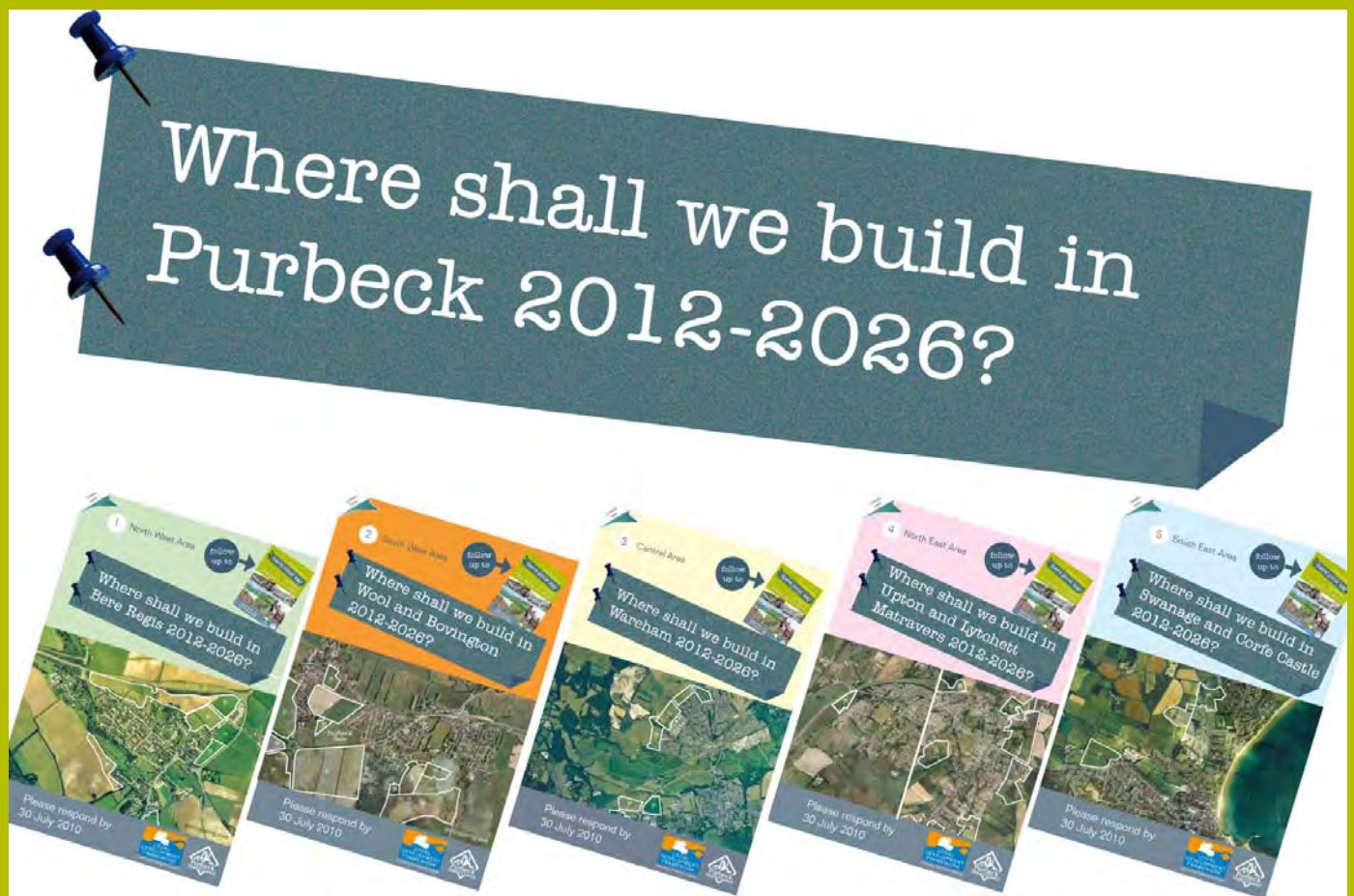


Planning Purbeck's Future



**Core Strategy Settlement Extensions Consultation
Wool, Bovington & Bere Regis Responses June – July 2010**



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Bere Regis Surgery

**BERE REGIS SURGERY
MANOR FARM ROAD, BERE REGIS, WAREHAM,
DORSET BH20 7HB**

Dr. Tim Harley
Dr. Angela Salter
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30 June 2010

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

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

Dear Mr Dring

RE: VILLAGE DEVELOPMENT AT BERE REGIS 2012-2026 & BERE REGIS SURGERY

It was nice to meet up with you on Monday 28th June at the village display of the proposed development of Bere Regis over the next 15 years and the possible implications and involvement for the Bere Regis Practice.

As you are aware the practice is currently situated at the top of Manor Farm Road on a site owned by the partners. The building at present which is now 25 years old is working at full stretch and relying upon portacabins which were placed in the surgery car park some 12 years ago.

As we discussed with the proposed number of houses to be built in the next 15 years together with other proposed minimal development in the rest of the practice area it is unlikely that our practice population from development alone would exceed more than an additional 300 persons in that period of time. This will bring the list size of the practice up to approximately 4,000 which is not enough on its own to substantiate a major rebuild of the premises.

Nevertheless for the practice to continue to give the best service to all its patients and the community at large, the present premises are both inadequate in terms of accommodation and as primary care is expected to take on more of the services formally provided from secondary care coupled with the expansion of services that can be made available to patients which will lead to the present situation deteriorating further.

In some ways the practice has already anticipated this and the only way to increase our population base and hence a new/improved building would be to bring in services additionally provided by secondary care using expertise within the practice and in by doing so make it more convenient for the patients which will aid patient compliance and be environmentally and economically more efficient. The practice has developed experienced personnel in many clinical areas to argue for this case and we will take this up with the Primary Care Trust

Mrs Karen Rumsey Practice Manager

BERE REGIS SURGERY

Cont/d 2

As you point out at present there is an opportunity which will probably not be available in the foreseeable future where a site could be made available for the practice to move to which could be shared with both a village school and a village community centre on one site bringing together a truly united share central village facility.

We discussed from the local plans drawn up the various site options available and I feel that site E i.e. those just south of the watercress beds at the far end of Egdon Close to be the most favoured site. I would point out that this site does not have good access at present and I note your proposals to put in a service road running just north of Egdon Close to a new and presumably improved junction at the bottom of Rye Hill.

It should be remembered that approximately one third of the patients on the practice list live within the curtilage of Bere Regis and the remaining two thirds live outside therefore by definition the vast majority of our patients would have to drive to the surgery. There would have to be adequate car parking facilities to accommodate this and we are more than happy at a later stage if deemed appropriate to try and obtain data on how many appointments require private transport to the surgery. The idea of a footbridge running over the Bere stream connecting with Elder Road is a particularly attractive feature of this site, one which would promote a more healthy lifestyle!

The needs of the practice are becoming really quite acute and the partners really have to make a decision as to whether and try and expand on the present site at the top end of Manor Farm Road or whether to relocate. We have already drawn up detailed plans as to a possible building extension on our present site at the time not knowing about the option of a relocation and with it the opportunity to build a truly multi functional, holistic central facility for the village.

What is becoming increasingly clear is that we will have to make a decision fairly soon and I suspect that the development of site E (or site D which we would also consider) would depend upon whether there is funding and the opportunity to relocate and/or expand the village school. Without this key factor occurring I suspect that whatever the practice does to try and obtain funding from the Primary Care Trust through increasing the services that it is prepared to offer that it would not be sufficiently financial for us to relocate.

I appreciate this is an extremely complex, multifaceted issue but I am sure it is one worth pursuing. I would be grateful for your guidance on how we should proceed further but would suggest that the next stage will be to open discussions with the Primary Care Trust, The Parish Councils initially at Bere Regis but also involving adjacent Parish Councils covered by the practice, School Governors, The Drax Hall Committee, and lastly the newly formed Patient Participation Group.

Please feel free to contact me at any time or my Practice Manager Mrs Karen Rumsey on 01929 471268

With Kind Regards
Yours sincerely

Signature Removed

Dr Tim Harley

Dr. Tim Harley
Dr. Angela Salter
Dr. Keri Rosenthal
Mrs. Karen Rumsey Practice Manager

Bond, M

TEL: 01929-480249 (Home)
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arrived with Swanage
kaffet \$22

FURZEMANS HOUSE
51 WEST STREET
CORFE CASTLE
DORSET. BH20 5HA

A/100

5th June 2010,

The Planning Policy Manager,
Purbeck District Council,
Westport House,
Worgret Road,
Wareham,
Dorset BH20 4PP

Dear Sir,

Re: "Planning Purbeck's Future".

Thank you for your invitation contained in your letter dated 1 June 2010 to contribute to the discussion on planning policy for the Isle of Purbeck.

I am a resident of Corfe Castle. Your questionnaire seems entirely concerned with Swanage. Since I am not a resident of Swanage it would be presumptuous of me to express a strong opinion. I make only two observations:

1. The Swanage Grammar School closed in, from memory, 1974. It seems absurd that this site and associated buildings should have been in limbo for over 40 years simply because nobody could agree what should be done with it. Many people in Swanage strongly resent the proposed closure of Swanage Middle School, and I suggest that the Grammar School site should be retained available should the people of Swanage wish to establish a "free" school there in accordance with recently announced Government education policy. This would not necessarily prevent development of part of the site in the shorter term nor the whole site including the building in the longer term should any proposals for a school come to nothing.
2. Please be aware that with the single exception of water everything required to sustain life and economic activity in Swanage has to come through Corfe Castle in a lorry and in the absence of any alternative route the A351 is already at full capacity.

The consultation document mentions the possibility of building in Corfe Castle, in a paragraph which appears to be an aside or even a throw away line. Corfe Castle has an urgent and continuing need for houses for local people to rent at rents which are affordable to those in employment and receiving incomes at approximately the average for the area. If these are not provided the community will be destroyed within a generation, and the village reduced to a lifeless dormitory area for wealthy retired incomers. The need is for about 5 dwellings per year, perhaps to be provided

by a build of about 20 dwellings every fourth year. There is also a need for employment opportunities locally other than those relying on the temporary, seasonal, and low paid work deriving from the tourist industry. There has been some effort to attract very small businesses to the area but the facilities offered are really only suitable for single craftsmen who do not employ anybody. The need is for businesses employing up to perhaps 12 people.

Yours faithfully,

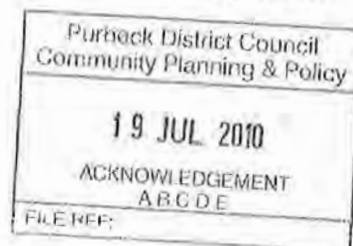
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M. J. A. Bond

Bonfield, H

The Little House
Gully Coombe
Langton Matravers
Swanage
Dorset
BH19 3DN

14th July 10



To Whom It May Concern:

RE: Proposed building area's in Swanage

We attended the meeting to look at the proposed building area
Gully Ground Area A

Having lived all my life in Langton Parish and worked with my Father in the stone trade as did our forefathers before us, I have a bit of history that is appropriate to the site, Gully Ground has 3 veins of stone, Laneing vein the top vein which was extensively dug and for 17 years my father and I dug the remainder, under the laneing vein there is a vein of freestone which was mined had 4 undergrounds quarries who worked on this vein in the 1920 and before, 3 Quarries worked the downsvien, cap and new vein. The Quarry on the road edge on the a351, looking south, was quarried by my forefathers on my Grandmothers side of the family,

And the north side of the field looking south was a quarry owned by the Chinchin family which several generations worked over the years, on the top right was Tom Corbans Quarry and they dug most of the freestone and the downsvien, these quarries run to the south and they were connected, the water from these undergrounds ran to the quarry of my Grandmothers generation, on the road edge of the a351, which filled to about 70ft deep and took at least 2 and half days to drain away during rainy weather. It is also my belief that the water from this quarry drained eventually away into site B.

I would say in my own opinion, and this is my own opinion, this field would be unsuitable for building, as all the shafts are filled in but the underground quarries still remain.

Yours sincerely

Signature Removed

Harold Bonfield

Communities and Local Government



The Rt Hon Eric Pickles MP
Secretary of State for Communities and Local Government

Department for Communities and Local Government
Eland House
Bressenden Place
London SW1E 5DU

Tel: 0303 444 3450
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E-Mail: eric.pickles@communities.gsi.gov.uk

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27th May 2010

Dear Leader

ABOLITION OF REGIONAL STRATEGIES

I am writing to you today to highlight our commitment in the coalition agreements where we very clearly set out our intention to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Consequently, decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

I will make a formal announcement on this matter soon. However, I expect Local Planning Authorities and the Planning Inspectorate to have regard to this letter as a material planning consideration in any decisions they are currently taking.

Yours eric.

Signature Removed

THE RT HON ERIC PICKLES MP

The Chief Planning Officer
Local Planning Authorities in England

6 July 2010

Chief Planning Officer Letter:

REVOCATION OF REGIONAL STRATEGIES

Today the Secretary of State announced the revocation of Regional Strategies with immediate effect.

I have attached some 'questions and answer' advice on immediate issues that may arise from this announcement. It will be important for local planning authorities to carry on delivering local development frameworks and making decisions on applications and the attached document focuses on how to continue taking these forward.

Please address any queries to Eamon Mythen at CLG in the first instance (Eamon.Mythen@communities.gsi.gov.uk).

Signature Removed

STEVE QUARTERMAIN
Chief Planner

Department for Communities and Local Government
Eland House
Bressenden Place
London
SW1E 5DU

Guidance for Local Planning Authorities following the revocation of Regional Strategies

The Secretary of State for Communities and Local Government confirmed today that Regional Strategies will be revoked (see the attached copy of the Parliamentary Written Statement). In the longer term the legal basis for Regional Strategies will be abolished through the "Localism Bill" that we are introducing in the current Parliamentary session. New ways for local authorities to address strategic planning and infrastructure issues based on cooperation will be introduced. This guidance provides some clarification on the impact of the revocation; how local planning authorities can continue to bring forward their Local Development Frameworks (LDFs); and make planning decisions in the transitional period.

1. Under what powers are Regional Strategies being revoked?

Regional Strategies have been revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009 and no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004. This guidance covers the period between revocation of Regional Strategies and legislation to abolish them altogether.

2. Do Planning Policy Statements (PPSs) remain in force?

Yes. The Policy Statement on Regional Strategies (February 2010) is cancelled, and references to Regional Strategies in other Policy Statements are no longer valid. But all other PPSs will continue to apply until they are replaced by the National Planning Framework.

3. Will this affect the London Plan?

The London Plan will continue to provide the planning framework for London boroughs. As part of a wider process of decentralisation in London, we are reviewing how powers and discretion can be shifted downwards from central government to the Mayor and Assembly, to London Boroughs and to local neighbourhoods. This will include reviewing the scope for devolving power from the Greater London Authority down to the Boroughs and below.

The following sections provide advice on some of the issues likely to arise following revocation of Regional Strategies, until the "Localism Bill" and the new National Planning Framework are in place. This guidance should be regarded as a material consideration by local planning authorities and the Planning Inspectorate in their decisions.

4. How will this affect planning applications?

In determining planning applications local planning authorities must continue to have regard to the development plan. This will now consist only of:

- Adopted DPDs;

- Saved policies; and
- Any old style plans that have not lapsed.

Local planning authorities should also have regard to other material considerations, including national policy. Evidence that informed the preparation of the revoked Regional Strategies may also be a material consideration, depending on the facts of the case.

Where local planning authorities have not yet issued decisions on planning applications in the pipeline, they may wish to review those decisions in light of the new freedoms following the revocation of Regional Strategies. The revocation of the Regional Strategy may also be a material consideration.

5. Should we continue preparing LDF documents?

Yes – the revocation of Regional Strategies is not a signal for local authorities to stop making plans for their area.

Local planning authorities should continue to develop LDF core strategies and other DPDs, reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development.

These local plans will guide development in their areas and provide certainty for investors and communities. Local authorities may wish to review their plans following the revocation of Regional Strategies. We recommend reviews should be undertaken as quickly as possible.

6. How does this affect adopted local plans / LDFs?

Adopted DPDs and saved policies will continue to provide the statutory planning framework. Local authorities may decide to review these now that Regional Strategies have been revoked. There is no need to review the whole LDF, only those issues or policies which local authorities wish to revisit. When undertaking consultation and sustainability appraisal on their draft policies, authorities should take an approach that considers the stage reached, the extent of work already undertaken and the scope of the policy changes they are making.

7. What if my LDF document is still being prepared?

Where local planning authorities are currently bringing forward development plan documents they should continue to do so. Authorities may decide to review and/or revise their emerging policies in the light of the revocation of Regional Strategies. Where authorities decide to do this they will need to ensure they meet the requirements for soundness under the current legislation. When undertaking consultation and sustainability appraisal on their draft policies, authorities should take an approach that considers the stage reached, the extent of work already undertaken and the scope of the policy changes they are making.

8. Will Examinations in Public continue for DPDs?

Yes – where local planning authorities are bringing forward new development plan documents or reviewing adopted plans they should present evidence to support their plans. The examination process will continue to assess the soundness of plans, and Inspectors will test evidence put forward by local authorities and others who make representations.

9. Will data and research currently held by Regional Local Authority Leaders' Boards still be available?

Yes. The regional planning function of Regional LA Leaders' Boards – the previous Regional Assemblies – is being wound up and their central government funding will end after September this year. The planning data and research they currently hold will still be available to local authorities for the preparation of their local plans whilst they put their own alternative arrangements in place for the collection and analysis of evidence. Notwithstanding, the new Government regards the Regional Leaders' Boards as an unnecessary tier of bureaucracy.

Clarification on policy issues

There are a number of areas where Regional Strategies supplemented the national policy framework. Further clarification on these areas is set out below.

10. Who will determine housing numbers in the absence of Regional Strategy targets?

Local planning authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land without the burden of regional housing targets. Some authorities may decide to retain their existing housing targets that were set out in the revoked Regional Strategies. Others may decide to review their housing targets. We would expect that those authorities should quickly signal their intention to undertake an early review so that communities and land owners know where they stand.

11. Will we still need to justify the housing numbers in our plans?

Yes – it is important for the planning process to be transparent, and for people to be able to understand why decisions have been taken. Local authorities should continue to collect and use reliable information to justify their housing supply policies and defend them during the LDF examination process. They should do this in line with current policy in PPS3.

12. Can I replace Regional Strategy targets with “option 1 numbers”?

Yes, if that is the right thing to do for your area. Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), supplemented by more recent information as appropriate. These figures are based on assessments undertaken by local authorities. However, any target selected may be tested during the examination process especially if challenged and authorities will need to be ready to defend them.

13. Do we still have to provide a 5 year land supply?

Yes. Although the overall ambition for housing growth may change, authorities should continue to identify enough viable land in their DPDs to meet that growth. Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments can help with this. Local planning authorities should continue to use their plans to identify sufficient sites and broad areas for development to deliver their housing ambitions for at least 15 years from the date the plan is adopted. Authorities should also have a five year land supply of deliverable sites. This too will need to reflect any changes to the overall local housing ambition.

14. How do we determine the level of provision for travellers' sites?

Local councils are best placed to assess the needs of travellers. The abolition of Regional Strategies means that local authorities will be responsible for determining the right level of site provision, reflecting local need and historic demand, and for bringing forward land in DPDs. They should continue to do this in line with current policy. *Gypsy and Traveller Accommodation Assessments* (GTAAs) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course.

15. How do we establish the need for minerals and aggregates supply without Regional Strategy targets?

Minerals planning authorities will have responsibility for continuing to plan for a steady and adequate supply of aggregate minerals to support economic growth. They should do this within the longstanding arrangements for minerals planning. Technical advice provided by the Aggregate Working Parties, including their current work in sub-apportioning the CLG guidelines for 2005-2020 to planning authority level will assist with this.

Planning authorities in the South East should work from the apportionment set out in the "Proposed Changes" to the revision of Policy M3, published on 19 March 2010.

Planning authorities can choose to use alternative figures for their planning purposes if they have new or different information and a robust evidence base. We will work with the minerals industry and local government to agree how minerals planning arrangements should operate in the longer term.

16. How do we establish the need for waste management without Regional Strategy targets?

Planning Authorities should continue to press ahead with their waste plans, and provide enough land for waste management facilities to support the sustainable management of waste (including the move away from disposal of waste by landfill). Data and information prepared by partners will continue to assist in this process. For the transitional period this will continue to be the data and information which has been collated by the local authority and industry and other public bodies who

currently form the Regional Waste Technical Advisory Bodies. We intend for this function to be transferred to local authorities in due course.

17. Does the abolition of the hierarchy of strategic centres mean the end of policies on town centres?

No. Local authorities must continue to have regard to PPS 4: *Planning for Sustainable Economic Growth* in preparing LDFs and, where relevant, take it into account in determining planning applications for retail, leisure and other main town centre uses.

In assessing any planning applications proposing unplanned growth in out of town shopping centres, particularly those over 50,000 sqm gross retail floor area, local authorities should take account of the potential impacts of the development on centres in the catchment area of the proposal.

18. What about regional policies on the natural environment?

Local authorities should continue to work together, and with communities, on conservation, restoration and enhancement of the natural environment – including biodiversity, geo-diversity and landscape interests. Authorities should continue to draw on available information, including data from partners, to address cross boundary issues such as the provision of green infrastructure and wildlife corridors.

19. What about regional policies on Flooding and Coastal Change?

Local authorities should continue to work together across administrative boundaries to plan development that addresses flooding and coastal change. For flooding matters local authorities already have a duty to co-operate under the Floods and Water Management Act. The Environment Agency will continue to work with local authorities individually and/or jointly to provide technical support on these matters. The Coalition agreement is clear that we should prevent unnecessary building in areas of high flood risk.

20. What about regional policies on Renewable and Low Carbon Energy?

Through their local plans, authorities should contribute to the move to a low carbon economy, cut greenhouse gas emissions, help secure more renewable and low carbon energy to meet national targets, and to adapt to the impacts arising from climate change. In doing so, planning authorities may find it useful to draw on data that was collected by the Regional Local Authority Leaders' Boards (which will be made available) and more recent work, including assessments of the potential for renewable and low carbon energy.

21. What about regional policies on Transport?

Local authorities should continue to ensure their land use and local transport plans are mutually consistent, and deliver the most effective and sustainable development for their area. Local authorities should work with each other and with businesses and communities to consider strategic transport priorities and cross boundary issues.

22. Does the end of Regional Strategies mean changes to Green Belt?

No. The Government is committed to the protection of the Green Belt and the revocation of Regional Strategies will prevent top-down pressure to reduce the Green Belt protection. Local planning authorities should continue to apply policies in PPS2. As part of their preparation or revision of DPDs, planning authorities should consider the desirability of new Green Belt or adjustment of an existing Green Belt boundary, working with other local planning authorities as appropriate.

Parliamentary Statement Revoking Regional Strategies

Today I am making the first step to deliver our commitment in the coalition agreement to "*rapidly abolish Regional Spatial Strategies and return decision-making powers on housing and planning to local councils*", by revoking Regional Strategies.

Regional Strategies added unnecessary bureaucracy to the planning system. They were a failure. They were expensive and time-consuming. They alienated people, pitting them against development instead of encouraging people to build in their local area.

The revocation of Regional Strategies will make local spatial plans, drawn up in conformity with national policy, the basis for local planning decisions. The new planning system will be clear, efficient and will put greater power in the hands of local people, rather than regional bodies.

Imposed central targets will be replaced with powerful incentives so that people see the benefits of building. The coalition agreement makes a clear commitment to providing local authorities with real incentives to build new homes. I can confirm that this will ensure that those local authorities which take action now to consent and support the construction of new homes will receive direct and substantial benefit from their actions. Because we are committed to housing growth, introducing these incentives will be a priority and we aim to do so early in the spending review period. We will consult on the detail of this later this year. These incentives will encourage local authorities and communities to increase their aspirations for housing and economic growth, and to deliver sustainable development in a way that allows them to control the way in which their villages, towns and cities change. Our revisions to the planning system will also support renewable energy and a low carbon economy.

The abolition of Regional Strategies will provide a clear signal of the importance attached to the development and application of local spatial plans, in the form of Local Development Framework Core Strategies and other Development Plan Documents. Future reform in this area will make it easier for local councils, working with their communities, to agree and amend local plans in a way that maximises the involvement of neighbourhoods.

The abolition of Regional Strategies will require legislation in the "Localism Bill" which we are introducing this session. However, given the clear coalition commitment, it is important to avoid a period of uncertainty over planning policy, until the legislation is enacted. So I am revoking Regional Strategies today in order to give clarity to builders, developers and planners.

Regional Strategies are being revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009 and will thus no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004.

Revoking, and then abolishing, Regional Strategies will mean that the planning system is simpler, more efficient and easier for people to understand. It will be firmly

rooted in the local community. And it will encourage the investment, economic growth and housing that Britain needs.

We will be providing advice for local planning authorities today and a copy has been placed in the house library.

Jeffrey, J



10/06/2010
10:00 AM
10/06/2010

I think the real issue
with the pollution is CO are the Railway
level crossing helped by D.C.C. so
called traffic calming in Wool
High St. until this is put right just
get off my back.

I do wonder how many
local people will benefit from this
I suspect that the bulk will go either
to holiday homes and outsiders I believe
there is an increasing danger of this
urbanisation of also acquiring all
the ills which we could well do
without.

Yours in despair

Signature Removed

The Lulworth Estate

Purbeck District Council,
Westport House,
Worgret Road,
Wareham,
Dorset,
BH20 4PP.

28TH July 2010.

Dear Sir or Madam,

'Where shall we build in Purbeck Consultation' – a response by the Lulworth Estate

Thank you for the opportunity to comment of the Draft Core Strategy 'Where shall we build in Purbeck Consultation'. This response is made on behalf of the Lulworth Estate.

The Estate is the owner of land in and around 'Wool' and it is for this reason that comments have been limited to 'Purbeck South West 2' which deals specifically with planning development in the area.

The consultation document was clear and easy to interpret and we congratulate the Council with this. However, we have chosen not to complete the questionnaire that was published with the consultation on the basis that we would only be able to offer short answers and it was felt that, as the Estate is the owner of some of the strategic land under consideration, additional commentary may be welcomed by the Council.

We hope that the following feedback and response is of interest.

Yours faithfully,

James Weld
The General Manager Lulworth Estate.

Qu 1) Where shall we build in Wool ?

The Estate would strongly support residential development and expansion on 'Site B'.

For reasons explained below, we suggest that the proposed number of dwellings (50) would be insufficient. Site 'B' is an extensive area that affords a singular opportunity to deliver a well planned settlement expansion that can potentially fulfil many housing and service aspirations for the community. The site would also integrate well with the employment land at the Technology Centre and the settlement centre itself.

Whilst it is appreciated that it would not be feasible to bring forward all of the identified 'broader site' in a single motion, a holistic view and plan for the development of the wider field area would deliver better cohesion and guard against a sporadic 'piecemeal' affect.

A bolder approach, both in terms of considering a scheme for the future and indeed dwelling numbers now, would increase the prospects for better public services and community investment. Conversely, if only small land parcels come forward over an extended period the level of contribution would be greatly restricted.

The same would apply to 'affordable housing'. An expectation of 50% affordable housing element in any scheme is prohibitive, but the smaller the project the less scope there is for accommodating higher proportions of affordable housing.

RECOMMENDATION: Site 'B' is in the Estate's view the most suitable location for settlement extension at Wool, but the proposed site should be enlarged in order to enable greater economies of scale.

Any development within this field should be considered as part of a encompassing strategy for expansion over the green coloured area.

Qu 2) What communities benefits should be sought ?

If Site 'B' were developed ambitiously enough the following community benefits could potentially be delivered:

- a) Structured access to areas of green space to woods and land in the vicinity.
- b) Improved bus / transport links to the 'Jurassic Coast'.
- c) Funding for the Wool Bypass.
- d) Street improvements along Dorchester Road.
- e) Further enhancements to all aspects of community services.

The scale of the development would need to be sufficient to make this investment possible. Small scale development would not generate significant funds to provide for real and lasting improvements.

Qu 3) Do you support the building of 30 dwellings at Bovington as requested by the MOD ?

The presence of the Army contribute greatly towards the local economy and community. Support should be given for these dwellings, if requested by the MOD, provided that it is agreed that they are covenanted to MOD use only.

General Comments:

The notes below echo the comments made in response to the 'Core Strategy' in Autumn 2009. We have reiterated them below as they remain relevant to this consultation.

Residential expansion of Wool:

The settlement of Wool represents one of Purbeck's foremost opportunities in respect to strategic master planning to achieve important social requirements (housing, employment and services).

This potential is provided through the fact that the settlement enjoys:

- Superior transport links
- Employment opportunities now and into the future
- Community infrastructure (Schools, modern Doctors Surgery etc)
- Space and spreading room
- Proximity to the Jurassic Coast
- Reduced conflict with the environment, AONB, Heathland, flooding etc.
- Compliance with the principals of sustainable development

It is important to acknowledge this scope and plan for advancement within the Core Strategy. An overly restrictive approach based on fragmented projects will not allow for full longevity planning, and might result in piecemeal development as opposed to the pursuance of a sound and sustainable master plan.

An extension of 50 dwellings in isolation is in our view not sufficient to satisfy immediate housing needs and unless it is conceived as part of an adopted wider scheme for the field 'Site B', would probably not be conducive with an overarching strategy.

Affordable Housing

It remains our strong view that the proposal set out by the council to impose a 50% element of affordable housing on all 'significant greenfield' developments is simply untenable.

This policy, if pursued will likely cause the following:

- developers avoiding Purbeck;
- landowners choosing not to release land;
- poor quality construction and design;
- cumbersome and ill informed and ineffective fiscal / market control;
- deficit in meeting key community housing needs;
- loss of construction related jobs and restriction of employment opportunities in the area.

If, such proposals were to go ahead, land resources being made available for development would 'dry up' or certainly at least be severely constricted. As a consequence the amount of affordable units coming forward would be much diminished and the issue of affordable housing only compounded. The adverse impact of these proposals should not be underestimated.

The Lulworth Estate would be reticent to release land for development, regardless of its location, where the District Council is demanding 50% affordable development element.

The costs associated with development have increased dramatically over the last decade principally due to increases in burdensome contributions, levies, charges and taxes. Affordable

housing is one such issue that represents a considerable construction 'opportunity cost' for those operating in the sector. The financial impact of increasing the affordable element to 50% will reduce profit margins to a level which is no longer a suitable incentive for the permanent surrender of land.

Passing on of costs – land vendor pays not developer:

A requirement to deliver 50% affordable element cannot, especially in the present economic climate be withstood commercially in the sense that almost all developments would be rendered economically unviable. In turn, developers would look to offset the increased costs of development / reduction in profit through the lowering of the price paid for development land. All 'on costs' associated with this policy including highways contributions, heathland contributions, community infrastructure etc, are discounted against the price paid for land.

In short, there is a presumption that the developer pays, this is not correct as in fact the land vendor ultimately pays through a reduction in sale proceeds. Soon costs will be so extensive it is likely that those with strategic land may be compelled to withhold resources on grounds that a suitable return cannot be achieved.

Personal Details		Agents Details (if applicable)	
Title (Mr/Ms/Mrs/Miss/Other)	Mr	Agent Title (Mr/Ms/Mrs/Miss/Other)	Mr
First Name:	James	Agent First Name:	Patrick
Last Name:	Weld	Agent Last Name:	Durnford
Job Title*:	General Manager	Agent Job Title:	Assistant to GM
Organisation*:	Lulworth Estate	Agent Organisation:	Lulworth Estate
Address:	The Estate Office East Lulworth Wareham Dorset	Address:	The Estate Office East Lulworth Wareham Dorset
Postcode:	BH20 5QS	Postcode:	BH20 5QS
Telephone:	01929 400352	Telephone:	01929 400352
E-mail:	James.weld@lulworth.com	E-mail:	Patrick.durnford@lulworth.com

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

Your Ref:
Our Ref:

Date: 28 July 2010

Bailey Gate
East Burton Road
Wool
Wareham
Dorset
BH20 6HF

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

Dear Sirs

**Purbeck Core Strategy Consultation.
Where shall we build in Wool & Bere Regis**

Although I have already made an electronic submission I hope you would not mind my raising some additional concerns both as an ex Parish Councillor of Bere Regis and now as a new resident of Wool Parish, at East Burton.

Primarily I wish to record my support for 'limited' development in both villages But crucially only in respect to what is clearly achievable, sustainable and not likely to make worse the serious deterioration in traffic management through both villages, currently being pressed hard by DCC as they continue (wrongly I think) to respond to lobbying by other villages that for various reasons that are not proportional to the volume of traffic or road hazards that both the communities of Wool and Bere Regis suffer at the present time and via the C6 route.

Since moving to East Burton Lane we have seen for ourselves the results of increasing traffic chaos being caused via this policy and until such time as DCC and the Highways Agency are made to divert Weymouth bound traffic along the A35 from the A31 the current situation will only get worse. While the Weymouth relief road is as yet unfinished, the trend of increased summer traffic is beginning to have a big impact on both locals and visitors alike. For this reason both villages should not be subject to further development plans until such time as the traffic is better managed with the current network that is available or affordable.

That said I believe the most appropriate site for Wool is site B, primarily because the existing road infrastructure, inadequate though it is, is better suited to the inevitable additional traffic that 50 new homes will generate and not East Burton.

Whilst we welcomed a move to Wool for various family reasons our choice of having one of the Lawrence View houses was undertaken primarily for ease of access to the north and to be near the railway (regardless of noise as I am an enthusiast!). However we have yet to see traffic calming measures installed as

indicated by the planning granted for these houses. The reason being we understand that such measures cannot be installed until the last house is sold!

There are some five houses left to sell after nearly two years and I believe with the existing railway issues, narrow traffic access, a poor housing market, limited parking etc the proposal to site a further 50 houses at site A is just not sustainable or possible without severely impacting on existing residents who have it has to be said not welcomed the houses we have moved into!

Another negative feature of most of the Wool sites which has been omitted in the plan is the likely impact of surface water drainage and I draw your attention to the enclosed plan I have obtained from the Environment Agency showing the surface water vulnerability zones. With site A being extremely close to the existing floodplain of both the Rivers Frome & Win the increased surface water run-off will have a very big impact on the conveyance in the centre of the low lying part of East Burton, potentially putting a number of older properties at risk. For this reason alone and when compared to the relatively free draining Site B, the choice of site A is I believe very flawed and most likely to aggravate the problems that already occur in the village on a regular basis.

Finally I am also aware that the flight restrictions on the Police Helicopter landing site are such that they are already very tightly constrained to avoid housing on their frequent approach and take off procedures. Site B is clearly better placed to keep new residents away from this disturbance as well as the steady flow of trains that have to sound their horns for times each way as they run past Site A. Any amount of additional housing here will I believe prove very difficult to sell for both access and the relaxed enjoyment of future incumbents.

If I may briefly return to the plan for Bere Regis: As a retired Cllr for that village I maintain my full support for their preferred options involving a new Primary School site with a split of housing as they indicate and a separate area for employment.

Thank you for giving me an invitation to comment on this important issue.

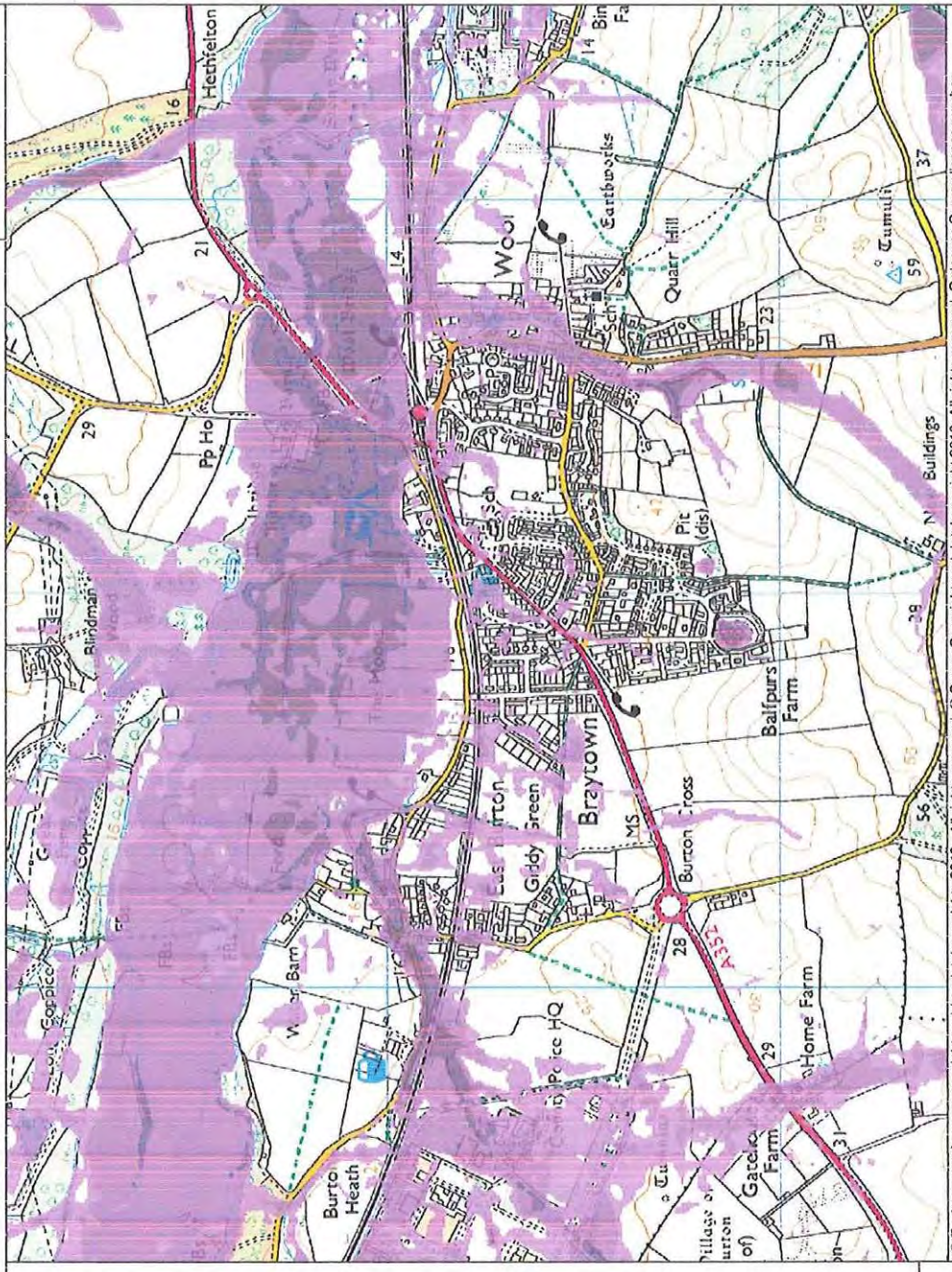
Yours sincerely

Signature Removed

Malcolm S Munro. BA Hons CEnv CWem IFM.
Formerly a Cllr of Bere Regis Parish Council



Wool & East Burton Surface Water Vulnerability Map



Legend

Areas Susceptible to Surface Water

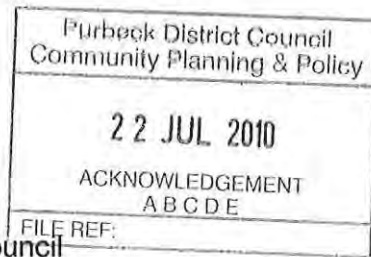
- Less
- Intermediate
- More
- Out of range



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Narraway, J

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



Gaffers
East Burton Road
East Burton
Wareham,
Dorset, BH20 6HE

Tel: 01929 462812

15 July 2010

Dear Sirs,

Consultation Development Around Towns and Villages - Where Shall We Build In Wool

I am writing to you in order to give a fuller response to your questionnaire than your actual form allows as I feel there are several matters which need to be placed on the record regarding the proposed development site in East Burton - **Site A**.

Aside from the fact that development on this site is outside the current settlement boundary which is not mentioned on your leaflet, I feel there are safety, environmental and townscape issues needing serious consideration in assessing the suitability of this particular site:-

Safety

1. Presumably there would be quite a number of children residing in a development of 50 houses. There are no facilities at all for children in East Burton. Schools, library, playing fields, doctors, shops and public transport are all situated some considerable distance away and all facilities are further away from Site A than they are from the other proposed sites and all have to be reached by crossing the railway lines.

2. East Burton and Burton Roads, from which Site A would be approached by car, are both very narrow and winding in some places where there is insufficient space for two cars to pass each other without one giving way to the other. Additionally, because insufficient car parking was provided in the recent development in East Burton Road (Lawrence View), cars are now parked on the road there, thus reducing both the visibility of oncoming traffic approaching the bend until very late and the width of the road. The combination of reduced visibility and insufficient space for two cars to pass because of parking provides, perhaps, the potential for a serious accident especially with the increase in traffic a new estate would generate.

There is no pavement at all in Burton Road and East Burton Road is only partially paved in one section so walking can be quite hazardous for adults and would certainly be particularly so for children walking to and from school at busy times especially on the very narrow stretches. This danger would be exacerbated by the increased traffic that an estate of 50 or so homes would generate and would not reduce the reliance on car travel that the Council is currently advocating.

Townscape

Development of an estate of 50 houses in East Burton on this field would increase the size of this settlement by nearly 50% and destroy its character. The field is currently used for grazing and I should like to remind you of the Local Plan, Appendix 3 - Conserving Assets SA24.3 which states:-

"To the west the smaller settlement of East Burton developed as a rural farming community over many centuries. A number of attractive historic agricultural buildings and cob and thatch properties still survive from the 18th century and front almost directly on to the narrow winding lanes. **Extensive gaps between properties and presence of working farms in the north of East Burton are important in maintaining the characteristic rural atmosphere.** Like Wool, East Burton has experienced 20th century expansion particularly to the south and east yet it still retains a distinctive character **separate from the estate development of 20th century Wool**".

As I have already said, this greenfield site is currently used for grazing and forms a part of what Purbeck District Council classed as the "green gap" between Wool and East Burton in the Purbeck District Local Plan. In the plan it states that "the land between Wool and East Burton is partly of grade 2 agricultural quality and additionally "East Burton forms a separate distinct settlement and this separation of the settlements should be retained". (6.13.4 refers) The Inspector's Report of the Plan 2002, which incidentally, appears to be no longer available on your website, also pointed out the importance of keeping the separateness of East Burton from Wool. What justification do the Council have in putting forward a proposal which now reduces the same green gap that it previously stated was so important?

Environment

In your Strategic Flood Risk Assessment V.3 dated. 1 September 2009 it was stated that "... there was no current or future proposals to build in areas at risk of flooding or at risk of increasing flood risk elsewhere. Purbeck has sufficient space outside areas of flood risk to accommodate the development required by the Regional Spatial Strategy".

I understand that there is apparently a fairly high risk of flood to Site A. East Burton has many streams and rivers and so is bordered by water meadows to the North which are always flooded during the winter months. There is also a record of flooding to properties in East Burton Road. The Environment Agency have provided a prediction that the

flood risk for Site A is greater than 1.3% (1 in 75) and I enclose their indicator dated 10.6.10 for your information.

In conclusion I should state that if we have to have such large scale development in Wool my preferred choice would be that it is sited on Site B in Dorchester Road, adjacent to the existing large settlement area and where "buildings are prominently functional and have little aesthetic value" (again a quote from the Local Plan).

I should also like to add that we are all reliant on our Councils to take the best possible decisions for the people they serve and this is even more important in Dorset, the very beautiful county in which we are so lucky to live. Some decisions have been made in the past which are probably to be regretted now. I do hope that your decision on this development will not be a matter of regret in 50 years hence.

Yours faithfully,

Signature Removed

Joan Narraway

1 - encl.



in association with the



Flood Risk Indicator

Title number and property description

DT27774

Land On The South Side Of, East Burton Road, Wool,
Wareham,

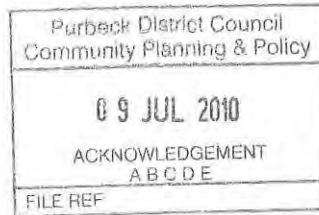
Flood risk

The land registered under the above title number is affected by a floodplain.

The land is in an area that has a significant chance of flooding which means that the chance of flooding each year is greater than 1.3 percent (1 in 75). This takes into account the effect of any flood defences that may be in this area.

This result was produced on 10 June 2010 based on Environment Agency flood risk data that was current as of 1 June 2009 and Land Registry data that was current as of 6 June 2010. The Flood Risk Indicator is based on the most up to date Environment Agency flood data available at the date and time of your search.

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



Bracken Cottage
East Burton Road
Wool, Dorset
BH20 6HE

5th July 2010

Dear Sir Madam

Response to the Purbeck District Council proposals 'Where Shall we build in Wool and Bovington 2012-2026'

I am currently resident in East Burton and wish to object to the proposal of Purbeck District Council to develop on the green field site at East Burton, referred to as Site A in the above document. In my opinion, the 'traffic light' system, used by the Council contains inaccurate summaries for this site. Housing development on the site would adversely affect the local environment, lead to unsafe roads and create hazards for 'at risk' groups within the community, both existing and proposed. Please see below additional comments for each aspect and the colour code I would give in the light of this information:

	PDC Code	PDC Comments	New Code	Own researched comments
Ecology	Green	Limited wildlife habitat on the site / evidence of flora and fauna	Green	
Flood Risk	Green	Flat site with limited possibility for surface water run off and surface flooding	Red	<ul style="list-style-type: none"> Drainage – a large amount of water gathers to the north of Site A during periods of high rain. If the land is disturbed this could potentially cause flooding to nearby 17th century properties Flood Risk Indicator, June 2010 – greater than 1 in 75 each year (attached) Sewerage has been a problem for local residents due to lack of capacity of the sewer (this is an ongoing problem for some properties to the extent that Wessex Water has offered refunds to the home owners affected)
Townscape	Green	Development on the site would relate well to the settlement pattern and would not harm local character	Red	<ul style="list-style-type: none"> a number of 17th century buildings make up the street scene at East Burton from opposite Site A and westerly along the road new homes (all bungalows) are set back from the road and screened by traditional stone walls, trees and hedgerows the green field contributes significantly to the rural aspect of the area the street lighting is currently minimal and maintains the rural feel of the area there have been a number of attempts to obtain planning consent for the development of housing on this site. They have always been rejected due to the need to maintain this open space – see appendix 2 (inspector's report) development of this field would destroy the village of East Burton irreparably
Landscape	Green	Development on the site would not be prominent in short and long distance views of the wider landscape	Amber	Long distance views do not apply to this site as there are no high surrounding areas. The short distance views would be significantly affected for reasons mentioned above.
Accessibility	Amber	The site is near to the centre of the settlement with good access to shops and local facilities and / or the site is close to an hourly bus route	Red	East Burton has no facilities. The nearest facilities (schools, churches, shops, chemist, health centre) are all across the railway line in Wool. Pedestrian access is limited and unsafe particularly for children, mothers with buggies, disabled and elderly. The access road is a country lane, much of which has no/inadequate pavement. The alternative is to cross the railway's unmanned crossing points.
Highways	Green	The site could be accessed by vehicles without any major works to existing roads	Amber	The only access is by East Burton Road, a country lane. Access would be restricted/unsafe due to: <ul style="list-style-type: none"> road width - in several places, it is too narrow for two vehicles to pass each other a number of 'Blind' corners there is no footpath along most of the road, and where there is a footpath, it is very narrow the road has already had traffic calming imposed in the form of a reduction in speed limit Increased traffic on East Burton Road would adversely affect flow on the A352 especially at or following closure of the railway barriers. Road use by pedestrians and cyclists would be seriously compromised / unsafe.
Overall	Green	A site that would have limited overall impact if developed	Red	A site that would have a major overall impact if developed that is difficult to overcome - East Burton would become an urban area, losing its cherished rural identity.

Please accept this response as formal objection to any development on Site A.
Yours sincerely

Signature Removed

Dr Joanna C Rees BMBS

Bracken Cottage
East Burton Road
Wool
Dorset
BH20 6HE

5th July 2010

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

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

Dear Sir / Madam

Response to the Purbeck District Council proposals for the Core Strategy.

1) Firstly, I wish to object to the proposals for the building of 50 additional dwellings in the Wool area.

This figure was arrived at as a result of the now abolished Regional Strategies. There is no indication that Wool needs additional housing:

- private housing at Purbeck Gate and Laurence View, built 2-3 years ago, remains unsold
- social housing 'low cost housing' has been filled with residents from other areas of Dorset, many miles from Wool, so is clearly not meeting the needs of the village – if houses are needed elsewhere in Dorset, then they should be built in those locations.

The Council should delay further work on the Core Strategy to allow time for proper investigation of need, now that the pressure of government quotas has been lifted. It is not acceptable to plough on regardless, just because the council has completed a certain amount of work towards the, now obsolete, RSS. It is more important to get it right.

2) The 'traffic light' system of evaluating sites A, B, C and D leads to questionable and sometimes totally inaccurate conclusions.

Site A is given a green indicator for highways, as East Burton Road runs to the site. This fails to take account of the fact that East Burton Road is a country lane.

- in several places, it is too narrow for two vehicles to pass each other
- there is no footpath along much of the road, and where there is a footpath, it is very narrow
- there are 'blind' corners
- the road has already had traffic calming imposed in the form of a reduction in speed limit

Further traffic calming has been suggested by Purbeck District Council in the event that Site A is developed for housing. I would seriously question the intended use of traffic calming to relieve a problem that does not currently exist, but that the Council would be creating.

3) It would appear from the literature distributed by Purbeck District Council, that Site A is seen as a preferred option for the proposed development. I strongly oppose this view. There has obviously been no consideration by planners of the potential residents, in particular two of the most vulnerable groups within society.

a) Children

- young families are likely to be among those in need of low cost housing, bringing increased numbers of young children to the area
- there are no facilities for children within East Burton. Schools and associated sports and leisure facilities are across the railway track, in Wool

- If based at Site A, children would either have to walk along the length of East Burton Road (about a mile) subjected to the hazards mention under point 2, or use one of the unmanned crossings to reach Wool. Both options would be **a serious threat to safety**
- 'Every Child Matters' and the subsequent Children Act 2004, places emphasis on the rights of all children to 'stay safe' and yet it seems that Purbeck District Council has not even considered issues of safety in the comparison of sites.

b) Disabled People

- the Disability Discrimination Act as amended in 2005, seeks to eliminate inequality for disabled people. It promotes the 'social model' of disability and rightly points out that disability is frequently caused by a society that places barriers in the way of access
- Purbeck District Council is keen to ensure that works carried out in private dwellings comply with building regulations and I would expect any new homes would meet the same buildings regulations, with wheelchair accessible doorways etc., as standard. It is a shame then that wheelchair users would not be able to be considered for a home at site A unless they were also a owner drivers. The narrow road, increased traffic, inadequate pavements and uneven surface would be unsafe for a mobility scooter or electric wheelchair. Accessible buses and trains with ramps are available in Wool, so why promote a site that would preclude their use for those in need of this provision. The promotion of Site A clearly contravenes the essence of this law by treating disabled people less favourably and failing to carry out an equality impact assessment on the various sites for consideration.

4) East Burton does not have the resources to support 50 more homes.

- Apart from the small village hall, East Burton has no facilities/amenities. The health centre, food outlets, hairdressers, chemist, churches, schools, sure start nursery, and community hall all lie in Wool, across the railway track
- Apart from those vulnerable groups already discussed, consideration must be given to the added burden for young mothers with buggies and the elderly for whom distance and the negotiation of the railway would be a considerable problem
- Safety hazards for pedestrians and the distance from amenities would lead to increased car use, further impacting on safety.

5) The strategy document gives a green indicator for 'Flood Risk', however, national bodies responsible for this determination disagree

The Land Registry in association with the Environmental Agency, states that Site A is in an area that has a significant chance of flooding, which means that the chance of flooding is greater than 1.3 percent (1 in 75) (see appendix 1). Since there are alternative sites available, the building of houses on this land would contravene statutory guidance under Policy Planning Statement 25.

6) Known Drainage problems are likely to be exacerbated if the number of homes in East Burton were to be increased by more than 50%

- From the land: water gathers to the north of Site A causing an extensive, deep puddle/small lake during periods of high rain. If the land is disturbed this could potentially cause flooding to nearby 17th century properties
- Sewerage has been a problem for local residents due to lack of capacity of the sewer (this is an ongoing problem for some properties to the extent that Wessex Water has offered refunds to the home owners affected).

7) The strategy document gives a green indicator for 'Townscape'. It is hard to believe that anyone from the council actually visited East Burton, as the impact of the proposed development would seriously harm the local character.

- a number of 17th century buildings make up the street scene at East Burton from opposite Site A and westerly along the road
- new homes (all bungalows) are set back from the road and screened by traditional stone walls, trees and hedgerows

- the green field contributes significantly to the rural aspect of the area
- the street lighting is currently minimal and maintains the rural feel of the area
- there have been a number of attempts to obtain planning consent for the development of housing on this site. They have always been rejected due to the need to maintain this open space, described as an 'important gap' in the Inspector's Report to the Purbeck District Local Plan, 2002.
- development of this field would destroy the village of East Burton irreparably

8) No consideration has been given to the effects the development of Site A would have in practical/business terms on the existing residents of East Burton.

- the rural nature of the village is coveted by people seeking a peaceful holiday retreat. There are a number of B&Bs and holiday cottages along East Burton Road. Development of Site A would change the area totally and there would undoubtedly be a loss of this tourism
- gardens in East Burton are opened under the charitable 'National Gardens Scheme'. This is in character with the area and the additional parking on open days, although causing congestion, is considered part of the 'country life'. The introduction of more cars to the area would seriously affect this practice and probably lead to the 'National Gardens Scheme' having to be abandoned
- wild blackberry picking, a practice popular with local families, from hedgerows along East Burton Road and Burton Road would become unsafe with the increase in traffic caused by development of Site A
- the Whitemead Camp Site in East Burton Road welcomes many visitors to the area. Groups of people walk along the road to The Seven Stars public house, which is open all day for food and drink. Again the increase in traffic would make this pursuit unsafe.

9) If, following further investigation of local need, the Council pursues the building of a number of new homes in the Wool Parish area, Sites B and C have to be preferable.

- both sites are the 'right' side of the railway for access to Wool's amenities
- the sites are adjacent to/opposite a number of new houses so street scene would not be as affected
- access is from the main road both for heavy plant and to cope with additional vehicle access after development

10) The traffic light evaluation system has clearly been recorded inaccurately (as detailed above) and I am concerned that this may indicate an intended manipulation of the public response.

I would hope that Purbeck District Council has investigated land ownership of all sites and the beneficiaries of any proposed development to ensure that any subsequent development plans can withstand legal scrutiny.

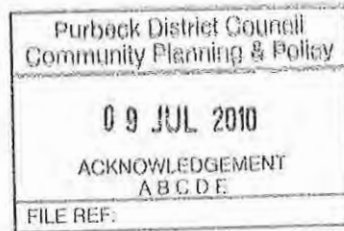
In conclusion:

- **I oppose any development on Site A**
- **My view is that Purbeck District Council should abandon plans made to meet the, now scrapped, RSS and re-evaluate local need**
- **If, further to investigation, it is decided that housing is needed, this should take account of the needs of new residents as well as existing residents. Safety and equality impact assessment are crucial (not optional) of sites to be considered**
- **In my view, although personally not wishing any new development within the parish, Sites B and C have to be preferable if an actual need exists.**

Yours sincerely

Signature Removed

Mrs Marian Rees B.Ed.



Bracken Cottage,
East Burton Road,
East Burton,
Nr Wool,
Dorset
BH20 6HE

23 June 2010

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

Comments and Observations: "Where Shall we build in Wool and Bovington 2012-2026?"

Dear Sir/Madam,

This consultation document suggested that you welcomed comments and observations beyond that offered on the leaflet. Consequently I have done a little basic research and would like to submit the following document regarding potential development on site A.

The comments within this document are divided into two groups.

The first group of observations and comments are confined to issues surrounding the possible allocation of Site A as a development site and also address the mooted change of the settlement boundary.

The second group of observations relate to issues surrounding potential development on Site A. I believe this second group of comments, which normally would relate to a planning application rather than a consultation document are also important at this stage as they relate to the reason and consequences of the consultation.

Thank you for your consideration.

Yours faithfully

Signature Removed

W. P. Rees BSc. CEng. MIET

Comments on proposed housing development on in East Burton (Site A)

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Part 1: Settlement Boundary, Planning History and Planning Targets

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Attached

- Flood plain and title deeds from Land Registry for Site A (Title No: DT27774).
- Letters from Govt. to to Chief planners and Council leaders.
- letters from Wessex Water to W. Rees regarding sewer hydraulic capacity.
- Wool Appraisal map Appendix 3 of the current PDC Local Plan.

Comments on proposed housing development on in East Burton (Site A)

Part 1. Settlement Boundary, Planning History and Planning Targets

Overview

Currently the field (site A) lies outside of the settlement boundaries of either Wool or East Burton. This has been the case, I believe, since the settlement boundaries were first formalised. The field cannot be accessed from Wool. The field can only be accessed from East Burton.

Current Published PDC Position

First of all may I remind you of a sample of the PDC's previous stated position on this field and its importance to the local environment:

1. Purbeck District Plan (final edition)
See chapter 6 Site Specific Proposals.
Quote: [6.13.4 Land between Wool and East Burton is partly of grade 2 agricultural land quality. East Burton forms a separate distinct settlement and this separation of the settlements should be retained.]
2. Purbeck District Plan (final edition)
See Wool Appraisal Map (copy attached): It should be noted that in this map the ringed area encompasses the whole of the frontage of this field (site A) onto East Burton Road.
The ringed area here is labelled:
Quote: [Picturesque groupings of thatched cottages, trees and stream at East Burton; all gaps are important, and character of fields and native trees.]
3. Purbeck District Plan (final edition)
See 6.13.6 (Wool Bypass)
Here the Plan defines the potential Wool bypass as a "boundary to future developments". (I believe that the housing site referred to in the quote below is now known as Purbeck Gate).
Quote: [The boundary to the proposed housing site runs along the bypass route, in order to maintain a buffer between East Burton and Wool.]
4. Purbeck District Plan (final Edition) Inspectors report (2002)(Section 6.402)
The inspectors response to "objection proposals" to the current Local Plan, from a developer, included a long and detailed defence of the exclusion of this site from potential development.
Quote: [The scale and nature of the objection proposals would also transform the character of East Burton, effectively destroying its distinctiveness as a more rural outlier of Wool. Even the development of the smaller site east of Sandhills Crescent would be significant in this respect, as noted by an Inspector in a 1986 appeal decision (Document CR514,515/App.3). In my view such harm would more than offset any relative advantage of the objection proposals in preserving the

'important gap' identified in the Plan's 'Wool Appraisal Map'. In any event I am not sure that such an advantage would exist in view of the objection proposal's closure of the gap to the east of Sandhills Crescent. I share the Council's view that the value of its identified gap is in its contribution to maintaining the separate character of East Burton rather than any intrinsic visual qualities.]

5. Purbeck District Plan (final edition)

See Appendix 3 Visual appraisal of Settlements SA .24.3 It describes the historic and picturesque character of East Burton and describes the importance of maintaining gaps as they are.

Quote:

[To the west, the smaller settlement of East Burton developed as a rural, farming community over many centuries. A number of attractive, historic, agricultural buildings and cob and thatch cottages still survive from the 18th century, and front almost directly onto the narrow and winding lanes. Extensive gaps between properties and the presence of working farms in the northern part of East Burton are important in maintaining the characteristic rural atmosphere. Like Wool, East Burton has also experienced 20th century expansion, particularly to the south and east, yet it still retains a distinctive character separate from the estate development of 20th century Wool.]

All of the above PDC/Inspector comments strongly support the need to keep this field (site A) "as is" . Nothing has changed regarding this since this current Local Plan was formulated. The comments and descriptions within the plan are as relevant today as when they were approved six years ago. There is no good reason why they should be changed now.

With or without the settlement boundary deletion around East Burton (as proposed in the draft core Strategy), this field is vitally important in maintaining the character and identity of this area. It should remain free (and free from the threat) of future development.

Previous Planning Rejections:

This site has previously been put forward for planning approval on several occasions. All were rejected. One of these planning attempts, after failure, went to appeal and was still defeated. Nothing has changed within the area that would make any similar planning application more viable. The tested and legally upheld objections to planning against a medium/large development within this field remain unchanged.

Nearby Land and other Planning Permission.

It should also be remembered that the current settlement boundary for East Burton actually runs through the gardens of the bungalows that lie along East Burton Road, immediately East of this field (site A). Evidently this was done to ensure that the gardens could not be used for brown field in-fill, as they would lie outside the settlement boundary. The adjacent field moreover was also drawn to be outside the settlement boundary and is, as well, a Green Field Site.

Other developments within this area of East Burton , such as the single bungalow development on a brown field site (“The Ferns”) have been subject to rigorous and restrictive planning to ensure that the East Burton Street scene was not compromised. It is difficult to see how the council could justify a large scale multi-storey, intrusive development on the other side of the road after their serial objections to “The Ferns”.

False Targets.

The initial main driver for the council to pursue Site A, as well as other previously unacceptable development sites, was the Regional Spatial Strategy (RSS). The RSS demanded a large amount of development within Purbeck. I think most people, including the council, regarded its demands as wholly unrealistic. Never the less, at the time, the council was in an invidious position where it had to try and get as close to these unrealistic demands as possible. Consequently I would suggest that the council upped the development numbers to a higher number than they would actually felt comfortable with, in order to try and at least appease the RSS requirements.

Now the new Secretary of State (Eric Pickles) has emphatically announced (see attached letter) that RSS targets should be abandoned and councils should now plan their housing strategy without reference to the RSS. This, I believe, should allow the council to set its development figures at a more realistic number. This in turn should negate any perceived need to allow development on inappropriate sites like site A.

As a result of Eric Pickles decision, forcing through development against the wishes of both Wool Parish Council and the local population is unnecessary, as well as undesirable and anti-democratic.

The Wishes of the local population.

I have spoken to many people in the East Burton village. Nobody wants this development. There is no benefit to the villagers or the village. Everyone dreads the potential forced imposition of an unwelcome development on site A.

Settlement Boundary Comments summary.

The council has over many years expressed a strong desire to maintain this field as a distinct area of separation between Wool and East Burton. The site, along with the street scene immediately adjacent to it, has been described as scenic and important in the current edition of the Local Plan. (see Wool appraisal map). The government inspector for the last plan was so confident in the need to keep this field as a gap between Wool and East Burton he fully rejected the objections from the developer and left the plan unmodified with regard to their objections.

Previous planning requests for this field have always been rejected and have also been tested on appeal and still failed. Nothing has changed for the council to rescind its previously strongly held opinion against allowing development in this field. The need to meet regionally set house building numbers has now been removed as well. Development in this field would irretrievably damage the ancient settlement of East Burton. And should be vetoed.

Comments on proposed housing development on in East Burton (Option A)

Part 2: Planning related issues to a potential development on Site A

Below is an outline of a series of comments and potential objections to any development on site A. As this is such an important issue I believe these items should be considered as well as the boundary issues described above.

Accessibility, Road and Rail Safety

I have a number of observations and comments here:

I understand that in order to ameliorate the effects of extra traffic on East Burton Road, the council would plan to install more traffic calming along East Burton Road.

1. East Burton Road is already subject to traffic calming measures with the implementation of a 30 mph speed limit which was requested by the residents through their councillor. Traffic along this road is still heavy especially during rush hour where it is used as a cut through to avoid the tailback at Wool level crossing.
2. Normally traffic calming is introduced to reduce dangerous aspects of a particular road within an existing development. What the council propose is to make the road more dangerous and then try and correct the problem by imposing extra traffic calming. If it is known that this development will make the road so dangerous that it will require more traffic calming then it would appear sensible not to allow the development in the first place.
3. The road is not friendly to pedestrians or cyclists. There are sections that are actually too narrow to allow 2 cars to pass safely without slowing down or stopping (e.g. outside Nut Tree cottage, Up past Dizzy cottage.) More traffic from residential development would make it even less safe and less friendly to cyclists and pedestrians at these choke points.
4. There are many places on the road where safe overtaking of cyclists and pedestrians is compromised. On the corner by the new bungalow of the Allied chrome development is one example. More traffic can only make this worse with or without traffic calming.
5. The majority of the road is narrow and even on the straights does not allow overtaking of cyclists or pedestrians when there is on-coming traffic. The result of increasing traffic along this road would be to make it much less safe for both pedestrians and cyclists, irrespective of what traffic calming measures were implemented.
6. The development is at least 1Km from the railway station and the X53 bus stop. One can imagine that walking to the station will not be a well thought of idea, especially along a narrow and badly lit road. The result of this will be more car traffic making the situation even worse.
7. An estate of 50 + dwelling will bring a number of children into the area (50-70)

who will need to get to school. Unless they are driven (more cars) there by their parents they will have to navigate East Burton Road on foot or by cycle. It would be expected that to get to school they will probably use the unmanned crossings over the railway line. I would hope that this would be a practice that the council would not want to encourage, especially with young children.

8. There is little or no opportunity for improving East Burton Road. It is unlikely that it can be widened, especially at the choke points. One would hope that the council would regard it as an ancient English country lane (albeit already over-used) rather than a route to a new estate of 50 houses.
9. Currently, cars park along East Burton Road (as is their right). It is noticeable that parking on the road is particularly common at the new Allied Chrome development. One can only assume that this is due to the already inadequate provision of parking for these new residents. If any traffic calming removed the opportunity to park on the road it would seriously impact upon local residents both here and further along the road.
10. East Burton Road can proudly boast that there are at least two houses that open their gardens to the public. These open gardens as part of the NGH scheme significantly add to the charm of East Burton and tourists/visitors arrive, often from long distances and bring their business into the area. It is difficult to see how a busier road, with or without traffic calming could support the parking demands of these excellent open garden village events.
11. There are a number of guest houses and B&B accommodation along East Burton Road that bring visitors and tourists into the area. These would be adversely effected by a further urbanisation of East Burton. Ramblers regularly walk down East Burton road from the camp site near the level crossing to the Seven Stars public house. They enjoy a traditional English country lane, not a busy, traffic calmed, modified and busy roadway.
12. Assuming parents would not wish their children to walk along a long dangerous road to school there would be a significant increase in the "morning school run" This coupled with the fact that most residents within the new development would be of working age there would be a significant increase in rush hour traffic. It would seem likely that there would be significant problems with extra cars going (particularly turning right) into and out of East Burton Road especially at the Wool railway crossing, which has severe problems as it is. Cars going the other way, past Giddy Green would have to navigate through a very narrow winding stretch of Burton Road. Again it is difficult to see how there would not be increased risk (especially to cyclists and pedestrians) as well as traffic snarl ups.
13. It should be noted that when essential maintenance is carried out to the Wool level crossing, all traffic has to come through East Burton. Any traffic calming would have to take into account these essential maintenance periods. Carriageway restrictions and obstructions would inevitably seriously compromise traffic flow and safety at these times.
14. Purbeck Council makes great play on encouraging transport by cycle or foot yet

this development by its nature, position and road access will actively discourage cyclists and pedestrians from using East Burton Road and will inevitably lead to increased car use and further congestion, especially at Wool level crossing.

Previous Inspectors Views and Comments

As given in the comments on settlement boundary, the Inspectors report on the current local plan made several comments which were very much in favour of keeping this field as farmland and as a gap between East Burton and Wool. (see Settlement boundary section for comments and references)

Existing Planning

The proposal as it stands is incompatible with existing planning permission. The existing planning restrictions, particularly those regarding development on Greenfield sites outside of a settlement boundary, would have to be manipulated to allow the development.

Water Sewerage Run Off and Flood Risk

1. Run Off

The field has a level of run-off that today at times builds a small lake behind the area of hedge damaged then restored by Wessex Water. When the area (next to Gaffers) was used as a temporary work site while the sewer was repaired in East Burton Road in 2007-2008 it was noted that the run off was considerably worse and often a small lake would form on East Burton Road itself. For the run-off to be controlled from a potential development to be no worse than that of the field (as required by law), the water would have to go somewhere. The ability of the local area, sewers and storm drains to cope with the existing load is marginal today and would be unsustainable after any development. Of course by then, the developer will be long gone.

2. Flood Plain and Flood Risk

East Burton is on the very edge of a flood plain (in fact some properties within East Burton are actually within the flood plain). Any extra or redirected run-off from the field could cause havoc in East Burton.

Currently this field (Site A) has been graded as as "affected by a flood plain" by the Environment agency and is classified as having a significant chance of flooding (1:75). (The document is attached.) I understand this places this field in Flood category zone 3A.

The latest guidance document (6th July 2010) to Chief Planning officers from central Government (attached) indicates that building in areas of high flood risk should not go ahead. Quote: [The Coalition agreement is clear that we should prevent unnecessary building in areas of high flood risk]

The area this field is in is clearly a high flood risk area with many parts of East Burton, as stated above, actually lying within the flood plain itself. The field, according to the Environment Agency (document attached) is itself worse than a

1:100 flood risk. This in itself should indicate that the field is unsuitable for development. Especially as there are other site options with lower flood risk available. See Communities and Local Government Planning Policy Statement 25 particularly annex D5.

Partial Quote: [*Only where there are no reasonably available sites in Flood Zones 1 or 2 should decision-makers consider the suitability of sites in Flood Zone 3, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.*]

Climate change threatens to both increase the height of the water table and also generate more frequent severe weather events. This coupled with a new development on this field could have a severe effect on the ancient settlement of East Burton. Such a development would appear irresponsible, unsustainable and careless. Especially in these times of climate uncertainty.

3. Sewer Capacity

Currently there has been a long standing problem with Wessex Water where the sewer, in periods of high rain-fall has been overwhelmed. It should be noted that this has occurred before, during and after the work on the sewer during 2007-8. This became such a problem that the residents raised a complaint with Wessex Water and there was a meeting between local residents and a Senior member of Wessex Water (Mr B McAuslane) to address the problem on 15th April 2008 at Bracken Cottage. It is understood that the sewer capacity is, (particularly at times of high rainfall) already marginal and is only capable of supporting its current load by increased pumping. (see letters to/from Wessex Water) I would suggest that another development of 50 + houses would be unsustainable with the current sewage facility.

Street Scene Corruption

A development of 50 + houses would inevitable impact upon the street scene which the council has itself labelled as picturesque and important in the current Local Plan. The council has in previous and current local plans vigorously defended the East Burton street scene. Nothing has changed for the council to modify its view.

Over Development

East Burton has been the subject of development for many years and does not have the infrastructure to support more.

A 50 + estate on the field would by its scale and bulk overwhelm the character and setting of East Burton village.

A new development will inevitably introduce unnatural features into the the long established scenic view of East Burton that has been established over very many years.

Hedgerow, Field Patterns and Agricultural loss

The development on the site could well result in damage or even removal of an ancient hedge row.

There would be a destruction of traditional field patterns and their relationship to East Burton.

There would be a loss of good quality agricultural land. It should be noted that this field is in active use for grazing and has always been actively farmed.

Affect On Existing Properties

The new development would overlook existing ancient buildings and seriously detract from the look and feel of the entry into East Burton. A 50+ house development would inevitably dominate the original picturesque setting of the existing buildings. The development would be visually damaging to both the landscape and the local setting. The 50 + houses would sit awkwardly in the current setting and would have a poor relationship with existing architecture.

East Burton Road is a very old and traditional country lane. The development and road changes required to accommodate the development and lessen the danger posed by the development would damage the historic street pattern for this road and lessen its traditional English Country lane appeal.

There would be an adverse effect upon local amenities and traditional delightful village activities, such as open garden days. The extra traffic and associated traffic calming would have a severe impact upon these events.

Lack of Supporting infrastructure

East Burton has no shops, one post box and a village hall. There is no place for any shop development (even if it was desired) the nearest retail outlets are 1KM away at Spar or over the railway line on Dorchester road. Inevitably more children would use the unmanned crossings. The development is the wrong side of the railway for a child friendly development. Access to the shops and doctors surgery would be a nightmare for any new disabled residents. Especially those without a car.

Development Saturation

Recent housing development in Wool and along East Burton Road is regarded by many local people as disproportionate, ill fitting, out of character and overwhelming. Both the Allied Chrome development along East Burton Road and the Barratt Homes development along Dorchester road have a high proportion of unoccupied houses even after years of marketing and enticing low deposit deal offers. It would appear that there are simply not the people to fill the homes. The most likely outcome of an upturn in the economy will be to see the current empty properties turned into more holiday/weekend homes.

It is perhaps time that the opinion of the local Parish council was taken into account. While I cannot speak directly for them, I can re-iterate their stated position as given on the leaflet "Where shall we build in Wool and Bovington" Essentially, as I understand it, the Parish council does not want more development on any site within Wool. When Purbeck Council insisted on Wool Parish Council nominating a preferred option, under sufferance, the Parish Council chose site C (essentially as the "least worst" option).

They were opposed to development on site B, due to the size of the field and the fear of triggering yet more development there after this round had completed. At no time have they ever supported development on Site A.

It would be fair to say that Wool is Full. There should be no more development within or around Wool for the foreseeable future. Purbeck is one of the jewels in the Crown of the English Countryside and every part should be regarded as precious. Both Wool and East Burton were referenced in the Domesday Book, and the field (site A) has probably formed the the main separator between these ancient settlements for nearly a thousand years. We can ruin our ancient country side in haste and then mourn its passing at our leisure. Alternatively we can defend our natural field patterns, and green spaces and keep our countryside alive.

In my opinion development on Site A would have an horrendous impact on local people and the settlement of East Burton and should be ruled out. Site C offers less impact on people but would affect the proposed bypass. (50 years in the making and still counting!). Site B would offer a safer and more accessible development but Purbeck council would have to ensure there was no subsequent development creep.

Above all Wool needs time to assimilate the current new (200 dwellings) developments, before any new large development should even be considered. If any new development ever is sanctioned, Purbeck council should thoroughly consider the local environment and the population who will have to live with the consequences of the development.

If I absolutely had to nominate a site for development, it would be the site I believe would do the least damage to Wool and East Burton and this would be site B. However site C would come a close second. I would though wish to strongly re-iterate my belief that Wool needs time to assimilate the over-development it has already suffered and should be free of major development for at least the next twenty years.

Thank you for your consideration of the above (rather long) document. I hope it helps in the decision making process that will inevitably, have an irrevocable affect on Wool, East Burton and Purbeck.

Yours faithfully

Signature Removed

W.P. Rees BSc. CEng. MIET.

Land Registry



in association with the



Flood Risk Indicator

Title number and property description

DT27774

Land On The South Side Of, East Burton Road, Wool,
Wareham,

Flood risk

The land registered under the above title number is affected by a floodplain.

The land is in an area that has a significant chance of flooding which means that the chance of flooding each year is greater than 1.3 percent (1 in 75). This takes into account the effect of any flood defences that may be in this area.

This result was produced on 24 June 2010 based on Environment Agency flood risk data that was current as of 1 June 2009 and Land Registry data that was current as of 20 June 2010. The Flood Risk Indicator is based on the most up to date Environment Agency flood data available at the date and time of your search.

Disclaimer

The information contained in this document is for general information purposes only. The flood risk information is provided by the Environment Agency. You should note that:-

The Flood Risk Indicator shows only the predicted likelihood of flooding from rivers or the sea for defined areas. It is not detailed enough to account for precise properties.

Individual properties may not always face the same chance of flooding as the areas that surround them. There may be particular occasions when flooding occurs and the observed pattern of flooding does not in reality match the predicted patterns shown on the Environment Agency flood data.

The Environment Agency do all they can to ensure that the flood data reflects all the data they possess and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The flood data from the Environment Agency may by its nature not be as accurate as might be desired, might be misused or misunderstood. For the above reasons the flood data may not be accurate or completely up to date.

If you believe that a particular property does not face the chance of flooding shown on the Environment Agency flood data, or if you have information that you believe we may not have taken into account, then you should contact your local Environment Agency office or see the Environment Agency website for more information on flood data.

We will endeavour to keep this information up to date and correct but make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the flood data. Any reliance you place on such information is therefore strictly at your own risk.

Further information concerning the risk of flooding in this area, incorporating flood defence data, is available on the Environment Agency website service.

See <http://www.environment-agency.gov.uk/subjects/flood>



VAT receipt

Date
24 June 2010

Items
Flood Risk Indicator for DT27774

WorldPay Transaction ID: 1091048469

Net value	£6.50
VAT @ 17.5%	£1.14
Total including VAT	£7.64

Land Registry
Head Office
32 Lincoln's Inn Fields
London
WC2A 3PH

VAT registration number: GB 8888 181 53

Title Number : DT27774

This title is dealt with by Land Registry Weymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 3 APR 2008 at 13:41:30 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: DT27774
Address of Property	: land on the south side of East Burton Road Wool
Price Stated	: £125,000
Registered Owner(s)	: VICTOR CHARLES DOMINEY of 26 Victoria Road, Parkstone, Poole, Dorset BH12 3BB trading as Redwood Partnerships.
Lender(s)	: CHARLES ANTHONY HYDE ROBERT GEOFFREY HYDE PETER JAMES HYDE CHARLES GEOFFREY HYDE KATHLEEN MARY JACOBS ELIZABETH CLARE WOODS

Title number DT27774

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 3 APR 2008 at 13:41:30. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

DORSET : PURBECK

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of East Burton Road Wool.

2 The land has the benefit of the following rights reserved by a Transfer of the land tinted mauve on the filed plan dated 22 December 1981 made between (1) Charles Geoffrey Hyde (Transferor) and (2) Christabel Clara Trott:-

"EXCEPT AND RESERVED to the Transferor and his successors in title in fee simple for the benefit of the adjoining or neighbouring land now or formerly vested in the Transferor and each and every part thereof the right to build alter or rebuild any buildings or erections on any such adjoining or neighbouring land to such a height to such extent and in such manner as he shall think fit notwithstanding that the same may diminish the light or air enjoyed by the property hereby transferred".

3 (24.01.1994) The land edged and lettered A on the filed plan added to the title on 24 January 1994.

4 (24.01.1994) The land edged and lettered A in red on the filed plan has the benefit of the following rights reserved by a Conveyance of properties in Sandhills Crescent dated 20 May 1964 made between (1) Charles Edward Hyde (Vendor) and (2) Frank Wyatt and Son Limited (Purchaser):-

"EXCEPTING AND RESERVING unto the Vendor and his successors in title a right of way at all times and for all purposes and with or without animals and vehicles over and along the land coloured brown on the said plan with the right of free running of water and soil and the use of all drains and any other services at any time to be laid by the Purchaser or its successors in title along under or over the land coloured brown and green on the said plan and the right to connect any dwellinghouses to be erected by the Vendor or his successors in title on the Vendor's adjoining land to the east of the land edged pink on the said plan to such drains and services".

NOTE 1: The land coloured brown and green referred to is Sandhills Crescent.

NOTE 2: The land to the east of the land edged pink referred to is edged yellow on the filed plan.

5 (27.03.2000) A new filed plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (27.03.2000) PROPRIETOR: VICTOR CHARLES DOMINEY of 26 Victoria Road,

2 of 3

Title number DT27774

B: Proprietorship Register continued

Parkstone, Poole, Dorset BH12 3BB trading as Redwood Partnerships

- 2 (27.03.2000) The price stated to have been paid on 24 March 2000 for the land in this title and other property was £125,000.
- 3 (27.03.2000) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Deed dated 1 July 1959 made between (1) Charles Edward Hyde (2) Charles Edward Hyde (3) The Agricultural Mortgage Corporation Limited and (4) United Kingdom Atomic Energy Authority contains restrictive covenants affecting the land in this title and grants rights thereover.

NOTE 1: The land in this title forms part of that land described in the second part of the First Schedule to the Deed.

NOTE 2: Copy in Certificate. Original filed under DT11750.

- 2 (27.03.2000) A Transfer dated 22 December 1999 made between (1) Charles Anthony Hyde and others and (2) Victor Charles Dominey contains provisions relating to the payment of money on the grant of planning permission.
- 3 (27.03.2000) REGISTERED CHARGE dated 22 December 1999 affecting also other titles to secure the moneys including the further advances therein mentioned.

NOTE: Copy filed under DT274642.

- 4 (27.03.2000) Proprietor: CHARLES ANTHONY HYDE of Soltan Close, Soltan lane, East Langdon, Kent ROBERT GEOFFREY HYDE of Manor Farm, Wool, Wareham, Dorset PETER JAMES HYDE of The Old Forge Cottage, Winfrith, Dorchester, Dorset CHARLES GEOFFREY HYDE of Swallowshide, East Burton, Wool, Wareham, Dorset KATHLEEN MARY JACOBS care of Swallowshide, East Burton, Wool, Wareham, Dorset and ELIZABETH CLARE WOODS care of Soltan Close, Soltan Lane, East Langdon, Kent.
- 5 (27.03.2000) Equitable Charge contained in the Charge dated 22 December 1999 secondly referred to above in favour of Charles Anthony Hyde and others to secure the moneys therein mentioned.

NOTE: Copy filed under DT274642.

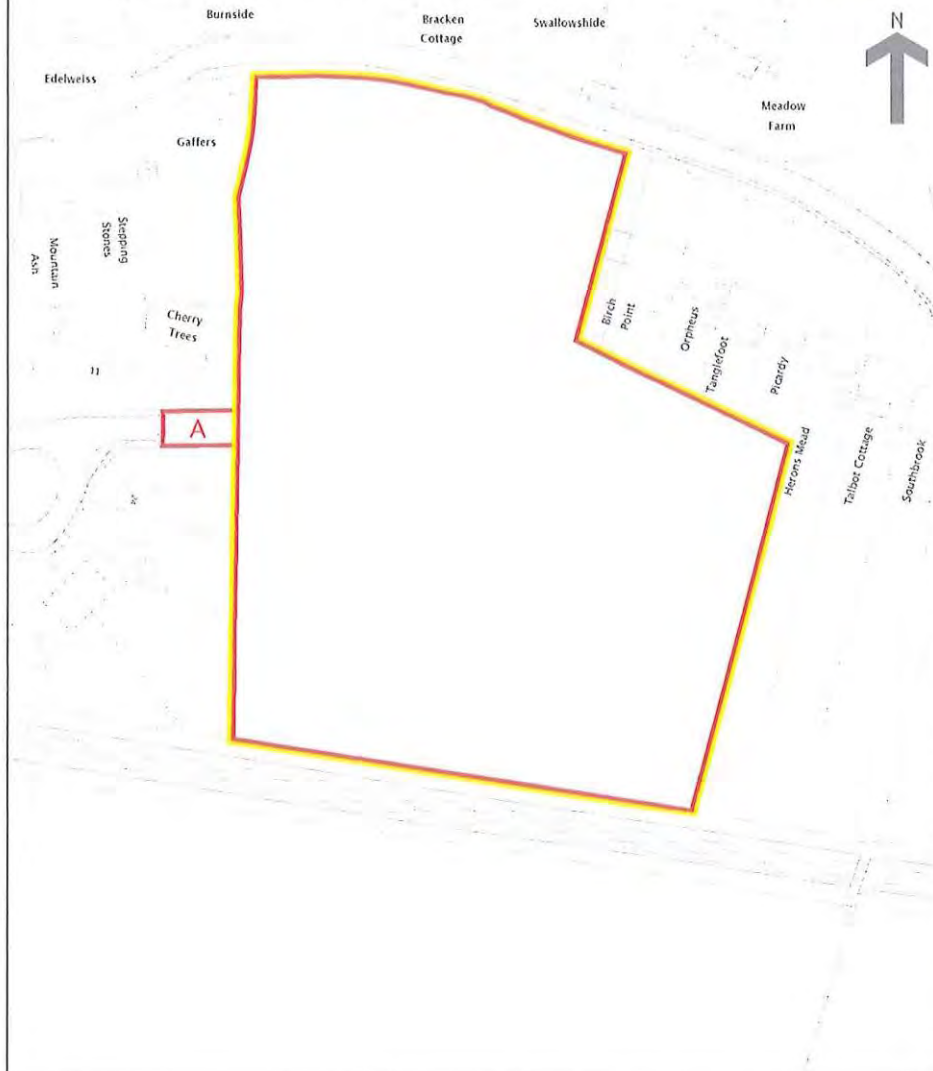
End of register

Land Registry
Current title plan

Title number DT27774
Ordnance Survey map reference SY8386NW
Scale 1:1250
Administrative area DORSET: PURBECK



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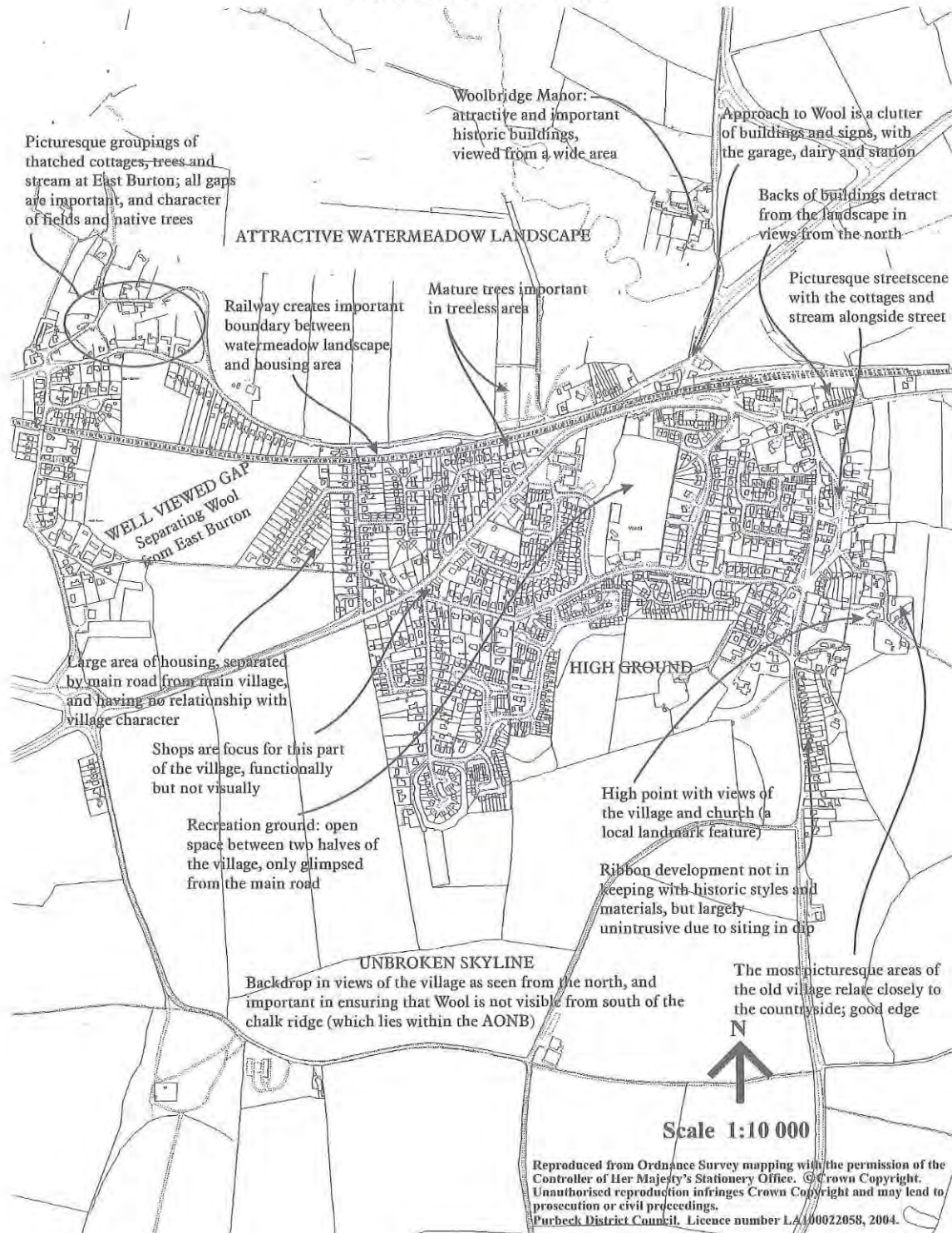
If you want to obtain an official copy, the Land Registry web site explains how to do this.

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This title is dealt with by Land Registry, Weymouth Office.

APPENDIX 3: VISUAL APPRAISAL OF SETTLEMENTS

WOOL APPRAISAL MAP



Our ref: 9905955001

Mr Rees
Bracken Cottage
1 East Burton Road
Wool
Wareham
BH20 6HE

Direct dial: 0845 600 4 600
Direct fax: 01225 528786
email: operational.enquiries@wessexwater.co.uk

13 December 2007

Dear Mr Rees

Following your discussion with our customer service technician, Keith Carter, on 6 December, the last blockage and backing up incident you experienced was caused by inadequate hydraulic capacity of the sewers during rainfall.

I can confirm Wessex Water is working on the public sewers in the area to help prevent flooding from our public sewers.

If you experience any problems with your foul drains in the future, please contact our customer service unit on 0845 600 4 600. We will send a crew to determine responsibility. There is no charge for this service or for any subsequent clearance of a public sewer. If we find a blockage on your private drain, we will offer to clear this for a fee. You can, of course, decline this offer and employ your own contractor

Again, I apologise for the inconvenience caused. I enclose a copy of our Code of Practice for Enquiries and Complaints for information.

Yours sincerely

Signature Removed

Patricia Plummer
Customer Relations



Mr W P Rees
Bracken Cottage
East Burton Road
East Burton
Wool
Dorset BH20 6HE

Direct line: 01225 526402
Direct fax: 01225 528009
Email: colin.skellett@wessexwater.co.uk

4 June 2008

Dear Mr Rees

Thank you for your letters of 24 May and 1 June. I am sorry you have not received written confirmation of our actions following your meeting with Bruce McAuslane, our project engineer and Andy Gale, our divisional sewerage manager.

Responding to your specific points:

- The foul sewer will be cleaned within the next two weeks
- The pumping station has been cleaned and a build up of rag and fat removed
- The pump stop and start levels have been adjusted to give the pumping station greater storage volume
- The third standby pump is showing signs of wear and a new pump will be installed in late June
- Mr Redfern's non return valve has now been repaired and in addition, we have replaced the cover on the non return valve chamber with a lighter one, making access for future maintenance easier.

I can assure you we will do all we can to alleviate the problems you have been experiencing. I have asked Andy Gale to keep you fully updated on our investigations.

I enclose a copy of our Code of Practice for Enquiries and complaints for information.

Signature Removed

Colin Skellett
Chairman

