
Wareham
BH20 4PP

Re: Consultation on Local Development Framework

Dear Sir

I wish to object to the proposal for an out-of-town supermarket at Wareham. This would have a disastrous impact on the shops and businesses in Wareham town centre and turn Wareham into a ghost town.

I also wish to object to building in the green belt which is important for the setting of the town.

Other than simply not being able to understand why our elected Council would wish to agree to such a destructive proposal for its town and community I respectfully request your response to several questions.

Firstly, it is my understanding that the building of a new supermarket on greenbelt land at Wareham has been proposed, debated and comprehensively rejected by our Council on more than one instance over the past decade. The Council correctly concluded on these occasions that such a development was neither required nor desired. Given that we now have two 200 sq foot supermarkets (Sainsbury's & the Co-operative) in Wareham at which to shop, what precisely has recently changed that might prompt the addition of a third supermarket?

Secondly, exactly what offers are on the table from the supermarkets with respect to their securing permission to construct and operate a third supermarket built on greenbelt land in Wareham? If, as was mentioned by your representatives at the recent Wareham Town Hall presentation on the subject, the supermarkets are offering additional facilities as 'sweeteners' such as a new 'conference centre', police station, fire station, etc. (the latter two currently situated and operating well a few

hundred yards further along the same road as the green-field site proposed for this supermarket) what is the monetary value of these offerings from the supermarkets, please, and what precisely have the Council done or are proposing to do to secure alternative funding for these, presumably, 'much needed' facilities?

As previously mentioned, it is disappointing that the Sainsbury's (together with the Co-op) 2000 square foot supermarket which opened its doors last year last year, is now not deemed to provide adequate shopping opportunities for the town's citizens and those living nearby. If a third supermarket together with proposed petrol station and acres of 'free parking' in the middle of the greenbelt is not seen to provide enough shopping opportunities for the town and surrounding areas in the near future then precedent suggests that our Council will be looking to add a fourth supermarket (hypermarket?) in coming years!

I also ask why Wareham would need an additional petrol station when we currently have two Texaco filling stations at Stoborough and Sandford, both within five minutes drive from the town centre? Indeed, one of these Texaco petrol stations also offers 'mini-supermarket' shopping facilities.

We all know that the effect on our high street will be disastrous. The question is, do we care enough to take the right decisions? As our Council you have clearly shown the courage and vision to take correct decisions in the past and I hope that you will do so again.

As has occurred in this context elsewhere in many of our nation's towns, small shops, market traders, butchers, bakers, newsagents, old sweet shops, etc., will close, never to re-open. Employment opportunities for the young in the town offering real skills and opportunities will be lost forever with the only offerings in their place being that of shelf-stacking and till operation in a place which once were fields where grain has been grown to help feed our nation over the millennia. The unique charm and character of the town that encourages visitors from every part of our nation to visit and re-visit year after year providing the commerce and revenue upon which so many livelihoods in the area depend will be lost forever.

I look forward to hearing from you and am grateful for your kind attention.

In the meantime I urge you, as you have done before, to act to save our market town and immediately withdraw these damaging proposals.

Yours sincerely,

Signature Removed

Walter Clayton

cc Annette Brook, MP, House of Commons, London
cc Neil Butterworth, Editor, Daily Echo, Richmond Hill, Bournemouth

WAREHAM 6 Mount Pleasant

Barrow Hill

Bere Regis

BH20 7TB

July 12th 2010

Dear Sir/Madam,

I am writing to comment on the proposal for a new Supermarket to be built at Wareham.

As a family, we use Wareham for many of its facilities and shop there regularly. We feel strongly that there is no need for a new supermarket out of the town centre as the Co-op and the new Sainsburys are more than adequate. Also, we worry that a new supermarket would ruin the vibrancy of the centre of Wareham and lead to closure of businesses in the long run.

Yours faithfully

Signature Removed

Duncanson, A

*28 Sitterton Close Bere Regis
Wareham
Dorset BH20 7HX
Tel: 01929 472111 e-mail: rddiffy@googlemail.com*

Mr S Mackenzie
Chief Executive
Purbeck District Council
Worgret Road
Wareham
Dorset
BH20 4PP

2nd. July 2010

Dear Mr Mackenzie,

Re: Consultation on Local Development Framework

I wish to object strongly to the proposal for an 'out of town' supermarket at Wareham

This would have a disastrous impact on the shops and businesses in Wareham Town Centre and turn the region into a ghost town. Surely you must be able to determine this for yourselves.

May I also bring to your attention my objection to building in the green belt.

Please, I urge you to act now and save this beautiful market town and withdraw these damaging proposals.

Yours sincerely,

Signature Removed

Arlene M Duncanson



Duncanson, R

*23 Sitterton Close Bere Regis
Wareham
Dorset BH20 7NX
Tel: 01929 472141 e-mail: rddiffy@googlemail.com*

Mr S Mackenzie
Chief Executive
Purbeck District Council
Worgret Road
Wareham
Dorset
BH20 4PP

2nd. July 2010

Dear Mr Mackenzie,

Re: Consultation on Local Development Framework

I wish to object strongly to the proposal for an 'out of town' supermarket at Wareham

This would have a disastrous impact on the shops and businesses in Wareham Town Centre and turn the region into a ghost town. Surely you must be able to determine this for yourselves.

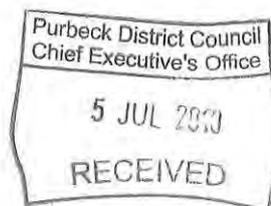
May I also bring to your attention my objection to building in the green belt.

Please, I urge you to act now and save this beautiful market town and withdraw these damaging proposals.

Yours sincerely,

Signature Removed

Roger L Duncanson



**Flat 1 Hillyard Court
Mill Lane
Wareham
Dorset
BH20 4QX**

16 July 2010

For the attention of Mr S Mackenzie

Purbeck District Council
Westport House
Worgret Road
Wareham
BH20 4PP



Dear Mr Mackenzie

Re Consultation on Local Development Framework

Having attended the road show on Monday 12th July and studied leaflet 3 for Wareham we now wish to object strongly to the proposed out of town supermarket.

Wareham is a beautiful historic Town. A Town full of character and individual shops, making it interesting and different for visitors and residents alike. Not a bland cloned town as many are up and down the country.

Its centre is very fragile and needs preserving. We have some lovely individual shops at the moment, the Farmers Markets, new businesses shop and Cafés all flourishing making Wareham a busy bustling individual Town Centre.

We are already well served with two Supermarkets conveniently situated in the middle of Town. What will become of these if they are ousted and what if anything will replace them? Wareham will become a ghost town with boarded up shop fronts because the Town Supermarkets will surely close as they loose customers to the 'LARGE' out-of -town supermarket.

Cont'd

There have been plenty of surveys from the early 1990's warning that an out-of-Town Supermarket WILL seriously damage the health of a small town. We agree!

Therefore we feel that the only acceptable options in the development scheme are for the improvements in the Health Centre/ Community Hospital, Ambulance Station, youth Centre, Police Station and a small housing development are in keeping with the Town. We have a pleasant recreation ground. Wareham would be improved greatly if the Quay was pedestrian only and made a peaceful area in which to enjoy the view without the noise and pollution of cars!

Yours sincerely

Signature Removed

Mr F S & Mrs R O Dutton

Save Wareham from Out-of-Town Supermarket

Steve Mackenzie
Chief Executive
Purbeck District Council
Worgret Road
Wareham
BH20 4PP

June 2010

Dear Mr Mackenzie

Consultation on Local Development Framework

I wish to object to the proposal for an out-of-town supermarket at Wareham. This would have a disastrous impact on the shops and businesses in Wareham Town Centre and turn Wareham into a ghost town.

I also wish to object to building in the green belt which is important for the setting of the town.

I urge you to act now to save our market town and immediately withdraw these damaging proposals.

Yours sincerely

Signed
Signature Removed

Address:
12 STOROUGH MEADOWS
WAREHAM
B20 5HP
PTD
COMMENTS OVER →

We have come from Northampton.
The town centre there is in trouble!
Retail has left, a bars, clubs,
charity shops etc have moved in,
plus a huge no of empty shops.
Empty shops - produce no revenue
for the town council.

Bars & clubs have vastly increased
with resulting drunk & druggo,
Violence & trouble. Police expenditure
has increased.

Npton Council is desperately trying
to sort the mess out!

In Wareham you have 2 medium
signed retailers, co-op - savibourys.
Similar prices for those walking in.
We are an 2 large stores, Tesco in Poole
& Co-op in Swanage. You Do Not
NEED MORE! if you do, you will kill Wareham.

Fagan, N

From: Nick Fagan[SMTP:NFAGAN@NORTH-DORSET.GOV.UK]
Sent: Tuesday, July 27, 2010 1:36:09 PM
To: email-LDF
Cc: nickfagan@talktalk.net; Alan Davies
Subject: PURBECK CONSULTATION - PROPOSED NEW SUPERMARKET IN WAREHAM
Auto forwarded by a Rule

Dear Steve,

Unfortunately I have not had the time to go through the Draft RIA done by NLP in detail, indeed I've only had time to look at the summary, and will not be able to do so before the 30th July. If you want me to next week I could still do so. But here are my comments so far:

- Any assessment must be based on the low population growth scenario because obviously the RSS has been abolished and so the high growth scenario is now defunct (para 1.11)
- Para 1.12 admits that there is no need for additional convenience floorspace in Wareham in regard to the baseline assessment
- The possible extension to Swanage Co-Op would have the lowest impact in terms of its viability on a town centre, Scenario 2 (Wareham Middle School) the highest, as set out in para 1.22
- There would be above benchmark impact in Wareham TC from Scenario 2 (Wareham Middle School)
- The motive for developing the Middle School Wareham site is motivated by the County's need to fund the change from a 3 to 2-tier education system in the Purbeck Pyramid because they have no funds through which to fund this now that BSF funds have been cut
- This site is too far away from Wareham TC to attract those parking their cars in the supermarket car park so very few customers of the new supermarket will venture into Wareham TC
- A very high % of those people currently doing their food shopping in Wareham TC (who drive to Sainsbury's or the Co-Op by car) would switch to the new supermarket (especially because it is likely to be Sainsbury's) – and these people would then not also frequent the other shops in Wareham TC because its car park would be too far to walk into the centre

28/07/2010

- Because the new supermarket would be bigger than the existing Sainsbury's or the Co-Op, it would stock more food and other goods and this would also incentivise people not to want to use other shops in Wareham TC, such as the Chemists, or Wareham Market on the Quay on Saturdays
- If the new supermarket was (as seems likely) a bigger Sainsbury's, the existing Sainsbury's in The Rempstone Centre would be left vacant; either because it would be unviable as a supermarket or because Sainsbury's would covenant it to preclude any competitor occupying it; It is also likely that the Co-Op would be unviable and would close; hence there would be at least one and probably two large empty retail units contributing to the degradation of what is now a thriving town centre – there is no need for this to happen
- The view that many people living in Wareham and the surrounding area needing to travel to Poole to conduct their convenience goods purchase is false; people go to Poole either because they work there and whilst in Poole naturally avail themselves of the larger shops including the larger supermarkets; or because they do a large weekly shop at Tesco Fleetsbridge, Lidl Fleetsbridge or Lidl Hamworthy or Sainsbury's in Poole TC – this will continue because a 2,000m² supermarket in Wareham is still no effective competition for this store; or because they go into Poole for other shopping reasons – visiting B&Q, PC World and all the clothes etc shops in Poole Town centre – this will continue: in other words people combine their trips and a 2,000m² supermarket in Wareham would do little to stop such traffic going from Purbeck to Poole
- The suggestion that conditions could control the level of comparison goods like clothes etc in this new supermarket is fanciful; the consultants & PDC know full well that these will be successfully challenged on appeal in all likelihood; a 25% floorspace limit is in any case excessive and will drive the chemists, the clothes shops, the electrical goods shop, and possibly at least one of the newsagents out of business, contributing to the derelict and abandoned look of the town centre
- There are already key empty vacant units in Wareham TC – e.g. the key corner site at 2-4 West Street previously occupied by Alliance Pharmacy
- In conclusion, there is no reason whatsoever to build a new supermarket on the Middle School site and if this was to occur it would have a significant detrimental affect on the vitality & viability of Wareham TC, contrary to PPS4 and your own existing adopted planning policies, and should therefore be rejected

I repeat that I am happy to look in more detail at the Draft RIA next week, after 30th July, but I cannot do so at present. Please let me know if you would find that useful and I will do so. Thanks.

These comments are of course my personal view as a professional planner living in Wareham TC, and not those of my employer, NDDC.

Nick Fagan, MRTPI

14 East Street, Wareham, BH20 4NP

The views expressed above are personal unless stated otherwise. NDDC is not liable for any consequences of accessing this electronic transmission.

28/07/2010

28th April

HYDE HOUSE
STEEPLE
WAREHAM
DORSET BH21 5NE

Dear Mr Whalley.

When shopping in Wareham a few weeks ago, one of the local tradesmen drew my attention to an article on the front page of a fairly recent edition of the Wareham Advertiser which described the proposals that had been made, according to that newspaper's article for an extensive development on the land of the BAGGS ESTATE situated in the locality of the Large Round about on Wareham's western edge, of many houses, a super market, other shops, possibly even offices and road development towards and possibly even into the Purbeck hills. I might be in contact in listing some of these particulars but this roughly was a description which the information of that news article seemed to be propounding.

If you will allow me I should be grateful if I may express a number of reasons for my feeling the strongest objection to such proposals, as the news article described them to be.

Wareham is historically a genuinely ancient town its existence stretches far back into very early times. It has retained a rustic distinctiveness; distinctions and its own singular charm and character right up to the present day, and in despite of all the hungry predations upon its style and character by endlessly advancing commercialism. It is curious even how recent editions within Wareham's centre, which might not too unfairly or unkindly be described as being in aspect of suburban High Street commercialism seem to have the look of they who have been washed up on the shores of the wrong island, as it were; rather foretorn and bedraggled but out of place. In an unkind mood I would tell them so; (but I mustn't be unkind).

The above mentioned coincides with my next point of objection which is that, if a large centre of first class attractive commerce is sited on Wareham's Gorden, it will swiftly kill stone dead the small, sensible, purposeful but first class small training enterprises which have in all my acquaintance thrived withⁱⁿ the town giving superb service and helping to create the proper atmosphere of a neat, rustic, English, small market town. Is there anything more lovely or more charming or more healthful but wholesome anywhere in the world?!

Next but this is of much import in considering the future. The westerly reaches of Poole's Suburban Branches already extend right up to the boundaries of wild heath and woods and waterways of Purbeck's landscape. have already for many years been allowed to grope and twist and insinuate their ways westward like an unstoppable ground elder determined to find its way onward to somewhere else. This leads me to my next point of objection against the proposals of which that newspaper article informed me.

This is. Once the westward town reaches within sight of the swathe of country which is Worgate Heath on his right with the great hills of Purbeck distant on his left but feels close by his spread before him the stretches of water meadow and its flood plain atmosphere with the lovely River from dipping in and out of view along his progress. I ask myself; can it be right, does it make any sense at all to disturb this wondrous space and its host of magical views with a new class of brick and concrete and all the underground requirements and hundreds or thousands of

of humans, for whom their dwellings will be in significant respect merely a commuter belt empire, necessitating thousands of cars for them to get to somewhere else to work at; for they will not be, they can't be rustic people working in country ways any longer for that is a world that has vanished. It seems to me the whole enterprise could only be yet another vast commuter belt conurbation in completely the wrong place, which were it to be realized would shatter, would ruin forever one of the most precious corners of this county in this locality.

There is something which is singularly disturbing in our modern times about the sanctioned rationale, which in so many cases has so very frequently, allows that which nature means to be beautiful to be desecrated by powerful commercial interests. It is, in my view, a wanton and disdainful disregard and thoughtless uncaring for what, in truth is simply precious, and meant to be nothing else but which is meant to pass simply from generation on to generation as a kind of temporary stewardship of care. A trust that nature voices and requires for the health of man in his soul.

Were this project to be enacted and a whole new conurbation were established in Wareham's western edge, then all the villages between there and Dorchester are next in line.

I feel most strongly that the voice of sense and integrity must prevail and that Pooze's suburban ambitions must be resisted utterly.

With great respect, I am

Yours sincerely

Signature Removed

31st July

HYDE HOUSE.
STEEPLE.
WAREHAM.
DORSET. BH20 5NZ.

Dear Mr Mackenzie.

May I please submit for your kind consideration the enclosed letter (copy of), which I wrote to the Wareham Town Council a few years ago when proposed options for an out of town supermarket, similar to those presently relevant, were being considered.

I beg pardon for its copy condition and not very elegant handwriting.

May I also please add to it two further considerations which are:-
I. That the most favoured proposed option A (at present being considered, were it to be constructed, would act as a strongly powerful and advantageous magnet for shoppers who are on their way through or going past Wareham. In other words that large flow of people in vehicles travelling from the East and on their way to Swanage and other locations along the coast.

This would cause such potential shoppers to disregard the shopping facilities within the town, which the town's shopkeepers very ~~are~~ considerably rely on when the tourist visitor months of a year are in season.

It would have an effect of not advantaging the Wareham town and locality dwellers, who would need to travel there to by car, for there would be no other way to return home with purchases from that distance out of town. West and/or North streets being the obvious routes for return are already heavily vehicle used during those months of the visitor season, plus being constricted in character with dwellings close upon the roads.

II. It seems to my thinking that the travelling visitor arrives at Wareham from locations which are now dominated by the Supermarket culture and that in coming to Wareham one of the main aims and desires which those visitors

Have need of it to get away
from that supermarket culture
which for them is an "everyday" condition,
and to discover a way of life within
a town which is quieter, more calm,
less frenetic, less rushed, much slower
paced and, "most particularly",
much more friendly and personal.

Thank goodness Wareham
possesses these precious qualities
in abundance. They are needed.

Yours sincerely

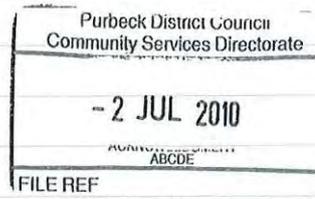
Signature Removed

E.C.M. FOX.

Hardman, C

10 Griffins Gardens
Bere Regis
BH20 7LA
30/6/2010

Planning Services
Westport House
Wargret Road
Wareham BH20 4PP



Dear Sir/Madam,

OBJECTION TOWARDS NEW SUPERMARKET AT WAREHAM.

I am writing to lodge my objection towards a new supermarket being built in Wareham.

I initially chose this as my preferred option back in the Autumn but on further reflection have come to the decision that this was a big mistake.

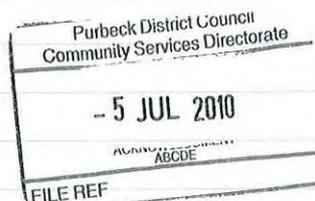
Wareham is a lovely town filled with a variety of individual shops whose trade would disappear overnight with the introduction of a large supermarket nearby. Wareham could then end up like many high streets across the country with boarded-up shops & charity shops, making it a place that holidaymakers & people in the surrounding area no longer want to visit.

We do not need another large supermarket as Tesco in Blandford Forum, which is about the same distance from Bere Regis as Wareham, is already quite big and has planning permission to be extended.

Yours sincerely,
Mrs. Christina Hardman.

Hardman, T

Planning Services Dept.
Westport House
Worgnet Road
WAREHAM
Dorset BH20 4PP



10, Griffins Gardens
BONE REGIS
Dorset
BH20 7LA.

30-06-2010.

Dear Sir or Madam,

I am writing to lodge my objection to the proposed building of a new supermarket near Wareham.

Wareham is a small town full of small individual shops whose trade will no doubt suffer with the introduction of a large Supermarket nearby. Inevitably this will result in the closure of many of those shops. Eventually this will result in Wareham High Street being reduced to charity shops, Banks & building Societies as is the case in many small towns across the country. During the summer the local shops rely on the tourist trade from the nearby Caravan & camp sites to boost their incomes. This income would disappear if tourists could cater for all their shopping needs under one roof ie a Supermarket.

I believe if the proposal to build a Supermarket goes ahead it will be very detrimental to the town of Wareham and I am strongly against it.

Yours sincerely

Signature Removed

Mr T. HARDMAN.

Harrison, R

1 Tuckers Mill Close,
Wareham BH20 5BS

27-6-2010

Dear Sir,

Purbeck Planning

With reference to a new large supermarket near Worgret we are very much against this. It is felt that there is already adequate supermarket provision in Wareham.

With regard to the proposed housing development we are not against either of the sites But feel that consideration should be given to whether this is required. A development of the size which is proposed would placed further strain on the existing infrastructure which is already on overload.

Yours faithfully

Signature Removed

Mr & Mrs R.F. Harrison

Signature Removed

The Chief Executive,
Purbeck District Council

Telephone Number: 01929 553225

Rungwe
11A Sandford Road
WAREHAM
Dorset, BH20 4DG

30th July 2010

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

Dear Sirs

Local Development Framework Where Shall We Build In Wareham 1022-2026?

Do we need growth in Wareham? The three options offered in the Questionnaire listed above say:

1. To develop along Worgret Road
2. To develop to the north of Wareham and around the Railway Station
3. A combination of the above two options.

These three choices do not offer any opt out at all. They are designed for the planners to get what they want and to do what they wish to do.

Wareham is a small market town surrounded by beautiful countryside appreciated by all, with large areas of "Green Belt" to protect us and the environment. The plans illustrated in the document suggest spreading into Green Belt land. How sacred is Green Belt land from developers' avarice and planners trying to meet the last Labour Government's building targets (which the new Coalition Government has abolished)? It's easy to build but, once built on, the land is lost forever to a "concrete jungle".

Why do we need a new large supermarket on the outskirts of Wareham? We already have two supermarkets in the town which are adequate for our needs and do not take over everything from the small traders in the town centre. They blend in well enough without 'taking over'.

If a new large supermarket is built on the outskirts, yes, it will attract many passing vehicles from outside and outlying villages, but it will take all the business away from the town centre and "kill" the town itself. It's much easier to go in one's car, park free in the supermarket car park and take one's shopping home in one go, rather than shop in individual shops which support local people in their businesses. However, the character of Wareham will be lost forever and it will become a

“Ghost Town of Empty Shops”. This scenario has happened in many towns in Britain. It is a sad reflection on money-making by these large, hyper-businesses/supermarkets.

The Middle School site in Wareham is shown on the map given with the Questionnaire as ‘Green Field’. To lose the Middle School is devastating to many people and a retrograde step by DCC who have just voted to move to a two-tier education system, even though the majority of people in Purbeck were against it. The thought that the Middle School playing field is proposed to be built on is another example of encroachment by a concrete jungle. These plans were obviously prepared before DCC cast its vote to move to the two-tier education system. Is this new ‘Plan Option’ another example of a pre-determined decision by councils, even though locals are against development and most certainly against a new supermarket on Green Belt land?

If you allow growth in Wareham, the chronic congestion on the road network is going to become even more critical. Many visitors come to Purbeck, and who can blame them? However, our roads are not suitable to cope with this large volume. We have been campaigning for a much-needed bypass for many years to no avail. If the proposed development goes ahead, there will be yet more traffic! Every day, the A351 has long queues of traffic moving at a snail’s pace, sometimes gridlocked, through Northport, Sandford and Holton Heath towards the Baker’s Arms roundabout. The volume of traffic is not sustainable.

The present Wareham Bypass around the town is very convenient for traffic to go into a proposed new supermarket site on the edge of Wareham without the need for traffic to go into Wareham at all, but do we want to cut Wareham off? This further illustrates how Wareham will become isolated.

Please do not build any extra supermarkets and especially NOT on Green Belt land. Please protect the people who live and work in Wareham and who vote for you to protect them from money-making businesses which try to kill our beautiful town of Wareham.

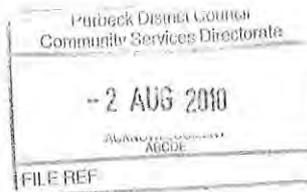
Yours faithfully

Signature Removed

MAXINE HUMPHRIES (Mrs)

Humphries, R

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



30 July 2010

Dear Sirs,

Were shall we build in Wareham 2012-2026 Local Development Framework.

We have been given two choices in the consultation document: either a Supermarket at Worgret Road or a Supermarket by the Railway Station.

I am against another Supermarket in or near to Wareham. I believe we have adequate access to food shops in Wareham with the existing Sainsbury and Co-op shops, together with two family Butchers, two bakeries and several convenience stores at Sandford, Carey and Stoborough all of which will be seriously affected. The weaker of these shops will undoubtedly go out of business within a year or so of a main supermarket opening.

I believe that a major supermarket will take out the centre of Wareham as a market town which the local council, Town Trust and others have spent years trying to re-establish as a small traditional market town.

If this scheme is approved, the responsibility will be on the shoulders of local officials Councillors and planners. Please do not let it happen. I understand that many would like a one stop major supermarket selling food, clothes, electricals and petrol close to hand, but it is not to anyone's advantage except the developers and the chain involved. I believe it would destroy the retail centre of our town. Certainly the food shops and convenience stores will be seriously affected!

With regard to the Green Belt, if this is violated now for building and development expediency where does this end? Where will the conurbation boundary be in 10 or 20 years time and is this where the local people would want it to go? Green Belts were defined for good reasons – to stop urban sprawl, for instance. The Green Belt should be strengthened and defended to maintain the character of our old market town!

Development at Worgret Road within the bypass road is Green Belt land. www.dorsetforyou.com/media.jsp?mediaid=150971&filetype=pdf says: 'Historically, the site has been promoted as a good, sustainable site for new housing, but it has been the site's location within the South East Dorset green belt that has been the principal planning reason why nothing has materialised on the ground to date'. Is there really a good reason to change this?

The CPRE view is clear: *CPRE suggest making provision for a small supermarket (1000 sq m) at Swanage only, but not at Wareham where this could impact upon the shopping centre in Wareham. They consider the Worgret Road site to be an inappropriate location as it is within the Green Belt.* From <http://www.dorsetforyou.com/media.jsp?mediaid=145574&filetype=pdf>

The Northport Option

This is also on designated Green Belt land and should be rejected. If development does take place, the 200 buildings are estimated to increase the population by 480 persons and generate 1400 vehicle trips a day, most of which will go onto the already overloaded A351 county feeder road. The Northmoor estate roads would need to be improved to handle the increasing traffic, as improved safety measures would be essential. The extra traffic on the Bere Road would also cause increasing congestion at the Railway Station Roundabout and spur road to the Roundabout on the A351.

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Robbie Humphries, 'Rungwe', 11a Sandford Road, Wareham, BH20 4DG

WAREHAM 3

16.4.10

I felt this leaflet was biased as in each case option C was not fully presented. It was delivered in a different format to options A & B with no bullet points & not shown on the map.

Although I agree that Wareham Common should never be built on I disagree with the field next door (marked with an asterisk) being labelled "Major Impact".

Under highways this area was scored as needing major works to existing roads & yet it directly has access to the A357. If this area was included with the Little Farm area

housing could be built with much better access to the town & facilities than the out of town western option, thus reducing traffic from the bottleneck of the railway roundabout. By keeping the Town boundary within the railway line the Townscape would be retained.

I look forward to your comment

Signature Removed

Fiona Hunt

2 THE COURT

CHERT

WAREHAM, BH20 5DF.

6 Hardy Road
Wareham. BH 20 4QB.

29 July 2010.

The Chief Executive
Planning Services
Purbeck District Council.



Dear Sir,

Purbeck Development

I do not agree with any of the options stated for the following reasons:

1. On principle, there should be no violation of the Green Belt. The situation does not warrant it and it would set a precedent.
2. Although not specific at this stage, there should be no building beyond the bypass.
3. I do not discern any need or desire for another supermarket.
4. What has happened to change the situation since an Inspector said an out-of-town supermarket would be disastrous for Wareham?
5. If 200 houses are needed for local people, it would be better for Wareham, and for them, if they were integrated in smaller blocks around the District.
6. With all the facilities envisaged on the Wargret Road site, the community there would be fairly self-sufficient and would see no need to integrate with Wareham at all, to the town's great disadvantage. Wareham would be increasingly isolated and become, as some have feared, a ghost town.

P.T.O.

7. The site is not "fairly near to the town centre" and is not "fairly close to an hourly bus route". Except by car. It is not a realistic walking distance from the town centre.
8. If there is free parking available at the supermarket site, why would anyone proceed into Wareham to pay for parking?
9. Is option A perhaps considered a good site for further expansion in the future?

Perhaps we could start again with new options that would enhance Wareham Centre and not destroy it?

I do not feel I should comment on other areas in Purbeck.

Yours faithfully,

Signature Removed

Kilpatrick, N

From: Mr N D Kilpatrick

Winnards Perch
Sunnyside
Ridge
Wareham
Dorset BH20 5BQ

Tel. 01929 553346

5th July 2010

Councillor D Budd
Purbeck District Council
Westport House
Worgret Road
Wareham
BH20 4PP

Dear Councillor Budd,

May I express my strong opposition to the construction of an out-of-town supermarket near Wareham, because I am sure this would damage the remaining small shops in the town. The two present supermarkets are adequate, and the many people who use them, often also use the other shops. Shoppers using an out-of-town supermarket with its own parking, would be less likely to come into the town.

The two existing supermarkets would of course also lose trade, and the income from the town's car parks would diminish.

There is a large Tesco supermarket less than 20 minutes from Wareham, on the outskirts of Poole.

If the people of Swanage need a large supermarket, it should be built on the outskirts of Swanage, not Wareham.

Yours faithfully

Signature Removed

N D Kilpatrick

36 Worgret Road
Wareham BH20 4PN
Tel: 01929 552322 Mobile: 07881 401532

23rd June 2010

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

Dear Sirs

LOCAL DEVELOPMENT – WHERE SHALL WE BUILD IN WAREHAM

I am writing in response to your recently received leaflet about development in Wareham. As you can see from the address above we shall be severely affected if development takes place as per Option A.

Point 1 – We were shocked by the obvious bias towards development as per Option A. It would seem that the decision has already been made and the colour coding of the specific criteria emphasises this.

It would seem that the choice has been for the smallest piece of land where development would be the most constricted.

Point 2 – Only two of the six areas are not in the Green Belt, and strangely these two have both been assessed as sites that would have a major impact if developed. My understanding is that Green Belt land is sacrosanct; protected from development.

Point 3 – From the details of what is envisaged for the development it would appear that the size of the piece of land coloured green is not nearly big enough. It would hardly accommodate the supermarket, petrol station and related parking. Therefore I guess that it is anticipated that the adjacent playing fields are to be sacrificed 'quietly' later. Those playing fields are used daily throughout the year both by the current Middle School and by local sports groups.

Point 4 – Educational arrangements impact massively on Option A. If there is to be a two-tier rather than the current three-tier system, Purbeck School will need to accommodate many more pupils and even more when the school-leaving-age is increased to 18 as seems inevitable. With the present financial problems spending will be severely restricted for years to come and the current Middle School will be needed to provide the extra places necessary. Therefore the school land and playing fields will not be available for development so later expansion of the site would not be possible.

Continued

Point 5 – According to the leaflet, Option A includes new or improved public/community buildings (education, health, police, emergency services, etc) but in view of the long-term spending cuts this will almost certainly not be possible. The construction of *'small groups'* of a total of 200 dwellings *'somewhere along Worgret Road'*, as the leaflet vaguely puts it, necessitates the relocation and rebuilding of these facilities to an unspecified location, and without this there would not be enough land on Worgret Road to fit in so many dwellings.

Point 6 – At present North Wareham does not have a 'centre' – no health, education or recreation facilities and limited shopping yet it is the largest and most densely populated area of Wareham and was presumably developed on what would have been open countryside. It would benefit from improved facilities closeby and an attractive supermarket and housing with associated planting and green spaces would actually improve the landscape of the Green Belt area adjoining the industrial estate.

Point 7 – The two pieces of land (coloured red) which are not included in the options and are not in the Green Belt (let's call them Option A1) are bounded by the railway line on the West and the by-pass on the East and development there would not encroach on the Green Belt. The area is big enough to accommodate the 200 homes, the supermarket and, in time, all the facilities listed. Vehicular access via the by-pass and A352 Wool Road is good and would not impede the emergency service vehicles which currently use Worgret Road. A pedestrian underpass and/or controlled crossing would be needed to cross the bypass which could be financed by the developers.

Point 8 – Looking at the 'Accessibility' criteria, Option A1 land is closer to Wareham Surgery, the hospital, the recreation ground, and the town centre than much of Carey/Northport and is not much further away than the Option A land. There is a two hourly bus service (X53) to Exeter and Poole via Wareham town centre which passes along Worgret Road and the A352 Wool Road and if this area became a centre of population, bus companies would want to lay on a more frequent service. (Worgret Road is not served by an hourly bus service.)

Point 9 – The 'Highways' aspect of Option A1 land would be the same as for Option A, ie the main roads are existing and the developers would finance the provision of roads (and services). However the colour code in the leaflet is prejudicial against Option A1.

Point 10 – The 'Landscape' box is coloured green on the Option A site signifying that *'development would not be prominent in the short and long distance views of the wider landscape'* whereas it is coloured orange on the two sites A1 signifying *'development would be prominent in some short and long distance views of the wider landscape'*. Actually development on all three of the areas would have a major impact on the landscape, particularly in the case of development of the raised A1 land skirted by the by-pass, for those visitors driving towards Corfe Castle and the Purbecks and for those of us who live on the South side of Worgret Road. The view from our North-facing windows and those of the Purbeck School is currently over open country towards the higher land around Carey. Development on the other two sites would be less visible to visitors in cars and fewer residents would be affected.

Point 11 – The ‘Overall’ impact is coloured green on Option A and red on the two pieces of land A1 but it is totally wrong to say that development on Option A site ‘*would have limited impact*’ whereas development on these other two sites ‘*would have a major overall impact that is difficult to overcome*’. The only explanation for this is bias.

Of course I am aware that most people would be against the building of 100+ homes, a large supermarket and petrol station with all the associated cars, parking, deliveries, lights, noise, and fumes on land less than 20m from their home which is currently a field under cultivation with a hedge and a line of poplar trees; and I am certainly very much against it. However the aspect which particularly infuriates me is the fact that the leaflet which has been sent to all Wareham and district residents is skewed and biased – it is actually dishonest so that it apparently leaves only one option open for the residents to choose – aptly named Option A.

I am sending a copy of this letter to our local MP, Annette Brook, as I, like other residents I have spoken to, feel the leaflet has a very biased slant and fair consideration has not been given to all the options. I do not believe that such a momentous decision affecting so dramatically the future of our town, should be made by the council based on responses to the flawed assessment contained in the leaflet.

Yours faithfully

Signature Removed

Kate Lusher

Lyons, B

8 Worgret Road
Wareham
Dorset
BH20 4PJ

01929 554973

bruce.lyons1@virgin.net

15 July 2010

The Chief Executive,
Purbeck District Council.

Dear Sir,

I am deeply concerned to hear of supermarket proposals for Wareham.

- Why is another supermarket needed?
- The effect on the centre of Wareham would be a disaster. At least one of the existing supermarkets would almost certainly close. All the other retailers would be under increased pressure, so that even more units would lie empty and we would be down to gift-shops, charity shops and bookmakers.
- Has any thought at all been given to older people? Must we all get in our cars to shop? At the moment, daily small shopping is easy. At the Worgret Road roundabout, which has been mentioned as a possibility, most people would have to drive.
- We see children on their way to and from schools, passing our home and old people from the almshouses. Few use the pedestrian crossing on Worgret Road. Traffic will increase considerably. Already, something like 25% exceeds the speed limit. What will be the council's response when there is a fatal accident?
- Wareham is a lovely town and we are privileged to live in it. It is surrounded by lovely scenery. Why spoil it? Do councillors wish to be remembered as the people who spoiled this town?

Yours faithfully,

Signature Removed

B.T.Lyons

Purbeck District Council
Chief Executive's Office

15 JUL 2010

RECEIVED

Mitchell, J & C

From: Jol Mitchell[SMTP:JOLMITCHELL@BTINTERNET.COM]
Sent: Thursday, July 29, 2010 9:14:48 AM
To: email-LDF
Subject: Proposal for new Supermarket in Wareham
Auto forwarded by a Rule

4 Gover Close
Wareham
BH20 5BU

29th July 2010

Dear Sir/Madam

We are writing to comment on the proposal to create a new supermarket in Wareham.

We are strongly opposed to this proposal which we believe will have a significantly adverse impact on Wareham town centre. We cannot see any way in which the shops for which Wareham is valued will survive the imposition of a large out-of-town retail outlet. We do not find the Draft Retail Impact Assessment convincing in any way whatsoever in the way in which it deals with this issue.

So far as we can see, the main rationale for this proposal is to reduce the distance travelled by residents undertaking convenience shopping on a regular basis. This is a worthwhile aim, but not one that is worth having such an adverse impact on Wareham.

If Purbeck DC wish to reduce traffic along the A351 to Poole, we believe that the Council should encourage the retail community and residents to more fully embrace home delivery and internet shopping. If that could be achieved, bulk convenience shopping items could be delivered in a more environmentally friendly way, and shops in Wareham could provide quality local products such as meat, vegetables and bread.

A significant point-of-difference between Wareham and other towns across the UK is its own distinctive identity, unsullied by the presence of national retail chains which make every town appear the same. We believe that this is greatly valued by both residents and visitors, and once lost, cannot be regained.

Yours sincerely

Jol and Caroline Mitchell

29/07/2010

Moore, H

28 July 2010

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

Coastguard Cottages
Kimmeridge
Wareham
BH20 5PE

Dear Sir / Madam,

I am writing to you to raise an objection to plans for a new supermarket in Wareham. Despite your proposed alleviations, a large supermarket would seriously threaten many small businesses in the centre of Wareham. The present supermarkets cater well for residents' needs, especially with marked increase in on-line shopping. A new, bigger store would damage the appeal and success of Wareham as a small town whose individual character owes a great deal to its small shops and businesses. The homogenising effect of the expansion of large supermarkets throughout the country is deeply to be deplored; it would be very sad if Wareham were to be added to the long list of towns whose individuality and character has been eroded by over-powering commercial speculation.

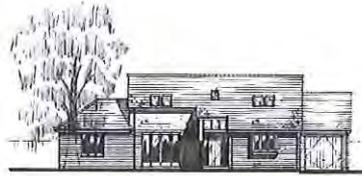
Yours faithfully

Signature Removed

Helena Moore

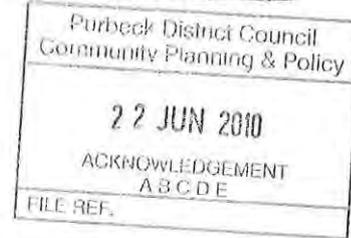
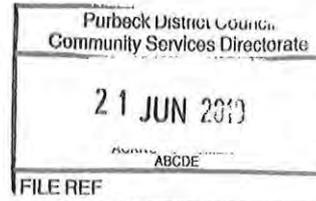
Planning Services
Purbeck District Council
Westport House
Wozzret Road
Wareham BH20 4PP

Munro, D



19th June 2010

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



Dear Sirs

“Where Shall We Build in Wareham?”

I am at a bit of a loss to know how best to respond to the above. At first glance there would appear to be no sensible alternative to option A. It is the only option that ticks all the boxes. This makes me somewhat suspicious and I suspect a liberally selective use of statistics may well have been employed in establishing the impact of the various criteria in the assessment.

I would question the need for a new supermarket in the first instance. An outlet twice the size of the current Sainsbury is unlikely to deter the local populace from travelling to Poole. It will only be of benefit during the peak tourist season and will succeed in drawing customers away from the town centre and significantly threaten its viability. Any thoughts that customers visiting the new supermarket will then walk or drive into the town itself to complete their shopping are just plain daft. Wareham would almost certainly die.

I am also interested to know where the 200 dwellings (in small groups) would fit along Worgret Road. The only available space is the field at the end of Worgret Road bounded by the bypass and the playing fields of Wareham Middle School. The fate of this school is not yet determined and in view of the current financial difficulties it could still be around for a number of years. The remainder of Worgret Road is built upon.

Yours faithfully

Signature Removed

D A Munro

Garden Cottage, 1a Encombe Road, Wareham, Dorset, BH20 4PS
Tel:- 01929 550172 Mob:- 07801 368936 email:- warehamdave@hotmail.co.uk

Jon Brooke (for PEAT)
79 East Street
Wareham
Dorset BH20 4NW

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

30th July 2010

Dear Mr Dring,

This letter contains the response of PEAT to the second round of consultation "Where shall we build in Wareham" and to the recent Retail Impact Assessment.

Firstly we must point out that in our opinion this second round of consultation is fatally flawed in that it conflates the questions of housing and supermarket provision in Wareham in a way that we feel is completely inappropriate. The clear implication of the consultation is that if housing is to be built on one of the sites suggested then this will also lead to the provision of a supermarket.

Where is the option to support the provision of housing along Worgret road whilst at the same time opposing the development of a supermarket there?

This is particularly disappointing given that in our response to the first round of consultation we criticised the lack of opportunity to voice opposition to a supermarket in Wareham through the questionnaire.

Indeed, in the latest consultation document, figures are given for the support garnered for each of the proposed supermarket options suggested in the first consultation without any mention of the numbers of people that had chosen to voice their opposition to a new supermarket despite there being no simple option to do that. This seems to be at best short sighted and at worst extremely biased. It is almost impossible not to read into this a pro-supermarket agenda.

Since PEAT's response to the first round of consultation the District Council has undertaken a further Retail Impact Assessment study and this is now included as a support document in this second round of consultation.

Having read the document PEAT finds it astounding that the Council continues to put forward the recommendation that a large supermarket should be the preferred option for Wareham.

PEAT has already gone through most of the generic reasons it has for opposition to a supermarket; that supermarkets remove wealth from the local economy, compete unfairly with local retailers and producers and that it would detract generally from the atmosphere and character of the town. However, there are some specific findings of the RIA that would also seem to categorically support our position that a new supermarket would be wholly wrong for Wareham, and it seems incredible that the Council could reach another conclusion.

First of all, section 1.12 of the executive summary states:

"there is a quantitative need for additional convenience floorspace in Swanage but **not** in Wareham."

But this is countered by the judgement given in the report that a supermarket in Wareham would prevent "leaching" of trade to other towns. This seems to be the main justification for the building of a new supermarket in Wareham.

However, it seems to be generally accepted that only around 5% of revenue generated by supermarkets stays in the local economy, (as opposed to around 50% of revenue generated by local shops), so the benefit to the local economy of having money spent at a supermarket in Wareham versus a supermarket elsewhere is slight. In fact it is an order of magnitude less than the damage that will be done to the local economy for every pound in trade lost to local businesses.

And according to the RIA itself, there will be damage to the business of local shops if a supermarket is built in Wareham, particularly given that the only suitable sites are out of centre sites. Section 6.30 states:

"The anticipated impact levels range from 10% on foodstores in Wareham to 17% on the Sainsbury's in Wareham. Whilst stores in Swanage would remain trading above benchmark levels following this anticipated trade diversion, the Sainsbury's in Wareham would trade around 14 - 19% below benchmark and the other food stores around 6 - 11% below benchmark depending on the rate of population growth."

So it would seem that the economic impact of a supermarket in Wareham would be mainly to draw money into that supermarket at the expense of supermarkets elsewhere, but also at the expense of local traders. However, very little of that money would continue to circulate locally as it would almost all be destined for the relevant corporate coffers. This would seem to be a clear argument against a supermarket in Wareham.

The report does not have the same reservations about a loss of trade in Swanage if a supermarket were to be built/extended at the existing town centre supermarket.

The RIA also makes a comparison of the different sites that might be available across Purbeck and draws attention to the hierarchy of suitable sites; town centre, edge of centre and out of centre. The only town centre site available is the one in Swanage (where they are also said to have a need for additional floorspace).

In the hierarchy of suitable sites, the next most suitable is said to be the edge of centre

site.

The sites proposed for Wareham are of the least favourable kind – out of centre sites.

PEAT still strongly disputes that there really has been shown to be any need for further Supermarket shopping in Purbeck. Despite the fact that PEAT asked that the second RIA should consider the growth of online shopping and also consider whether trips to Supermarkets in nearby towns were actually made in conjunction with trips to work or for other shopping or leisure activities rather than as stand alone trips, these points do not appear to have been considered in the report.

However, it would seem to PEAT that even **IF** at some point in the future there really is any proven need for a larger supermarket in Purbeck, then there is only one possible conclusion to be drawn from the RIA as it stands, which is that it should be supplied by extending the existing Co-Op supermarket in Swanage.

There is one final point that bothers PEAT about the whole consultation process regarding the question of supermarkets. At the recent Wareham Council meeting to discuss the consultation it was stated by yourself that the potential developers of the Worgret road site (Bloor Homes) had been speaking to a potential supermarket for the site. At the moment it would seem that the Council would have a strong hand in developing a Section 106 Agreement with the developer, but this has never been explicitly mentioned in the consultation. Why not? The fact that this has not been mentioned when it must have been something that planning officers have considered does not engender an atmosphere of openness and trust between the Citizens of Purbeck and its Council Officers.

Yours sincerely,

Jon Brooke (for PEAT)

Plumpton, L & J

WHITE BRIARS
8 SHIRLEY ROAD
WAREHAM
DORSET
BH20 4QE
TEL/FAX 01929 552605

29th June 2010

Planning Services,
PDC

WAREHAM 1

Dear Sirs,

Thank you for giving us the opportunity to comment on proposed planning for Wareham. We will try to deal with your proposals one at a time.

HOUSING There is obviously a need for houses to rent. There is still plenty of brown sites in the area (our previous letters will expand this) It merely means an incentive to some of the smaller businesses presently occupying housing areas, to move to the vacancies on the business parks. Use must be made of the first floors vacant over shops, banks, etc. in the town. Houses, other than those to rent, are built for those who want to come here to live or to use as second homes. They are not for local people.

LARGE SUPERMARKET Why? It has been suggested that Wareham people go to Poole/Dorchester to food shop, etc. We use the bus frequently to visit Poole and we recently took several "straw polls" (following discussions) asking why people were going into Poole; answers:-

1. Hospital appointments
2. Young mother with two children going to buy a variety of things for the children:-sandals, school uniform dress, pants and socks, etc. This was repeatedly given as a reason and much lament at the closure of both our little shoe shops and only a Designer type shop for childrens clothes. We NEED a small shop to supply reasonably priced childrens' clothes and shoes.
3. Older people with bus passes - going out for the day to Poole Quay, Poole Park, just for the ride and an outing.

No one mentioned food shopping, although one was off to buy a cake! No-one we talked to wanted an out-of-town centre supermarket. One man mentioned the destruction of green areas outside of Wimborne for a supermarket and how sad the entrance to the town there is.

A large supermarket would kill off our beautiful town centre, with shops centred around the cross, all within level walking distance. If people go to an out-of-town store they will not use our shops or garages, pubs or restaurants because they won't come into the town at all. The town will die.

This lovely market town has been passed down to us through generations we must cherish it and we do not wish to be part of the generation that has destroyed it. Progress, properly managed, is fine, destruction is unacceptable.

We commend to you the article from the Purbeck Gazette which sums up how we all feel, far more succinctly than we can.

Yours faithfully,

L. & J. Plumpton

Signature Removed



The Purbeck School a specialist *science* college

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

Worget Road, Wareham
Dorset BH20 4PF
T: 01929 556301
F: 01929 554025
E: office@purbeck.dorset.sch.uk
W: purbeck.dorset.sch.uk

30 June 2010

Dear Sir

Core Strategy - Response to Consultation

The Purbeck School has a strong interest in local developments, particularly along the Worget Road.

We do not know yet exactly how the transition from 3 to 2 tier schooling will be implemented, but discussions with County Hall have included the possibility of converting the Middle School to a 6th form facility linked to the school, or perhaps the building of a new facility directly opposite the school.

New houses in Wareham would be likely to increase student numbers, and we see this as a positive for the school.

A supermarket close to the school could pose risks unless proper provision is made to provide safe road crossings.

The school would welcome the addition of adjoining facilities for extended education and learning. We would also support the provision of improved facilities for performing arts for community and school use.

We would like to be kept closely involved with your plans as you move forward, and would welcome any opportunity to work with PDC for the benefit of the community.

Yours sincerely

Signature Removed

Peter Scupholme
Chair of Governors

Headteacher: R L Holman MA
Deputy Heads:
Mrs L M Hill • Mr A J Speake BA • Mrs K Godsall MA



Science



INVESTOR IN PEOPLE





14 West Street, Wareham, Dorset BH20 4JX
Tel: 01929 552778



Mr Steve Mackenzie
Chief Executive
Purbeck District Council
Westport House
Wareham
Dorset
BH20

28th July 2010

Dear Mr Mackenzie

WHERE SHALL WE BUILD IN WAREHAM 2012-2026

This document was discussed by the Rex Committee and I set out below our objections to the consultation and our support for the objections of the Chamber of Trade.

1. We object to the proposed out of town supermarket. The vitality of Wareham with its independent shops, businesses and community facilities is highly valued and the Rex has an important role within this mix. The proposed supermarket would have a devastating impact on the vitality and viability of Wareham Town Centre. In 1993 and 2003 similar proposals were considered at public inquiries and firmly rejected by the planning inspectors due to their impact. The issues remain the same today.

2. We object to the proposal to create a cluster of community facilities at the western end of the Worgret Road. At the meeting held in Wareham Town Hall your senior planning officer stated that a new supermarket and market housing would pay for a new conference centre, theatre, hospital, court, and health centre at Worgret Road as well as 50% affordable housing. Whilst the viability of this must surely be questionable, a theatre and conference centre could seriously undermine the viability of the Rex Cinema.

3. We object to the proposal to move the boundary of the South East Dorset Green Belt around Wareham. The boundary was set in 1994 following a public inquiry when the inspector considered the Worgret Road site prominent, served important green belt functions and should correctly be included in the green belt. In 2003 the local plan inspector came to the same conclusion.

Yours sincerely

Signature Removed

NEIL CHILDS
Rex Cinema Committee

Purbeck Film Charitable Trust Ltd
Registered Charity No: 1085992 Registered Company No: 03652306
Registered Office: 8 Salisbury Road Swanage Dorset BH19 2DY
Registered in England and Wales

Salter, A

From: TIMOTHY SALTER[SMTP:ATSALTERANDFAMILY@BTINTERNET.COM]
Sent: Tuesday, July 27, 2010 2:56:27 PM
To: email-LDF
Subject: Purbeck Consultation Wareham
Auto forwarded by a Rule

I am writing to give some written comments re the consultation. I have already spoken to you verbally.

I have looked in detail at the proposals and the likely impact on Wareham

I note that The Draft Retail Impact Assessment 1.7 notes a general sentiment against a foodstore and that traders are concerned about the impact of a new foodstore on both the character of Wareham and the existing retailers in the town centre. There are also many concerns re sale of non food items in any potential new supermarket. and 1.12 The baseline level of convenience shows there is more need in Swanage than in Wareham with an extension of the Swanage supermarket having a low impact. 1.23 a new store in Wareham would leave town centre convenience stores trading at below benchmark levels.

These conclusions and the information I have gleaned from talking to countless people on 4 Saturday mornings in June/July lead me to ask you not to inflict a large supermarket on Wareham. Many people within the town and local area are extremely concerned about the effect such a store would have on the town. People are also concerned that the current Sainsbury's sells an inferior range of goods than the previous Somerfield in the same floor space.

We also spoke to many people visiting Wareham from up and down the country who told us what had happened to the local shops in their town when a supermarket was inflicted on it. Shops closing and traders going out of business. There was only one exception somewhere in Scotland where everyone boycotted the new supermarket. Even with restrictions as in 1.25 I do not see that this would be kept too and would be flouted by any large supermarket.

The Middle School site I would envisage not becoming available as I do not see how Purbeck School will get enough funding to rebuild or extend on its current site.

I am also concerned that having attended Wareham Town Council meetings recently where these are open to the public that Wareham Town Council has been quoted as supporting option A when it has only recently made a decision and resolution on 21.7.10 to support option C WITHOUT THE SUPERMARKET.

I presume that quoting the Town Council wrongly in your consultation leaflet is a serious matter and will have led many people to wrongly interpret the Town council view. I have already asked you for an explanation of this and received no response from you.

28/07/2010

Previous studies include the following;

- ◆ **Early 1990's** a Supermarket was proposed off the Wareham by-pass at Worgret. The planning inquiry ruled the proposals would have a damaging effect on the vitality of this historic town centre.
- ◆ **In 1998** Government commissioned independent research said "this research firmly establishes that out-of-town superstores can seriously damage the health of small towns".
- ◆ **In 1999** independent retail consultants appointed by the District Council firmly advised against out of town supermarkets which would be likely to have a seriously detrimental effect on Wareham Town Centre.
- ◆ **In 2001/2** a planning inquiry took place and the Inspector concluded "I am wholly with the Council in its opposition to supermarket development at Worgret Road.... Small market towns with a relatively weak foodstore provision are particularly vulnerable to out-of-centre supermarkets ...Wareham would be best served by an extension to the existing town centre stores."
- ◆ A new 20,000 sq ft out of town supermarket at Wareham is never going to compete with the Tesco Extra at Fleets Bridge or Asda at Poole - just 15 mins away by car.
- ◆ The current consultants predict that a quarter of trade would be taken from the recently opened town centre Sainsbury's, and recognised that it could close. They also acknowledge that the impact of the out of town supermarket proposals could affect up to 74% of shops selling goods in Wareham. **This will result in Wareham becoming a ghost town!**
- ◆ The new Government has abolished Regional Spatial Strategy (RSS) on which these proposals are based.

The Council has invited our views on three options; a large Supermarket in Wareham; a large Supermarket in Swanage; or medium sized Supermarkets in Wareham and Swanage They ignore the fourth option - which is what Wareham Town council have just voted for and that is **no supermarket**.

I would support the view of the Town Council option C without the supermarket. I think we need some additional housing and splitting this to 2 sites is a better idea.

I hope that you will consider the previous assessments and also give people a proper choice as your current consultation paper does not readily give people the option of refusing the supermarket and also publicly misquotes the Town Council.

Please reply to my concerns

Angela Salter 83 Corfe Rd Stoborough Wareham

28/07/2010

1, Laburnum Close,
Sandford,
Wareham,
DORSET,
BH20 7QJ
01929 551338

23rd July 2010.

Dear Mr. Budd,

I was greatly concerned to receive Purbeck ^{DISTRICT} Council's recent consultation paper regarding the provision of yet another supermarket for Wareham. This sets out possible choices of various locations with the level of support in each case expressed in percentages of a ridiculously low (8 %) initial public response. It appears that the real issue is not whether the vast majority of us want or need another "twice as big as Sainsburys" supermarket but simply where it is to be sited.

The destructive impact of supermarkets on the character and trade of smaller towns is well documented. Tescos at Blandford drove the heart and many thriving small businesses out of the town.

The once numerous and excellent shops in Poole, notably in the High Street were decimated by the combined weight of Sainsburys and the Arndale/Dolphin Centre. Whether Wimborne will survive the onslaught must be doubtful.

Wareham shops and businesses are, in some instances, finding survival difficult; the overpowering price cutting and the vast range of an even larger supermarket could well be the final nail in the town's coffin. If Wareham is to continue in its role as a social, cultural and commercial centre, attention should be focused not on encouraging fierce and ruthless competition but on all possible means of attracting and retaining small businesses and shops in the town. For example, peppercorn rents to assist their establishment and growth in the initial year or years.

Whilst the necessity for additional housing is well understood, the damage to Wareham itself which another, larger supermarket would inflict is too high a price to pay. I very much doubt whether any supermarket would agree to sustain the trading restrictions suggested by P.D.C. save in very, very, exceptional circumstances, and for a very limited period.

The increased number of supermarket vans plus the increase in customer's vehicles seeking to avoid Wareham and its shops on their way to a new supermarket would inevitably cause the already overcrowded, toxic and thoroughly unhealthy A 351 to become even more poisonous. Another, less destructive way must be found to provide the additional housing which is so necessary.

Councillor David Budd,
Leader, Purbeck
District Council,
Westfort House,
Worgret Road,
Wareham,
Dorset BH20 4PP (cc. Mrs. Anne the Brookes.)

Yours faithfully,

Signature Removed

I shall, of course, be making these points in much more detail when you publish the Core Strategy at the beginning of November for consultation. I am, however, going to be out of the country for 3 weeks during November and you may not, therefore, receive my full response until some time after my return but, I will ensure it is with you before Christmas.

I appreciate that this is not the end of the matter insofar as allocation of the Grammar School site is concerned, that there will be another opportunity through the site allocations DPD and that the intention is to start work on that shortly.

However, we all know how long that process takes and by delaying a decision now, what you are effectively doing is making it making it more difficult to deliver both market and affordable housing on the site within 5 years.

I know that my Clients would appreciate us having a meeting with you as soon as possible.

Kind regards

Yours sincerely

Signature Removed

Malcolm Brown FRICS MRTPI

Sibbett Gregory

e-mail: malcolm@sibbettgregory.com

Enc

Stagg, M

M. Stagg
23 Avon Drive
Wareham
BH20 4EL

29TH June 2010

Dear Mr. Dring

Thank you for your letter of 1st June 2010 concerning the future plans for Purbeck.

I object strongly to the proposal for an out-of town supermarket at Wareham. I think that this would have a terrible impact on existing shops and businesses in the Town Centre.

As someone who works in a small independent shop in the town, we need people to come into the town to shop. If an out-of town supermarket was built Wareham would decline into another ghost town. This would be very bad for the population and the tourist industry, which is very important during the summer months.

At this moment we have two supermarkets in Wareham, which could close down if a larger retailer was to be allowed to establish an out-of town store. In my opinion this would take away the shopping facilities in the town for any person who does not have a car. It would be inevitable that if the present Supermarkets closed down, the rest of the shops would be forced to do the same.

In my work I am often told what a lovely town Wareham is and how lucky we are. Please do not ruin this and turn us into a ghost town.

I also wish to object to building in the green belt which is important for the setting of the town.

I beg you to save our market town and withdraw these disastrous plans.

Yours sincerely,

Signature Removed

Mrs. M. Stagg.

4 The Croft, East Street, Wareham, BH20 4NW
01929 554959

30 June 2010

Mr Steve Dring
Senior Planning Officer
Purbeck District Council
Westport House
Wareham
BH20 4PP

Purbeck District Council Community Planning & Policy
0 2 JUL 2010
ACKNOWLEDGEMENT A B C D E
FILE REF:

Dear Mr Dring,

Proposal to Build a Large Supermarket on the Edge of Wareham

Wareham is a charming town, the gateway to Purbeck. It has two rivers, Saxon walls, a Saxon church, a locally managed cinema, two supermarkets, traditional shops that provide personal service, weekly markets, a range of eating and drinking places and a strong community spirit. It is a tourist attraction in its own right and a centre for exploring Purbeck. **The proposed development would lead to decay in the centre of Wareham, diminishing its appeal to visitors.**

An additional supermarket twice the size of Sainsbury's would more than double the town's supermarket provision. Even with 200 additional dwellings this is unnecessary. On the recommended Worgret Road site, such a supermarket would encourage one-stop shopping. These shoppers would mostly arrive and leave by the by-pass, adding to congestion at peak times without supporting the existing traditional shopping, art galleries, antique shops, restaurants and pubs in the town centre. At the same time a supermarket of the size proposed, even if (as is suggested) it excluded post office, opticians, dry cleaners and chemists, would offer an extensive range of goods, which would **threaten the existing shops in the heart of the town** – butchers, bakers, delicatessen, hardware, pet shop, newsagents, florists, off licences etc **as well as the two town-centre supermarkets.**

The Council's consultation leaflet presents the proposal for a large supermarket (on one of three sites on the edge of Wareham) more or less as a fait accompli. It is one thing to plan additional housing, but I and many other **Wareham people do not want a superstore.** What we need is better car parking.

Yours sincerely,

Signature Removed

P A SYMES

Cc Cllr N Cake
Cllr D Budd

Wareham Court Leet

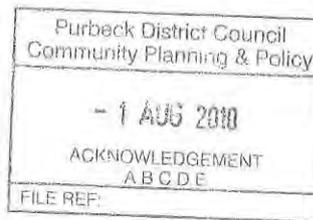
MANOR OF WAREHAM COURT LEET

Lord of the Manor: J. C. D. Ryder
Steward: R.C Rowland

Glebe House
North Street
Wareham
Dorset
BH20 4AN

Telephone: (01929) 552141
Email: rcr@hklaw.eu

Mr Dring
Purbeck District Council
Westport House
Wareham Dorset



30 July 2010

Dear Mr Dring

RE PROPOSED RE-DEVELOPMENT OF WAREHAM MIDDLE SCHOOL SITE AND ADJACENT LAND

I am writing to you in my capacity as Steward of the Court Leet of the Manor of Wareham which, as you may know, has statutory recognition under the Administration of Justice Act 1977 with regard to the Town Common, the Town Walls and other matters of local concern.

I have been asked by the Chairman of the Commons Committee of the Court Leet to express our concern that a large increase in the population within the vicinity of the Common is likely to produce a much greater usage of this open green space. This increased usage will give rise to a proportionate increase in litter pollution and the need for additional fencing and gating.

The impact on the Common should be taken into account when considering any proposals to increase significantly the population within the vicinity of the Common and I would be grateful if the Commons Committee of the Court Leet could be consulted accordingly.

May I please draw your attention to the fact that Wareham Common is privately owned, with designated footpaths available for the general public, who are permitted to use the Common under the "right to roam" by the kind permission of the land owner.

If you require any further information, please let me know.

Yours sincerely

Signature Removed

Robin Rowland
Steward of the Court

Wareham Golf Club



WAREHAM GOLF CLUB

Sandford Road, Wareham, Dorset BH20 4DH

Telephone: (01929) 554147

Fax: (01929) 557993

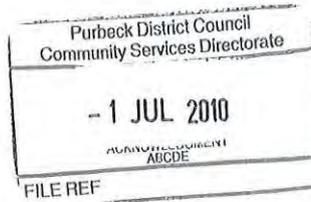
Email: warehamgolf@tiscali.co.uk

Website: www.warehamgolfclub.com

Club Secretary: Mr Richard Murgatroyd

29 June 2010

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



Dear Sir/Madam

I refer to documents from PDC entitled '**Where shall we build in Wareham 2012-2026?**'

As Club Secretary of Wareham Golf Club, I, and my Management Committee, have serious concerns regarding development of land around the Northmoor/Northport/Carey area, as indicated by your maps, and specifically the area of land adjacent to Wareham Golf Club in the Northmoor area.

If development takes place on the land bordering on to the Golf Course, the viability of the Golf Club would be jeopardised, as we would encounter major problems and complaints from the owners/tenants of any development with regards to golf balls going astray.

At present, the fields currently bordering our golf course are a natural boundary, with golf balls landing in there from time to time. Should houses be built within these natural boundaries, the owners or tenants of houses would have problems with golf balls landing in their gardens and a possibility of such ball damaging their property, or even causing personal injury.

If these areas of land are developed, Wareham Golf Club would seek to ensure that there are clauses in deeds or rental agreements that owners or tenants are aware of the existence of the





WAREHAM GOLF CLUB

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Club Secretary: Mr Richard Murgatroyd

golf course, and therefore the golf course could not be held liable for any damage to property or persons caused by stray golf balls. This could therefore be a problem when it comes to selling or letting properties.

The only other solution would be for developers to erect a fence of suitable height and of such a material as to prevent golf balls going into property, which would cause additional expenditure for developers, and may therefore reduce the viability of development of these areas.

I have telephoned your office concerning these matters in the past, but thought a formal letter would be best sent in to raise concerns around the development of such areas.

I would welcome a member of the planning team arranging a visit to the Golf Course in order for me to show the planning office the concerns we have. If you would like to make such a visit, please telephone me on the above number to arrange a suitable time and date.

Yours sincerely

Richard Murgatroyd

Club Secretary



7 Mill Lane
Wareham
Dorset
BH20 4QX

07.07.10

Dear sir/madam,

I am writing to share my opinion (and that of many locally) regarding the proposed supermarket in Wareham. We moved here in December 2008 from the 'South East', near London. We were completely unfamiliar with Wareham or the Isle of Purbeck, it was something of a leap of faith with our two small children! However, what we discovered is something that is in rapid decline in many parts of the UK, that is a sense of community. A thriving and interesting town with largely independent shops, where people quickly get to know who you are and are a treasured source of both local knowledge and practical advice (we fixed our washing machine courtesy of advice from Rex Electricals!); this is non-existent in the large, soulless chain shops eg Tesco, Currys etc (which have pretty much engulfed all of the local towns near where we had moved from).

Friends and family who visit are also quickly charmed by this quite magical town, where there is even still a carnival! They pass comment in amazement that there are bakers! Butchers! Newsagents! Florists! A Saturday market! Shop assistants talk to you! Shops that actually shut so you don't have people hanging around and coming and going all night. The demise of Wareham as it currently stands is inevitable should a large supermarket be built on the edge of town (potentially positioned to ensure that people can avoid the town altogether); it is just not big enough to be insulated against such a 'take over'. This has been observed to happen to towns all over the country, I have personally seen it in 3 local towns near where we used to live.

Wareham would be left with charity shops, takeaways and empty buildings. Then will rapidly follow a decline in the sense of community, increase in anti-social behaviour as people become more & more disconnected from each other and uninspired by their surroundings. The character and community of Wareham will be changed forever. It is inevitable that even if people said they wouldn't use the supermarket, they would soon go in 'just to grab something' and it would quickly become their main shop (human nature steers us towards the easy option, especially if we perceive we're getting a 'good deal' as well). The shops people currently use for their staple day to day goods, would just not be able to survive.

Of the argument about people going to Poole from Wareham currently:

- (1) Many people actually use internet delivery rather than physically go to the supermarket; this is unlikely to change with increased supermarket provision in Wareham.
- (2) Many people are going to Poole for other shops/appointments/work and will coincide their supermarket shop with these trips, again unlikely to change with increased supermarket provision in Wareham.

Whilst I appreciate that it is about weighing up pro's and con's and that some people may perceive that this would make a positive contribution to their lives, I really think that the impact on the community as a whole would be very damaging and it is difficult to quantify this with retail impact surveys and planning meetings; however, it is something that has been experienced in towns throughout the country, Wareham will be no exception to this rule. I really hope that you continue to protect Wareham from this, refuse to follow the trend that is crippling towns and independent traders nationally and Wareham continues to be a very special and unique place for generations to come.

Kind Regards

Signature Removed

Kirsten Watson

Wiggins, T

T. Wiggins,
Flat 6, 20, Burlington Rd,
Swanage
BH19 1LS.

20.07.2010

Development and Building Control,
Westport House,
Worgret Rd.
Wareham,
BH 19 4PP.

Dear Sir/Madam,

With regard to the proposals for the Purbeck Core strategy for managing development up to 2026.

I am writing to express my strong opposition to the building of an unnecessary and generally unwanted new Supermarket in Wareham. It already has a Sainsburys and Co-op and is the only place in Purbeck which still keeps two excellent LOCAL family butchers, a deli, a 'local product' grocer/deli (Salt Pig), two good Bakers and numerous other retailers which make it a place with a soul and a lovely place for people from all over Purbeck to shop. A giant supermarket inundating Wareham with the usual awful selection of internationally sourced, homogenized goods is definitely not what we need. It will undoubtedly put the shops I have mentioned out of business and induce the usual dire, bland townscape of interchangeable high street brands that we see all over the country.

I believe that one of the PDC reasons for proposing this was to try to reduce congestion on the road to Poole and the giant supermarkets in that area. This will simply never work. The increasing pressures on the road network will never be tackled by building a giant superstore in Wareham. It will almost certainly increase traffic to the town from a catchment area that at present heads to Poole for their Supermarkets (ie Sandford, Lytchett Minster etc.) This idea will never even achieve a short period of stabilization in traffic through Sandford, let alone a permanent reduction in traffic. It surely represents a tiny percentage of the load. It is, as a reason for such a development, absolute madness and I believe that it is also merely a contrived and spurious excuse for letting the powerful supermarkets have their way. Putting the traffic issue to one side, I cannot see any reason to allow this development, but many reasons why not:

Yet more urbanization in the countryside .

Yet more tarmac parking areas, adding to drainage issues.

Severe blott on the landscape effecting the character of the whole areas beyond the town boundaries.

Destruction of wild life and farm land.

Yet more light pollution.

Yet more noise pollution.

Increase pollution and congestion from daily freight lorries delivering.

The demise of the towns current shops.

The demise of the town centre and major effect on the character of the area.

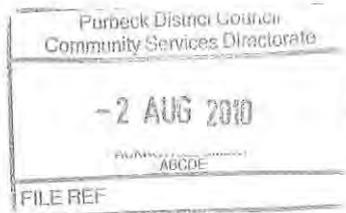
'The government is committed to a town-centre first policy'
policy<http://www.communities.gov.uk/citiesandregions/regeneration/approachretailmarkets>

I reiterate my opposition to a giant Supermarket at Wareham

Yours sincerely,

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T M Wiggins



T. Wiggins,
Flat 6, 20, Burlington Rd,
Swanage
BH19 1LS.

26.07.2010

Development and Building Control.
Westport House.
Worgret Rd.
Wareham.
BH 20 4PP.

Dear Sir/Madam,

I am writing to express my opposition to the proposals for new housing and other developments in Purbeck as part of the core planning strategy up to 2026. I oppose it in its entirety.

I am very alarmed at the suggestion that there has been proper consultation with local people on the issues of how much housing, what type and of course where it should be located if it is finally wanted.

I suggest that your manner of 'consultation' has been rigged to offer a number of loaded options leading to the assumption, in those who take an interest, that the developments will happen in one or other of the proposed forms. People had better tick a 'multiple choice' box or not get their say at all! Nowhere is there any 'opt out' choice or any way for people to dispute that there is a need for more of this type of suburbanization, especially after we have suffered 15 years of 'infill' in every settlement in Purbeck, supposedly (according to Purbeck District Council) in order to protect the countryside that is now under threat from the same Councils plans.

I am genuinely saddened by the lack of interest from OUR District Council in preserving the countryside, implementing green building initiatives and standing up against unwanted and inappropriate developments. I despair that the PDC seem unable to defend what is so precious and important in Purbeck; its limited rural space, its working countryside. The PDC always seem to be trying to persuade us of the merits of suburbanization as opposed to upholding rural life and the landscape. Purbeck is a small peninsula and these developments will fundamentally change the balance between urban and rural. Most alarming is that without a doubt, most of the housing would end up simply swelling the population with incoming people, whose main contribution would be more congestion, more alienation for true local communities and more pressure on the resources and services. 99% of these people will be moving from urban locations. Pressure on Purbeck from every conceivable outside interest is colossal and has been encouraged by PDC, the National Trust and others . It is as great here as in any of the national parks, but without the protected status.

The rural character of Purbeck has greatly diminished over the past 20 years and the world of tourist entertainment, retirement villages and second homes has taken over to such a degree that during the summer months, Purbeck is almost unbearable due to congestion of vehicles and hoards of people in all directions. We are oversubscribed! and if you continue to promote the building of housing developments in Purbeck -whether blocks of 'rabbit hutch' holiday flats that have already engulfed Swanage or 'toy town' housing estates like *Purbeck Gate* at Wool, the result will be yet more erosion of its character, its working landscape and rural communities. You will be left with suburban sprawl. Its simple; either keep Purbeck rural and severely limit development to that which is genuinely needed by the existing community (and this involves proper consultation) or you allow suburban sprawl to turn it into part of Poole and Bournemouth. You cannot have it both ways.

You should be representing the people of Purbeck and listening to them, not imposing upon them from above. I don't even think that there are any local people involved at any level of the real decision making with regard to these vital issues. I wonder if any councilors are even from a rural background, let alone Purbeck? I would be grateful to know and if anything can be done to improve this particular situation.

What happened to the policy of protecting the green belt around town boundaries? Perpetual growth in population is not an option here. The new government has scrapped the top down delivery of housing needs and so these numbers are no longer enforceable. I would also like to know why we need 100 unaffordable houses along side 100 affordable houses? Why do we have to accept this ridiculous argument that developers cannot make a profit unless they build luxury, executive town houses all over the countryside?

Ecologically sound housing with solar panels, micro wind turbines, rain water collection and filtration, minimal street lighting (if any), minimal tarmac (if any) and maximum green space, gardens and tree planting... now this, in small developments of perhaps 10 or 20 houses on the fringes of every village in Purbeck, I would welcome. Perhaps you could take a radical new approach and ditch the 'dinosaur' development program and think green as oppose to 'green wash'. We will not accept these plans and we will fight to save our home from this strategy.

Even the new government has dismissed it, so please scrap it and think again.

Yours sincerely,

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