



# Dorset Council Local Plan



## Swanage 2021 Consultation Summary of Responses

January 2023



Dorset  
Council



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## 1. Swanage

### 1.1. Introduction

#### Paragraph 13.1.1

##### Swanage Town Council

- There is no mention of younger people or social housing.

#### Paragraph 13.1.2 - Natura 2000 network

##### Natural England

- Paragraph 13.1.2 refers to Natura 2000, this is now referred to as the 'national sites network'.

#### Paragraph 13.1.5 - Reducing the need to travel

##### Swanage Town Council

- Support central objective to reduce the need for residents to travel out of town.

##### Public response

- Aiming to reduce travel out of Swanage for work is not realistic - no prospect of well-paid jobs appearing, and many local employers lost.
- A large percentage of employed people are travelling outside of Swanage.
- The local plan is likely to increase unsustainable travel and carbon emissions.
- Any development in Swanage would not reduce the need to travel due to the limited employment, retail and leisure opportunities available.
- People travel out of Swanage for work or shopping.

### 1.2. Vision

- No comments

### 1.3. Development Strategy

#### Paragraph 13.3.1 - Swanage Local Plan (SLP)

##### Swanage Town Council

- The proposals for Swanage within the Local Plan are not sufficiently aligned with the policies and objectives of the adopted Swanage Local Plan which covers new development up to 2027.
- The Swanage Local Plan should be kept in place until 2027 which will allow the Town Council time to consider the development of a Neighbourhood Plan.
- The Town Council's overarching desire is to see the Swanage Local Plan retained as a Supplementary Planning Document. If the plan cannot be retained then more of its content should be incorporated into the Dorset Local Plan.

### Public response

- The Local Plan does not accept policies of adopted Swanage Local Plan which covers new development up until 2027.
- Plan is contrary to Swanage Local Plan.
- Removes green open space from SLP.
- The adopted Swanage Local Plan should be used to provide local planning policy to 2027.
- Proposals to allocate land for homes next to Swanage are inconsistent with/not in accordance with Swanage Local Plan.

## Paragraph 13.3.1 - Housing Strategy

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### Public response

- Smaller development sites also add to the overall housing supply.
- There has already been considerable housing development in Swanage with many smaller developments being built now.
- Swanage not a sustainable location for meeting unmet housing need from BCP
- The Local Plan does not accept policies of adopted Swanage Local Plan which covers new development up until 2027.
- Will growth projections reduce following COVID, how would policy shift to accommodate if there is a shift in migration.
- Commitments and developments under construction in Swanage need to be factored into overall requirement
- Recent development in Swanage has not been accompanied by infrastructure.

## Paragraph 13.3.2 - Employment

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### Swanage Town Council

- Paragraph 13.3.2 acknowledgement of the limited employment opportunities and the limited scope for growth at these sites underpins many of the Town Council's concerns regarding the number of proposed new homes for the town (policies SWAN2 & SWAN3).

### Public response

- There are no further employment land opportunities in Swanage. This demonstrates its unsuitability as a Tier 2 settlement. Swanage does not have the infrastructure.
- Regeneration and development of brownfield sites supported to increase employment opportunities.
- Shared working spaces are now important due to Covid.
- Lack of plan to attract new business into the area
- Local businesses should be supported
- Limited employment opportunities in Swanage

## Paragraph 13.3.3 - Alternative development opportunities

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### Public response

- New housing should be within the existing town boundary using low multistorey buildings and be coloured to blend in.
- Allow Victorian large homes to be redeveloped.
- There are better sites in Swanage, such as the council offices.

- Better site between railway line and A351 at Herston particularly due to Swanage Railway potentially becoming a main rail route. Smaller cheaper housing for younger locals should be located on right hand side of road leading out of Herston.
- Consider the allotment site itself.
- Utilise empty shops and commercial property first i.e. Harrow House and Grammar School.
- Growth can be more sustainably met elsewhere.
- Allotments were proposed for housing.

### Paragraph 13.3.4 - Biodiversity

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#### Natural England

- Paragraph 13.3.4 should also note that Swanage lies within the Poole Harbour Recreation Zone and therefore new development will need to contribute to the mitigation measures set out in the Poole Harbour Recreation 2019-2024 SPD.

#### RSPB

- Paragraph 13.3.4 - welcome and support the requirement for SANGS provision in the text.

## 1.4. SWAN<sub>1</sub> - Swanage town centre

### Swanage town centre

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#### Swanage Town Council

- The Town Council is pleased to note that this policy retains the boundary and designation of retail frontages, as set out in policy STC of the SLP.
- Concerned that the existing retail offering in the town centre by the larger food stores is inadequate and expensive for local people - leading to out-of-town trips.

#### Public response

- Policy SWAN1 is ambiguous.
- Insufficient shopping and no leisure facilities. Limited choice of shops.
- More cultural centres required - not arcades.
- Banks are needed.
- Swanage Town Centre subject to congestion and traffic pollution.
- Lack of variety of shops.

### Paragraph 13.4.4 - additional convenience (food) floorspace

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#### Public response

- Need for a good sized supermarket in Swanage - around 700m<sup>2</sup> is needed.
- Need for additional convenience floorspace to serve Wareham and Purbeck.
- Swanage needs two competitive convenience stores or one larger supermarket within town centre (preferably discount supermarket).
- Food shopping provision is insufficient in summer months due to tourism.
- Any new supermarket/large scale retail should be located outside the town to reduce the number of deliveries from major supermarkets - the developer should provide free travel to and from the town centre.
- Need for medium sized supermarket or convenience shops on edge of Swanage.

- Opposition to further retail development in Swanage town centre.
- Objection to adding retail floor space outside of the town centre.
- Current stores charge too much as classed as 'convenience' and not supermarket.
- Disagreement that floor space is required as current supermarkets are either underused or expanding and more floor space would impact on smaller or new retailers.
- New stores should ensure parking is well connected to the existing main shopping streets.
- No major supermarket.
- Need for more convenience retail.

## Retail Strategy

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### Public response

- A retail strategy is needed to promote and renew existing retail offer and the townscape in which it is delivered.

## Commercial Road area

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### Swanage Town Council

- Concerns regarding the loss of 'starter units' in the Commercial Road area (situated in the town's secondary shopping area) which provides much needed storage facilities for local businesses. Units should be safeguarded. Reference to Policy STC of the Swanage Local Plan, and Policy RP of the Purbeck Local Plan (Economy, Swanage Town Centre, points 196 to 208 refer) seeks to safeguard existing retail provision, and commercial units, in the town centre.

### Public response

- The Plan has failed to designate an area of Swanage town centre for entrepreneurial start-up businesses – i.e. Commercial Road.
- Allocate Commercial Road in Swanage as a special area for small businesses improvements, the road surface could be cobbled and the area given an uplift to promote start-up businesses.
- Commercial Road has suffered from very poorly designed and executed developments.

## Paragraph 13.4.5 - Swanage Conservation Area

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### Historic England

- The Swanage Conservation Area is on Historic England's Heritage at Risk Register 2020. This should be acknowledged in the supporting text with the reasons for this and an explanation of how this Policy will be used to address the Conservation Area's 'at risk' status.
- Policy should encourage development that will enhance character and appearance of the conservation area.
- Consideration could be given to updating the Conservation Area Character Appraisal and preparing a Conservation Area Management Plan.

## Paragraph 13.4.6 - Opportunities for Town Centre relocation

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### Swanage Town Council

- The Town Council has no objection to Policy SWAN1 and the opportunities for expansion and the potential relocation of current town centre uses to the Kings Court site, as set out in policy TCR of the SLP.

- The Town Council does have real concerns over the deliverability of the proposal as set out in policy SWAN1. This policy has been in development for close-on a decade and there is no indication that the relevant parties are actively engaged in taking forward this proposal.
- The Town Council would encourage Dorset Council to explore alternative options to meet the identified need for increased retail floorspace.

### Paragraph 13.4.7 - Land between the railway station and Kings Road West

#### Public response

- Area between railway station and Kings Road West should be fully integrated with the needs of the railway and to enhance its attractiveness (see Minehead at the end of West Somerset Railway as example).
- Land between Kings Road West and the railway station is already built out - facilities would need to be relocated.

### Paragraph 13.4.8 - Post Office sorting office

#### Public response

- Post office is required to be retained in Swanage. Relocation of the sorting depot should not take the Post Office with it.
- Support for redevelopment of Post Office and council depot sites but these sites would be better for housing as retail would cause traffic congestion.
- Disagreement with proposed development at Post Office Depot due to insufficient road infrastructure for extra traffic - road is too narrow. It would conflict with narrowing of Institute Road to protect holiday makers.
- Prospect Smallholding at the northern end of the allotments would be suitable as a council depot or post sorting office.

## 1.5. Main Development Opportunities

The following sections include summaries of representation received regarding the following policies:

- Town wide issues
- SWAN2 - Northbrook Road East
- SWAN3 - Land to the west of Prospect Allotments

## 1.6. Town Wide Issues

### Tourism

#### Public response

- Visitors must be welcomed, and cared for, and charged somehow. Parking fees are viewed negatively but they should be repositioned as a day ticket to the seaside - free and clean loos, and rubbish collection plus Swanage Ambassadors for face-to-face help and advice.
- Visitors bring money to the town to support local business, so locals have these business all year round. Visitors will pay for a good 'seaside experience' so should be defined and marketed.
- Locals do not own Swanage; they are temporary residents.

- Support for protecting and enhancing the town for the long term for visitors and being positive about change.
- The population doubles with tourists – impact on local services.
- Information boards could be provided.
- The diversity of the area needs to improve radically so I support anything that welcomes more ethnically diverse visitors and residents.
- Overflowing bins just means we need more bins or creative ways of managing rubbish.
- The summer trade contributes to local economy - this should be enhanced through additional bars, cafes and entertainment along Shore Road.
- Swanage is primarily a seaside town. Population increases due to holiday makers.
- Most jobs consist of seasonal tourism.

## Second Homes

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### Swanage Town Council

- Request policy SHM of the SLP is also retained as a necessary defence against new-build second homes in Swanage.
- It is felt that the negative impacts of second homes start to outweigh the positive impacts when the proportion of second homes crosses a certain threshold, e.g. Swanage is noted as 17.8%.

### Purbeck society

- Housing issues are exacerbated by second homes. There should be a local connections policy to enable local young persons to be able to remain in the area.

### Public response

- Concerns over second homes and lack of proposal to address this issue.
- All new housing should be affordable and not for second home owners or retirees from outside the area who push prices up.
- More homes are being used as holiday homes or second homes in Swanage, this will get worse. No more second homes should be allowed - second home ownership should be discouraged.
- Second homes should be fully occupied before more are built.
- People will leave current properties for the affordable properties leaving the existing open to second home buyers.
- There is no shortage of houses in Swanage - many of them are already second homes.
- Swanage has a high percentage of second home ownership and buy-to-let properties.
- lots of empty holiday homes and a concern that this site would attract second home owners leading to impacts on economy.

## Affordable Housing

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### Swanage Town Council

- The Town Council is actively working to establish a community-led housing project.

### Purbeck society

- Swanage needs affordable social housing.

### Public response

- There is a concern that the services in the Swanage area including genuine affordable housing for eg carers cannot meet the demands of the existing and increasing elderly population.



- Based upon current policy new development will need to provide affordable housing (at a rate of c.30%).
- Social/affordable homes should only accommodate Purbeck residents.
- Swanage needs 30% affordable housing.
- Support for affordable housing in Swanage for local residents.

## Swanage Allotments

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### Swanage Town Council

- The SLP Policy SA: Swanage Allotments supports the provision of allotments outside of the Swanage settlement boundary, providing these do not harm the Area of Outstanding Natural Beauty. The Town Council would request that this policy is retained and incorporated into the Swanage Section of the draft Dorset Local Plan.

## Green Infrastructure

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### Swanage Town Council

- Under the existing SLP, Policy SGI ensures that all development must take into account improvements to the green infrastructure of Swanage in accordance with the Swanage Green Infrastructure Strategy (GIS). A number of years' work was put into the research, creation and development of the Swanage GIS and we would request that it is retained as a Supplementary Planning Document.

## Public Open Space

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### Swanage Town Council

- Request the retention of Swanage Local Plan Policy OSR.

## Beach Gardens and Durlston

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### Purbeck society

- Areas such as Ballard Estate, Beach Gardens and Durlston should remain “protected”, as set out in the approved Swanage Local Plan.

## Swanage Railway to Wareham

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### Swanage Railway

- DCLP abandons the Swanage - Wareham train service as a strategic transport link.
- The council and central government have contributed 5m£ towards the re-instatement and received central government grant from the 'restoring your railway' fund so may deliver rail service within the plan period.

### Swanage Town Council

- Disappointed that there is no mention of onward rail connection of the Swanage Railway to Wareham from its current passenger-carrying terminus at Norden.

### Purbeck Transport Group

- Specific improvements could include support for Swanage Railway's plans for a scheduled Swanage-Wareham rail service, coordinated with mainline services.

### Public response

- Swanage to Wareham line – passes (reduced ticket prices) for residents.
- Consider connecting Swanage and Wareham by train.

## Public Transport

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### Purbeck Transport Group

- Encouraging bus operators to provide more frequent services, integrated with community buses for rural locations and shuttle buses serving towns and villages, via rural hubs.

### Public response

- Lack of regard to public transport.

## Transport

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### South West Transport Network and Rail Future Severnside

- Wareham and Swanage can take limited housing growth but especially affordable housing and market housing.
- Wareham has a good rail link to Dorchester South - for Dorchester West, Yeovil Pen Mill, Yeovil Junction, Exeter Bath, Bristol Temple Meads and Weymouth. It also has a good rail link to Poole, Bournemouth, Christchurch, Southampton and London Waterloo.
- The Wareham to Swanage railway needs to be 363 days a week.
- Swanage to Bournemouth bus service to operate daily via the Sandbanks Ferry.
- The Swanage pier to Poole ferry is summer service only.
- The tourist economy is very important as is the Swanage steam railway to Norton.
- We support all land allocations in south east Dorset in the Plan.

### St Mary's Catholic Primary School

- School does not object to the building of new homes near the school, but has some concerns.
- Road safety issues at Washpond Lane in the immediate area of the school, lack of suitable speed limit and lack of provision for pedestrians.
- Number of people using this route is likely to increase with the extra housing being built/planned for the area.

### Public response

- Swanage suffers from a lack of investment in road improvements.

## Congestion on A351

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### Swanage Town Council

- Concerns regarding the A351 which already suffers regular instances of acute traffic congestion and gridlock.
- Any development would lead to increased traffic and congestion on A351 – the main route to Swanage. This is often the only route into/out of Swanage when the ferry is out of service.
- The ever-increasing ferry costs make using the ferry less attractive, pushing more people onto the A351.

### Public response

- Would lead to increased traffic and congestion on the A351 - main route to Swanage.

- A351 and roads coming in and out of Purbeck near capacity in summer months, especially at Corfe. There is significant holiday traffic. A bypass is needed there.

## Ullwell Road to Northbrook Road link

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### Public response

- Link road needed from Ullwell Road to Northbrook Road.

## Services

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### Public response

- Insufficient services to support existing population.
- It is incorrect to classify Swanage as Tier 2 as it doesn't have 'the largest number of facilities, services and jobs'.
- Lack of services and amenities and a need to travel to Bournemouth, Poole and Dorchester.
- Swanage is not prioritised for service improvements despite being largest town in Isle of Purbeck.
- Swanage already has some 300 new dwellings either built or under development and the effect of these on the existing creaking infrastructure has yet to be seen.
- Broadband insufficient. Regularly lose phone contact and some loss of electric power.
- Swanage lacks the necessary infrastructure for modest development.
- Consideration should be given to increased demands on all services during holiday season.
- Closure of police station.
- Swanage's infrastructure (e.g. health care, care homes, hospital, ambulance services, police station, education, sports facilities, shopping, leisure) cannot support the further growth.
- CIL is not likely to benefit Swanage.
- Concern over lack of infrastructure needed not being explicit in the plan.
- Impact on council services and town parking.
- Population triples in the summer months which stretches infrastructure further.
- To properly link retail, employment and schooling, reduce car usage and improve walkways.
- Need to provide range of children's and adult's activities.

## Health

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### Public response

- There is evidence to suggest that Swanage health services are under pressure and need expansion to cover increased elderly population and increased planned housing numbers.
- Doctors and dentists insufficient in summer months due to visitors.
- The health service in Swanage is already struggling to cope with the numbers of patients.
- The nearest major hospital is Poole and A&E is now relocated to Bournemouth, which involves significant travel time.
- Swanage population expands hugely in holidays when doctors and the hospital then become overrun with visitors and the local population is not given priority.
- Need for medical/healthcare provision.
- Loss of ambulance car.
- GP already under strain. It is too small and can't attract GPs to work there. Extension or upper floor to GPs would be ideal.
- Closure of Poole A&E has resulted in having to travel far to seek urgent medical attention.

- Hospital insufficient. Nearest hospital is now Bournemouth.
- Swanage Hospital is needed for the higher proportion of older people, not feasible to travel to Bournemouth.
- Need small health centre and shops in north of Swanage.

## Education

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### St Mary's Catholic Primary School

- Only a handful of school places are available and 4 out of our 7 classes are fully subscribed.
- School has previously had to turn away families recently moved to nearby developments. Some age groups are fully subscribed across the area.

### Public response

- Primary school class sizes are already at capacity and schools struggle to recruit teachers and suffer from limited funding.
- There is one secondary school in Swanage. This results in a large percentage of secondary school students travelling to the nearest alternative secondary school at Wareham (Purbeck Secondary School).
- Primary school is at capacity and difficult to recruit teachers.
- Schools would need to be extended.
- School facilities should be increased at Swanage School, increase medical facilities and create pedestrian and cycle ways to reach these destinations.

## Sports and Leisure

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### Public response

- The availability of sports and leisure facilities in Swanage is poor. No all-weather pitches, sports fields often flooded or waterlogged so unusable; and one sports hall outside school hours where demand exceeds availability. Sports hall at football club has been condemned. People travel outside of Swanage. The Plan offers no prospect of improvement.
- Sports and leisure facilities in Swanage are poor - no 3G/all-weather football pitches, one suitable sports hall which is available outside of school hours and where demand exceeds availability so people travel out of Swanage to access facilities.
- Immediate need for a sports hall for 150 or so people who play weekly table tennis, badminton, short tennis, indoor football.

## Heritage

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### Purbeck Society

- Archaeology important factor in determining suitability of development on new sites.
- Comprehensive archaeological survey of area needed.

## Flood risk

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### Public response

- Further development in Swanage will result in additional drainage and flooding and this will impact on land stability.

## 1.7. Policy SWAN2: Northbrook Road East

### Approach

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#### Swanage Town Council

- No objection in so far as it is consistent with Policy SS of the SLP.

#### Sport England

- Objection due to negative impact on adjacent playing field. Consideration needs to be given to potential issues from cricket club balls.

### Housing need

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#### Public response

- Proposed housing should be affordable and for Purbeck residents only.
- Proposed housing numbers acceptable if the council can control the number of second homes and buy-to-let properties.
- Swanage needs genuinely affordable housing for local (younger) people.
- Further homes not needed.

### Swanage Grammar School site

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#### Purbeck society

- Brownfield sites such as the former Grammar School in Swanage should be built on first and the Green Belt protected.

#### Public response

- The Swanage Grammar School land was compulsory purchased by DCC for the Grammar School. It was said that when the school was no longer required that the land be offered back to its original owner or the people of Swanage. This did not happen. It could provide space for Health/sports services.
- Suggestion for development near old grammar school as not used and not appreciated as much as other fields.
- Consider brownfield sites first such as telephone exchange and old grammar school site.

### Paragraph 13.5.2 - SANG Provision

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#### RSPB

- Welcome and support the requirement for SANGS provision in the policy and accompanying text (13.5.2). Further comments provided which seek to ensure consistency in relevant policies.

### Biodiversity

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#### Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

#### Public response

- Loss of biodiversity.

### Paragraph 13.5.3 - Landscape

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#### Public response

- The character/natural environment of Swanage should be conserved.
- Exceptional landscapes need to be protected.
- Land around Swanage would change significantly.
- Cumulative development is changing the character of Swanage.
- Swanage economy based on tourism resultant from its walking/cycling routes and views, development here could negatively impact on this and therefore should only be considered when absolutely necessary.

### Paragraph 13.5.3 - Pedestrian and cycle links

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#### Public response

- No public footpath to Washpond Lane which makes it dangerous.
- The council should give consideration around how the site could be safely accessed because of the relationship between the site and the Compass Point development.
- Northbrook Road is now an A1 traffic/pedestrian accident black spot and this will worsen.
- Increased traffic in Northbrook Road which is already busy and dangerous especially in summer.
- Washpond Lane is narrow with blind corners and is unsafe.
- Roads near school congested with lack of pavement and safe crossing – require improvement.
- Path from Ulwell Road to Northbrook Road is needed.
- Cycle lanes are needed to allow children to ride to school.
- Road access to grammar school site is good - less impacted by part closure of seafront in summer months.

### Public Transport

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#### Go South Coast Buses

- Support the policy.

#### Public response

- Public transport links need to be improved.

### Flood risk

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#### Public response

- Drainage is poor.

### Sustainable design

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#### Public response

- No solar panels.
- High design quality should include energy efficiency.
- Need provision for secure, covered bike storage.
- Density and design must be akin with the rest of the area.

## 1.8. Policy SWAN3: Land to the west of Prospect Allotments

### Paragraph 13.5.4 - Distance to services

#### Swanage Town Council

- Development here would not reduce the need to travel due to the limited employment, retail and leisure opportunities available.

#### Cauldron Barn Farm Park Residents Association

- It is stated that Prospect Crescent is a short walk to the town centre – in reality families will drive.

#### Public response

- Excessive walking distances to services - doctors 1.4km and nearest primary school 1.2km with poor footpaths. Families would drive to town centre. SWAN3 is 1.5km walk to Station Road with no public transport.
- Site within walking distance of employment, schools, shops, pedestrian corridors & green space.
- Residents at this location would be reliant on private car.
- Not a sustainable location for development due to inability to reduce need to travel by car. Further housing is likely to encourage unsustainable travel to larger settlements.
- Poor proximity of site to hospital sites, shopping, cultural and leisure.

### Insufficient Services

#### Cauldron Barn Farm Park Residents Association

- Addition of 150 homes alongside 90 at Northbrook Road East will add huge pressure on already overstretched services. No mention of developing facilities such as doctors' surgery, dentist or school.

#### Swanage Town Council

- Concerns are also held regarding the inadequacy of local community services e.g. doctors/dentists' surgeries and schools, most of which are already oversubscribed, and limited public transport services.

#### Public response

- Lack of mention of developing facilities such as doctors' surgery, dentist or school - impact on already overstretched services.

### Paragraph 13.5.4 - Housing Need

#### Savills on behalf of Bloor Homes

- Bloor Homes are committed to delivering a sustainable new development on Land West of Prospect Allotments, Swanage and support the draft allocation. Evidence of Bloor's commitment to the Site is set out in the Vision document, demonstrating the deliverability of the site against the requisite tests. The site would deliver around 150 new homes.

#### Swanage Town Council

- Objects to SWAN3. Existing development is sufficient for the town.

- The total of new properties exceeds the Swanage Local Plan allocation of 200 new homes (of which 50% should be affordable) in accordance with policy SE (South East Purbeck) of PLP1.

### Public response

- Provision of 150 market-price houses is absolutely wrong.
- Figures overprovide for the needs of the area. Housing need based on historic data, new census data should be used.
- Enough housing is proposed to cater for demand with Prospect Farm having been replaced, Northbrook and a plan for further houses with Grammar School. There is a huge increase in the town's population.
- Further data required to demonstrate this need. This is far in excess of anything required to meet the genuine, affordable housing needs of local people.
- Far too many houses for this site.
- A lot of work is seasonal which will not support new housing.
- Over-development (including The Pines and Harrow House rumoured for redevelopment).
- SHLAA says Prospect Allotments would be uncharacteristic development outside of settlement boundary

## Housing for older residents

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### Public response

- An ageing population does need supporting, but this proposal will only encourage more people to retire to Swanage.
- Older residents need bungalows, young couples need houses.
- Bungalows may be needed if catering for older people, families need homes.
- No need for housing for older people as need to encourage younger people into the area.
- Unsubstantiated statement of need for older people. Demand in Swanage is from immigration both for second and holiday homes and retirees.
- There is a limited need for homes in Swanage (elderly/affordable homes).

## Paragraph 13.5.4 - Care provision

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### Savills on behalf of Bloor Homes

- Supporting text should also refer to adaptable accommodation.

### Public response

- Land behind the Prospect Farm site includes the statement 'A care facility should also be considered on the site.' A more logical option would be to require the care facility to be located on the vacant grammar school site. This site is closer to a bus route into Swanage and the care infrastructure provided at Days Home Care home.
- Welcome a care home as part of the development but note that the site might not be appropriate because of its remote/inaccessible position.
- Care home is needed.
- Lack of care home staff.
- Care facility should be at Harrow House.



## Housing for Young Families

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### Public response

- Unclear what type of housing is proposed - should include housing for young families with gardens and affordable (social, shared ownership or reasonably priced).
- Care home needs to be balanced with attracting younger residents and families into the area.
- There is no need for housing for older people - need to encourage younger people.

## Affordable Housing

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### Swanage Town Council

- The Council requests retention of the wording around the Prospect Allotment site, which was consulted upon as part of the Swanage Local Plan. The Town Council is extremely reluctant to lose the clear 'hook' for the development of affordable housing at this location.

### Public response

- Social housing needed for care home staff.
- Allow site for solely social housing.
- There is a need for low-cost homes for key workers.
- Concern over what low-cost housing means.
- Local people can't afford the affordable housing.
- Proposed housing should be affordable and for Purbeck residents only.
- Rental costs are too high to allow for deposits to be saved.
- New homes need to be affordable in relation to local wages.
- This massive development is not aimed at meeting the affordable housing needs of local people.
- The houses will be bought by incomers as local people will not be able to afford them.
- A reasonable amount of housing is supported for starter homes or use by residents in local community.

## Second Homes

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### Public response

- Swanage is 20% second homes so these should all be first homes - a small step to stop homelessness.
- Existing development elsewhere is enough, new properties are already owned as second homes.
- Due to the lack of employment and infrastructure for young families the buyers of these properties will be mainly second home owners.
- Even if it is possible to occupy these houses with 'local people' this leaves 168 houses for the open-market and available for second homes and buy-to-let (from 240 houses overall).

## Employment

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### Swanage Town Council

- No increase in the supply of employment land.

### Public response

- No provision been made for an increase in the supply of employment land.
- Little employment opportunities - leading to increased traffic congestion on A351.
- Limited range of jobs available in the town.

- Businesses do not want to relocate in Swanage due to narrow access roads.
- Need for professional type jobs in Swanage.
- Need for good business premises.
- Need more industrial sites that fit in.
- Lots of retirees partly because of limited jobs or well paid jobs.
- Insufficient employment opportunities - need for a mix of skilled and non-skilled work throughout the year.
- Site has good links to employment site and town centre.

## Tourism

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### Public Response

- Swanage economy based on tourism resultant from its walking/cycling routes and views, development here could negatively impact on this and therefore should only be considered when absolutely necessary.
- Impacts on visitor numbers tourism.

## Site access

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### Savills on behalf of Bloor Homes

- Vehicular access into the site would be provided from the existing bellmouth exit onto Prospect Way to the south of the site. The existing access road would be extended north into the site, with no changes proposed to the existing junction arrangement. The Site access has been shown to be safe and sustainable by highway consultants Paul Basham Associates (PBA).

### Cauldron Barn Farm Park Residents Association

- Concern as to where the access to the new development would be.
- Neighbouring roads unsuited to carrying large volumes of traffic and will be seriously affected.

### Public response

- Lack of detail on access. A suitable and safe access for the site has not been demonstrated.
- A secondary, emergency access will be required.
- Access from Cauldron Barn is on a dangerous blind bend.
- Junction of Cauldron Barn Road and Northbrook Road has restricted visibility, vehicles speed and footpaths and crossings are insufficient.
- Access over narrow bridge in Victoria Avenue dangerous.
- Concern over access on narrow road - junction widening is needed.
- Access road used by tankers about 5 times a day, width to achieve tankers and cars travelling in both directions and a footpath is not available.
- Junction onto Victoria Avenue would become a hazard for pedestrians, more traffic would adversely impact upon road safety.
- Access could be from Cauldron Barn Road through existing Park Homes Estate which would result in more traffic on a minor road, exacerbating already increased traffic. Cauldron Barn Road access would be limited.
- Wessex Water Road is unsuitable to serve 150 dwellings – a mix of residential and commercial vehicles on that road would be unacceptable.
- Road to the south west of the site outside of the site boundary and not to a suitable standard to serve 150 dwellings - forms priority junction with Prospect industrial estate.

## Highways / Traffic

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### Swanage Town Council

- New development in Swanage cannot be sustainable due to inadequate infrastructure, public services, and transport.
- Inadequate transport infrastructure with regular congestion on A351.

### Corfe Castle Parish Council

- Object due to traffic impacts at Corfe Castle.

### National Trust

- Consider traffic and visitor access to Purbeck.

### Purbeck Transport Group

- Increased traffic on roads.

### Public response

- There is regular gridlock as far as Bakers Arms roundabout especially when ferry to Poole is out of service. Increased ferry costs are making it less attractive and increasing A351 use. No evidence of how transport corridor would be improved.
- Neighbouring roads are unsuited to carrying large volumes of traffic.
- Impact on one way system.
- Suitability of local roads.
- This development will inevitably bring more cars to the area.
- Recent growth has increased vehicular movements - particularly near the school.
- Younger people will increase traffic as nowhere to work within town.
- Need adherence of speed limits, improved pavements and traffic slowing measures.
- Car parking is difficult particularly in summer.
- Parking along the road in summer would make it more congested.

## Public transport

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### Go South Coast Buses

- Object - site is not accessible by public transport & unsustainable - contrary to COM1 and COM7.

### Public response

- The isolated position of Swanage is compounded by a lack of public transport.
- No bus stop or service within 400m of the site – the bus service on offer is 1km away and only one an hour (Purbeck Breezer no. 50).
- The site is not well related to existing main bus routes.
- Bus routes within the town need to be improved to link homes with services and facilities. Bus route for Northbrook Road to town would be useful.
- Need sustainable rail transport links.

## Paragraph 13.5.5 - Landscape & AONB

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### Savills on behalf of Bloor Homes

- The Site's setting within the AONB will be respected and the site layout has been designed to soften the edges of development with planting and open space in elevated areas.

- Supporting text should refer to positively addressing the edge of the town through additional planting and masterplanning.
- The rights of way should be enhanced where possible.
- Existing trees and hedges should be retained and strengthen where possible.

### Swanage Town Council

- Landscape impact, impact on AONB and visual amenity.
- Degradation of the quality of the landscape due to elevated position.
- Exceptional circumstances have not been demonstrated.

### Dorset AONB

- Objects due to major development in relatively open location.
- Allotments are important for softening urban edge of the settlement in views from the West.

### Natural England

- Objects to the wording of SWAN3 as it fails to acknowledge that even with an appropriate layout and mitigation measures the scheme will inevitably have residual adverse landscape and visual impacts. Where residual impacts cannot be avoided additional offsite environmental enhancement measures should be secured that will help further moderate the scheme's residual landscape and visual impacts to the Dorset AONB. Policy should be revised to include additional clause as outlined.
- The proposed development should be considered as "major" in the context of NPPF paragraph 172 and so should be required to meet the policy's "exceptional circumstances" test. Further information is required to demonstrate that the necessary exceptional circumstances exist to justify the proposed allocation.

### National Trust

- Visible from Godlingston Hill and Ballard Down.
- As site is within AONB great weight needs to be given to conserving and enhancing landscape and scenic beauty.

### Purbeck society

- Proposal would be visible from many parts of the town, spoiling open views of the downs.

### Purbeck Transport Group

- Development on this site would be visually obtrusive, not in line with the AONB.

### Purbeck & Poole CPRE

- Recent SANGs have damaged a valued vista in Swanage.

### Public response

- Impacts on AONB, landscape character and natural beauty.
- Council has not evidenced exceptional circumstances for major development in the Area of Outstanding Natural Beauty.
- AONB development can set a precedent for more to be built on.
- Major change to geography and visuals of AONB and views to and from Purbecks.
- It will further reduce the rurality of Swanage and Purbeck.
- Development would not soften the boundaries but would be visible from the downs and on the approach to Swanage.

- Harrow Hill development will impact on character and view of Swanage.
- The character/natural environment of Swanage should be conserved.
- Landscape and heritage study stage 2 assessment the site is concluded to have moderate to high impact on the landscape. Others of this nature were immediately discounted.
- Application for Prospect Farm 6/2013/0046 needed to reduce its height due to landscape and visual impacts height of land too great, Prospect Crescent was reduced in height and scale, this development is higher.
- Site is exposed especially for 3 storey homes.
- Proposed tree planting insufficient and will not help mitigate landscape issues.

### **Paragraph 13.5.6 - Purbeck ridge / North elevation**

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#### **Public response**

- Error in the plan - the land is not higher to the north - land in south of site is higher than Prospect Crescent and would impact these dwellings.
- Southern side of the site is elevated not just the north.
- Adverse impacts when viewed from Purbeck Ridge.
- Topography is open and at a high elevation meaning development would be prominent in views from rights of way and ridges at Townsend Nature reserve and have an impact on the AONB.

### **Heritage Coast**

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#### **Public response**

- Detrimental impact on Purbeck Heritage Coast/ Jurassic Coast World Heritage Site.

### **Historic environment**

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#### **Savills on behalf of Bloor Homes**

- There are no heritage assets within the site or within its wider zone of influence which represent an in principle or significant constraint to its deliverability and capacity for residential development.

#### **Public response**

- Historic assets (Nine Barrow Down) will be impacted.

### **Paragraph 13.5.6 - Suitable Alternative Natural Greenspace (SANG)**

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#### **Natural England**

- The allocation will provide for a significant development within 5km of the heathland habitats sites and would give rise to a likely significant effect when combined with other allocations.
- In line with the Dorset Heathlands Planning Framework 2020-2025 SPD (Heathlands SPD) the development must provide a Suitable Alternative Natural Greenspace (SANG). Details need to be provided within the policy and proposals map of the location and scale of the SANG that will be provided for the allocation.
- Details need to be provided within the policy and proposals map of the location and scale of the SANG that will be provided for the allocation.

### Environment Agency

- Support a SANG being proposed for part of this site. This should include areas of wildlife habitat, and seek to link up any existing green corridors. Wetland features in the site should be considered if appropriate.

### Savills on behalf of Bloor Homes

- Supporting text should refer to provision of a SANG either on or off site, or a contribution to a SANG elsewhere.

### Cauldron Barn Farm Park Residents Association

- Questions the need to change the AONB and spend funds on creating a SANG when similar areas already exist.

### RSPB

- Welcome and support the requirement for SANGS provision in the policy and accompanying text (13.5.6). Further comments provided which seek to ensure consistency in relevant policies.

### Swanage Town Council

- Heathland mitigation is not mentioned.

### Public response

- Impacts on protected heathlands.
- SANG would be better placed to south of site amongst trees to help with better access with existing rights of way.
- SANG can never fully mitigate the impact from new development.
- SANG details are not shown.
- SANG - query why seek to change the AONB and spend precious funds to provide SANG when these already exist.

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## Poole Harbour Recreation

### Natural England

- The policy should also mention the need for the development to make suitable contributions to the Poole Harbour Recreation 2019-2024 SPD.

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## Biodiversity

### Savills on behalf of Bloor Homes

- Given the potential presence of breeding birds, bats and reptiles, populations of badger and great crested newt within the wider landscape around the Site the proposal has been planned and designed to incorporate areas of managed green space to ensure biodiversity net gain.
- A number of design principles have been recommended by ecological consultancy EDP. These have informed the concept masterplan.
- Overall the trees within the Site are primarily of low arboricultural value, with the exception of 3 category B trees. These category B trees are located around the periphery of the Site and would therefore be able to be retained.

### Cauldron Barn Farm Park Residents Association

- Fields support a variety of wildlife and birds who will be displaced and discouraged from the entire area.

## Natural England

- Site appears to support permanent grassland.
- No information has been provided regarding the existing biodiversity interests on site. In order to ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed prior to its allocation.

## Dorset Wildlife Trust

- Objects to the allocation.
- Ecological survey of the site is essential prior to proceeding with the allocation to establish the presence and location of any priority habitats (NERC Act Section 41) and protected species. Surveys should be carried out at various and appropriate times of year for the habitat type (spring/summer). Without this, the scope for avoidance/mitigation to protect biodiversity, opportunities for net biodiversity gain on site, and the possible position/design/size of development and the SANG cannot be assessed, or the viability of the development determined.
- Should the site go forward, DWT recommend including a need to protect and enhance existing hedgerows, trees and (if found to be present on site) any priority habitats.

## Public response

- Significant harm to wildlife habitats, biodiversity and ecology and impact on trees and hedgerows.
- Possible erosion of hedgerows.
- Within sensitive and protected areas (including the AONB), developers should not be allowed to mitigate any loss of habitat by paying compensation, as this very rarely results in equivalent habitat being replaced.
- Wide variety of wildlife that will be impacted - deer, foxes, badgers, moles, voles, pheasants, hares, bats, insects.
- Habitat for a variety of birds including swallows, woodpeckers, owls and other birds of prey – hawks, buzzards, kestrels.
- Wildlife should be given a priority as there is a variety of birds in hedgerows e.g. reed warblers, whitethroats and bull finches - green finches and blackbirds have been in decline since Prospect Crescent was built.
- Need to plant lots more hedgerows, trees, native species and consider wildlife corridors, spaces for hedgehogs and bird boxes.
- Impacts on SSSI.
- SANG will not be able to fully mitigate SSSI concerns.
- Community garden spaces and wildlife areas could help preserve wildlife.
- Wildflower meadow - bees impacted.
- Access widening would destroy substantial hedgerow and wildlife.

## Flood risk

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### Environment Agency

- The site is in proximity immediately to the west of Environment Agency's Swanage Flood Storage Area 2 which is a high-risk reservoir under the Reservoir Act and a key flood defence asset for Swanage. No development should extend to the west of the existing road to the Wessex Water site in order to safeguard land for future climate change needs.

### Savills on behalf of Bloor Homes

- No constraints have been identified. In order to address any risk a detailed flood risk and drainage strategy will be prepared in advance of any planning application showing how the Site can safely accommodate development.

### Swanage Town Council

- Potential flooding.

### Public response

- Localised flooding in the area and on roads.
- Site and adjacent areas flood regularly.
- Area prone to flooding - development will impact on porosity of the land and natural drainage which will impact significantly on Swan Brook and its propensity to flooding.
- Concern about surface water run off exacerbating existing issues at Swan Brook as fields act as sponges mitigating current risks.
- Small development of 13 properties at Smiths Farm required attenuation tank.
- Land is saturated often, and soil is clay which means poor drainage. Topography slopes towards existing roads and development, would further increase risk of surface water flooding and risk to surrounding homes. This cannot be mitigated by SUDs.
- Neighbouring properties would be impacted by flooding as a result.
- Land is wet and surface water run off pours into residents' gardens.
- Will interrupt natural drainage and cause more flow to lower properties in Smiths Farm, Prospect Crescent and Victoria Avenue. Site sits higher than the properties in Prospect Crescent & Smith's Farm and holds water after rainfall.
- Infrastructure in place to deal with the problems that additional water run-off will create.
- Avoid development on water meadows.
- Avoid too much hardstanding new development to reduce rates of surface water runoff.
- Inadequate drainage infrastructure.
- Allotments flood as does the road down from the allotments.
- Kirkwood Golf Games site floods regularly as does King Georges' Field.
- There is a spring in the field.
- Refer to Purbeck Strategic Flood Risk Assessment (SFRA).
- Flood risk on the fields is common when raining, if replaced with impermeable surfaces, Victoria Road would flood. Flood risk on Swan Brook before Victoria Avenue bridge shown on an attachment. Water level rises to top of bridge. Calculations by resident show there could be 11ft rise in water level due to 150 homes.
- Development would exacerbate fluvial and coastal erosion.
- Concern about risk of flooding and current alleviation schemes not being sufficient.

## Water and Sewage

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### Public response

- Foul system is outdated and struggles to cope with demand. At times there is an overflow of effluent into the surface water systems and into watercourses and the sea. This needs mitigation.
- Enlargement of the access would put pressure on the combined sewer running alongside.
- Existing sewage infrastructure is insufficient.
- Increased water pressure is needed, low in the evenings at present.



## Prospect Farm Sludge Treatment Site

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### Wessex Water

- The site is adjacent to Prospect Farm Sludge Treatment Site. Objects to the development pending an LPA/ Developer funded odour assessment.

### Public response

- Site borders cesspits at waterworks site - odour from sewage treatment works.

## Paragraph 13.5.7 - Pedestrian and Cyclists

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### Savills on behalf of Bloor Homes

- The existing network of footpaths that cross the site should be used where possible to further improve connections for pedestrians and cyclists into the town centre and to nearby facilities.

### Purbeck Transport Group

- A proper network of walking and cycling routes should be in place before any further development is considered.

### Public response

- Site has several public footpaths crossing it. Footpaths are an important community asset.
- Historic footpath between Prospect Farm towards Court Road and St Mary's Church by way of subway (owned by DC) under the railway, was closed due to flooding but now issues have been addressed - consider pedestrian connectivity between north and south of Swanage.
- Loss of footpaths including to Nine Barrow Down.
- Loss of dog walking space and displacing onto already well used football grounds.
- Footpaths currently inadequate.
- Land is used for footpaths which have been useful during lockdown.
- Hill on Prospect Farm should be used as park walking area in the middle of built up area.
- Negative impact upon peaceful walks to the sea from Herston across fields to avoid busy roads.
- Footpath missing on the map - leads to either brickworks or Godlingston Farm.
- Footpath quality is poor with lack of dropped kerbs and uneven surfacing.
- Elderly residents struggle to cross the road.
- No cycle routes to services/town and limited cycle routes in/around the town. No details of how cycle infrastructure would be improved.
- Lack of sustainable transport options in vicinity of site (including bus, cycle routes and poor footpaths) and no evidence how they might be improved.
- Children would need to walk along busy roads and no public transport.
- Link to residential areas via safe walking and cycling routes with safe parking arrangements.

## Loss of recreational space

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### Public response

- Valuable for play, recreation and mental wellbeing.
- SANG and footpaths relocated would disrupt the recreational area Recreational space should be sympathetically landscaped around building.
- Loss of recreational ground.
- Loss of green open space open space used by ramblers, dog walkers and children playing.
- Loss of green space.

## Loss of agricultural land

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### Purbeck Society

- Object to use of agricultural green pasture for this purpose.

### National Trust

- This proposed housing allocation at the edge of Swanage would come close to National Trust owned farmland.

### Public response

- Land currently used by farmers to graze livestock.
- There are two separate holdings, Smiths Farm and Prospect Smallholding with two different tenants.
- Reduction in agricultural/grazing land.
- Land is prime for grazing land with good record of fertility and food production as mentioned in GI strategy.
- Field serves agricultural needs in the area.
- Need agricultural land for growing food locally and loss of artisan growing.
- Loss of farming jobs pushing local people out the area.

## Amenity

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### Public response

- Impact on amenity.
- Amenity concerns for existing residents - overlooking and overbearingness.
- Noise pollution.
- Light pollution.
- Disturbance from building work and ongoing impacts of the inhabited proposed housing estate.
- Impact on feeling of security - boundaries becoming invaded.
- Impacts on privacy and amenity at Prospect Farm development.
- Complaints from new housing estates about smell of seaweed from allotments.
- Impact quiet peaceful character and tranquillity.
- Impact on peace and quiet of the area.
- Impact on existing dwellings in Prospect Crescent, Prospect Farm and Cauldron Barn Road.
- Neighbouring properties at Prospect Crescent, Smiths Farm and Cauldron Barn Road would be particularly impacted due to height of the land resulting in loss of privacy.
- The allocation neglects to recognise existing residential building on the holding.
- Allotments would need secure fencing to prevent vandalism and theft.
- Large lorries visiting treatment works next to family homes and elderly care.
- Concerns about crime, litter and noise pollution due to increased population.
- Traffic means windows need to be closed.
- Existing development has caused stress especially during construction with persistent noise, dust and rats and lack of wildlife.
- Housing on the proposed site would overlook existing houses and block winter sun.
- Impact on Prospect Crescent as this site is higher than living accommodation and gardens of existing properties.
- Existing residents enjoy peace and wildlife.

- Immediately adjacent to age-restricted housing - family housing will make residents vulnerable and shatter their peace and quiet and reduce property values.
- Amenity issues caused by using Wessex Water Lane will massively impact nearby houses during construction. It will ruin the area if this is a service road and this is the only part of countryside that is accessible for some.

## Impact on Cauldron Barn Farm Park

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### Cauldron Barn Farm Park Residents Association

- Peaceful enjoyment will be compromised by initial construction work and ongoing disturbance from inhabited housing estate.
- The park is a development of retirement mobile homes and promotes a feeling of security – this would be diminished by the boundaries becoming invaded.

### Public response

- Detrimental effect on neighbours at Cauldron Barn Farm Park- access, loss of view (SANG no substitute), wildlife, traffic noise, increased traffic, current reduction in medical services. Houses should not be built directly adjacent to Cauldron Barn Farm Park.
- Impact on privacy of park homes.
- The caravan park is a residential Park home site.

## Sustainable design and construction

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### Public response

- Lack of solar panels.
- No mention of sea or sun power.
- Affordable housing should be energy efficient to reduce running costs.
- Construct with Purbeck stone.
- Need eco affordable homes and bike lanes.
- Red brick homes at Northbrook Road do not use local stone and aren't light coloured, distinctive from the surrounding hills.
- Design at Northbrook Road is 'mediocre'.
- Landscaping does not work when trees lose leaves so brick needs to blend in with existing tones.
- Need to build with climate change in mind - solar panels and high-quality building techniques.
- 3 storeys is inappropriate.
- Design should contribute to distinctive character of the town.
- Need provision for secure, covered bike storage.
- Needs for eco, beautiful builds.
- Encourage environmentally sound housing and bike lanes.
- Density too great.
- Need for houses with gardens.
- Conflicts with principles of Sustainable Swanage and Swanage Environmental Plan.
- Impact on carbon footprint and global warming - contradicts Climate and Ecological emergency declared by DC.
- Objection to anything that restricts access to the water (access for people doing watersports).

## Site Selection process

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### Public response

- Site selection is unclear, especially given it is in AONB with rights of way on site.
- Site previously rejected by the council.
- Site was previously excluded in SHLAA.
- Development would extend beyond well-defined settlement boundary.
- Use site for supermarket.

## Policy Name

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### Public response

- Site name is misleading. It should be named west of Cauldron Barn; site is known as Prospect farm fields.

## Policy Approach

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### Savills on behalf of Bloor Homes

- Supports the allocation as set out in draft policy SWAN 3 but consider a degree of flexibility should be built into the policy to ensure that it is clearly written, unambiguous and sufficiently flexible to respond to local needs and market demands.

## Criterion I

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### Savills on behalf of Bloor Homes

- Policy wording should be amended as follows: Land to the west of Prospect Allotments, as shown on the policies map, is proposed for residential development, which could include including a care facility the provision of accommodation to meet the needs of the aging population subject to market demand, local needs and development viability considerations.

## Criterion II

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### Savills on behalf of Bloor Homes

- Policy wording should be amended as follows: Planting within the site should further break up the built form and soften the development in views from the Purbeck Ridge.

## Criterion III

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### Savills on behalf of Bloor Homes

- The proposal is required to mitigate the impact of development on nearby heathlands which could be through on or offsite SANG, or by way of financial contribution, as agreed in consultation with Natural England. The northern part of the site should deliver an appropriately sized SANG to minimise impact on nearby heathlands and to soften the development in views from the Purbeck Ridge.

## Criterion IV

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### Savills on behalf of Bloor Homes

- Policy wording should be amended as follows: Development should make best use of existing footpath connections where possible to enable convenient, safe and attractive pedestrian and cycle routes into the town centre and to nearby facilities.

## 1.9. Policy SWAN4: Swanage townscape character and development

### Approach

#### Historic England

- Welcomes inclusion of Policy SWAN4 as it will help to sustain and enhance Swanage's local character and distinctiveness as per paragraph 185 of the NPPF.

#### Swanage Town Council

- Policy focuses only on compliance with the Swanage Townscape Character Assessment 2012.
- Swanage Local Plan Policy STCD: Townscape Character and Development identified two areas of 'high townscape value' (Swanage and Herston Conservation Areas) and four areas of 'distinctive local character' at Ballard Estate, De Moulham Estate (north and south of Beach Gardens) and Durlston (former 'houses in large gardens' policy area).
- The Town Council believes that it is extremely important that Policy STCD of the SLP is retained and incorporated into Policy SWAN4.
- Further engagement requested for the designation of further such areas, e.g. the Edwardian development of 'New Swanage'.

#### Public response

- If any changes are made to the Swanage Townscape Assessment (2012) or the requirement to use it, the Town council and local residents should be consulted.
- Important to retain Policy STCD of the SLP to protect and enhance the local characteristics and maintain the character of the town.
- Retain the historic environment from Swanage's older properties.
- Dwellings should be low level and use local materials – Purbeck Stone.
- More trees should be planted.

## 1.10. Gypsy and Traveller Site (GT/SWAN/002)

Please note that comments received relating to the proposed Gypsy and Traveller site GT/SWAN/002 can be viewed within the Housing chapter under Policy HOUS12.

#### Swanage Town Council

- The Town Council objects strongly to the proposed Washpond Lane site as a large portion of the site is inappropriate for this development as it is subject to flooding.
- Concerned that details of this proposal were not included within the Swanage Section of the DLP, which is where the Council would have expected to find it in the interests of transparency.