

## Comment

<b>Consultee</b>	Mr Peter Yarnold (1188089)
<b>Email Address</b>	[REDACTED]
<b>Address</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
<b>Event Name</b>	Purbeck Local Plan Pre-submission Draft
<b>Comment by</b>	Mr Peter Yarnold (1188089)
<b>Comment ID</b>	PLPP67
<b>Response Date</b>	28/11/18 16:42
<b>Consultation Point</b>	Chapter 4: Housing ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Are you responding on behalf of a group?</b>	Yes
<b>If yes, how many people do you represent?</b>	2
<b>Please tick the box(es) if you would like to be notified at an address/email address of the following:</b>	
<b>Which policy / paragraph number / policies map does your comment relate to?</b>	4
<b>Do you consider that the Local Plan is legally compliant?</b>	No
<b>Do you consider that the Local Plan is sound?</b>	No
<b>Do you consider that the Local Plan complies with the duty to co-operate?</b>	No

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The plan presents no evidence that building 470 houses in Wool will cause house prices to drop by 40% as this is the % drop needed for genuinely affordable (for rent or purchase)

As stated in the January 2018 consultation: "the average cost of a house in Purbeck is £250,000" which is 17 times the average salary in Purbeck. To be genuinely affordable therefore a house needs to cost £150,000. This plan is unsound as it perpetuates the myth that building 470 houses in Wool will somehow provide houses that local people can afford.

How can a 'plan' not specify where additional houses are to be built as a third of the proposed houses (933 of 2,688) are on unspecified 'small sites' which could be anywhere in Purbeck. In the original consultation the 65 bed care home was not included and was never on the table for discussion so in our opinion the consultation information was incorrect and misleading. The plan lacks clarity.

**Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)**

PDC need to provide evidence that any building will provide genuinely affordable housing in the Purbeck area.

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<b>Event Name</b>	Purbeck Local Plan Pre-submission Draft
<b>Comment by</b>	Mr Peter Yarnold (1188089)
<b>Comment ID</b>	PLPP68
<b>Response Date</b>	28/11/18 16:42
<b>Consultation Point</b>	Policy I7: Community facilities and services ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Are you responding on behalf of a group?</b>	Yes
<b>If yes, how many people do you represent?</b>	2
<b>Please tick the box(es) if you would like to be notified at an address/email address of the following:</b>	
<b>Which policy / paragraph number / policies map does your comment relate to?</b>	17
<b>Do you consider that the Local Plan is legally compliant?</b>	No
<b>Do you consider that the Local Plan is sound?</b>	No
<b>Do you consider that the Local Plan complies with the duty to co-operate?</b>	No

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The sudden inclusion in the plans for Wool of a 65 bed care home should be challenged. There is no reference to or mention of the proposal to build such a facility in Wool in any of the previous consultation documents. In addition, the legality of its inclusion should be questioned on the grounds that it would appear that none of Social Services, the Local Surgery, NHS Dorset or the CCG were involved in any form of discussion or consultation, leading one to conclude that it has been added as a purely speculative commercial by the would-be developer. It would likely be the biggest building in Wool, which directly contravenes the planning principle found elsewhere in the Pre-Submission Policy Document that any development should be sympathetic and in keeping with local architecture and scale of building.

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As we feel this has not been consulted on and in our opinion should be removed from plan and if necessary the consultation should be deemed null and void.

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<b>Event Name</b>	Purbeck Local Plan Pre-submission Draft
<b>Comment by</b>	Mr Peter Yarnold (1188089)
<b>Comment ID</b>	PLPP69
<b>Response Date</b>	28/11/18 16:43
<b>Consultation Point</b>	Chapter 6: Infrastructure ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Are you responding on behalf of a group?</b>	Yes
<b>If yes, how many people do you represent?</b>	2
<b>Please tick the box(es) if you would like to be notified at an address/email address of the following:</b>	
<b>Which policy / paragraph number / policies map does your comment relate to?</b>	6
<b>Do you consider that the Local Plan is legally compliant?</b>	No
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The plan merely assumes that the Wool Primary School (which has no means of extending) and The Purbeck School can be adequately expanded. Whilst there is at least acknowledgement that there will be increased traffic, noting previous surveys and pressure on the level crossing given that many new residents will commute to the Poole/Bournemouth conurbation, the only mitigation suggested is to encourage motorists to seek alternative routes ?? No mention is made of the ability (or otherwise) to expand the already overloaded sewage works. The plan should be challenged because it fails to offer any definitive guarantees in terms of infrastructure that will be required to support the number of houses being proposed for Wool.

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Local traffic survey carried out by members of the community and an independent expert using superior systems than PDC, confirmed substantial increases in traffic problems but disregarded by PDC initially.

It would appear that only National Statistics (ONS) obtained by using less sophisticated equipment is used for local government traffic modelling.

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<b>Event Name</b>	Purbeck Local Plan Pre-submission Draft
<b>Comment by</b>	Mr Peter Yarnold (1188089)
<b>Comment ID</b>	PLPP70
<b>Response Date</b>	28/11/18 16:43
<b>Consultation Point</b>	Chapter 1: Introduction ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Are you responding on behalf of a group?</b>	Yes
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<b>Which policy / paragraph number / policies map does your comment relate to?</b>	1
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The plan talks about the results of the January 2018 consultation and says 'the most favoured option' was Option A. Technically this is correct; but when asked what was their preferred option, 35% of respondents chose Option A, 28% chose None. In Wool, whilst 30% chose Option A, 60% said None. That is far from a ringing endorsement for this Plan by any measure. In terms of Wool therefore, the process has been legally and morally questionable because it had repeatedly denied the stated democratic wishes of the community.

Like all the previous consultations, this one is severely flawed and there is evidence to suggest that it too has been designed to prevent large numbers of the community from responding easily and fully. The first consultation, for example, contained the erroneous and deceptive comment that "there was significant support for 1,000 houses in Wool"; the second consultation persisted with the apparent impression that there would be between 40% and 50% of all houses being built being affordable; all the consultations and attendant publicity have been deliberately vague - and therefore potentially misleading - over infrastructure (for example continuing to state that "a bypass could be considered"); the insistence on an 'online' response to this consultation is seen to be discriminatory and disenfranchising.

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Transparent use of the consultation figures: and not use them to manipulate the case for disproportionate housing numbers.

Make access to any consultation accessible to all by simplifying the process and make it less daunting for the average respondent.

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<b>Event Name</b>	Purbeck Local Plan Pre-submission Draft
<b>Comment by</b>	Mr Peter Yarnold (1188089)
<b>Comment ID</b>	PLPP71
<b>Response Date</b>	28/11/18 16:43
<b>Consultation Point</b>	Chapter 3: Environment ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Are you responding on behalf of a group?</b>	Yes
<b>If yes, how many people do you represent?</b>	2
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There is little, if any, acknowledgement of the disastrous effect that such large scale (and unnecessary) development will have on the environment in terms of the destruction of the current bio-diverse habitats that now exist. There has been no satisfactory environmental or ecological study carried out by reputable bodies or outside experts.

Dorset Wildlife have stated: "there are concerns regarding the proposed SANG; to function properly SANG's should be easily accessible by non-motorised transport from all parts of the proposed development. The SANG for this site as shown does not connect directly with the proposed development and this requires a careful re-assessment".

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Correct studies should be made ensuring the SANG is accessible by non-motorised means not only for the new development but for existing residents who are having their existing areas built on.

A full environmental survey should be carried out by an expert independent body over a whole year to capture all seasonal aspects of wildlife and the environmental changes.

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<b>Event Name</b>	Purbeck Local Plan Pre-submission Draft
<b>Comment by</b>	Mr Peter Yarnold (1188089)
<b>Comment ID</b>	PLPP710
<b>Response Date</b>	28/11/18 16:43
<b>Consultation Point</b>	Policy H5: Wool ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.3
<b>Are you responding on behalf of a group?</b>	Yes
<b>If yes, how many people do you represent?</b>	2
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