



Post Green,  
Lytchett Minster,  
Poole.

5th August, 2019.

South Lytchett Estate comment to SD 92: Addendum to Sustainability Appraisal 2019.

I would like to comment on behalf of the South Lytchett Estate to the Addendum to the Sustainability Appraisal received by email on 2<sup>nd</sup> August, 2019.

I was dismayed to see Lytchett Minster remains incorrectly assessed despite representations I made asking for this to be rectified at the hearings during the week commencing 1st July 2019. I am now repeating my request for assessment of Lytchett Minster to be corrected so as to allow an accurate factual assessment.

It is incorrect to say in paragraph 26: "650 homes at Lytchett Minster ....would create development in an unsustainable location without the means to provide suitable infrastructure."

It is also incorrect to state in Appendix: Breakdown of facilities available that in Retail, hospitality, financial service (cat.nos 1-3) there is 1 facility and in Other community facilities (cat.nos.4-10) there are 6 facilities.

*Lytchett Minster has in the centre:*

*\*2 pubs, The Bakers Arms and The St Peter's Finger.*

*\*Lytchett Minster Rugby Club with a Clubhouse and kitchen available for community functions and two rugby pitches.*

*\*The Parish Church and CJs Community Hall. CJ's has a kitchen and hall and is available for hire. There are weekly keep fit classes and a weekly youth group.*

*\* A Nursery School, Kids Love Nature, taking children from 1-5 years old for 51 weeks of the year from a wide geographical radius around Lytchett Minster.*

*\* The Accountancy Cooperative, a firm of accountants.*

*\* New office space (117sq m) at Charity Farm.*

*\* Lytchett Minster Secondary School for 1500 pupils which itself offers:*

*\* Employment for 160 people.*

*\*A sports hall open to the public including for public use a 3G floodlit astro pitch, outdoor cricket nets, netball and tennis courts, a full sized sports hall, gymnastics hall and fitness suite.*

*\* Various clubs and classes for the wider community including badminton,*

*tennis, basketball, netball, circuit training, kickboxing, gymnastics, trampolining and five a side football. This list is not exhaustive.*

*\* Community rooms for meetings*

*\* A wedding venue.*

*Slightly more peripheral but still within Lytchett Minster, there is The South Lytchett Manor Caravan and Camping Park which runs for 10 months of the year and has a shop open to the public. This is a 5\* multi award winning site and within easy walking distance from the centre of Lytchett Minster along wide pavements which are lit at night. Also within walking distance is The Courtyard and Craft Centre, which is open round the year with a restaurant, hairdresser, haberdashery, bridal shop, chiropodist, pet shop and many more facilities.*

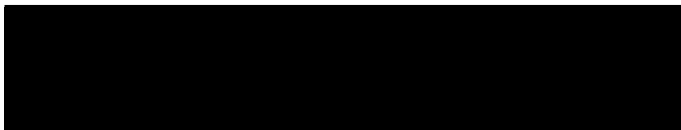
Lytchett Minster has 8 bus stops. There are buses to Swanage and Weymouth in one direction and Upton and Poole in the other. The bus services are more frequent than hourly and continue until after 9pm.

Lytchett Minster is 1.6 miles from Upton, 1.8 miles from Holton Heath and 4.4 miles from Poole town centre, meaning all these destinations are accessible to commuters who cycle or walk. Much of the cycle route is off the road and the sections on the road are on marked cycle lanes.

Far from failing to have adequate infrastructure for 650 homes, Lytchett Minster provides infrastructure and employment for a wide geographical area leading to a mini rush hour in the mornings and evenings of people commuting to and from Lytchett Minster to access its employment, services and facilities.

I look forward to seeing the assessment of Lytchett Minster corrected.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Clare Lees.

Post Green,  
Lytchett Minster,  
Poole.

3<sup>rd</sup> August 2019.

South Lytchett Estate comment to SD93 – Strategy for mitigating the effects of new housing on European sites and justification for changes to green belt boundaries at Morden

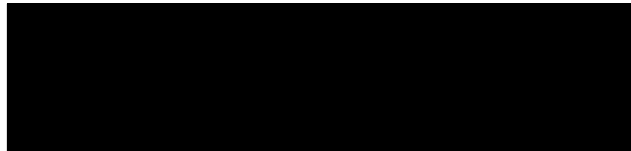
I would like to challenge on behalf of The South Lytchett Estate the Council's statement that they have assessed the potential for suitable alternative SANGS in the north of Purbeck (SD93 paras 36-40).

I would like to make the following points:

- \* At no time has The South Lytchett Estate been asked to provide or been consulted upon the potential of providing a strategic SANGS by either Natural England or by Purbeck District Council.
- \* The SANGS put forward by The South Lytchett Estate and Bloor Homes at Bere Farm and Lytchett Minster were designed to address housing proposals at these sites and these sites alone. The SANGS proposals never progressed beyond crude sketches as both sites were discounted in 2017.
- \* The South Lytchett Estate covers over 2000 acres and contains both farmed and wilder areas and over 150 acres of woodland.
- \* The South Lytchett Estate lies directly between Sherford Bridge and the postcode of the majority of visitors to this location (SD93 para 35).

Yours faithfully,

Clare Lees.



**Examination of the Purbeck Local Plan**

**Hearing - Day 8**

**Friday 9 August 2019**

**Dorset Council offices,**

**Westport House, Worgret Road, Wareham, BH20 4PP**

**A statement by Mr M N Hill**

**Representing Moreton Parish Council**

1. I have sat here and listened to the delicate and thoughtful treatment which the Submission Plan affords the east of the District:
  - a. AONB – no houses despite the fact that the AONB already contains approximately 44% of Purbeck’s housing in 16 settlements (Policy E1).
  - b. Green Belt – a great reluctance to put houses in the Green Belt despite the fact that the area already contains approximately 7% of Purbeck’s houses in 2 settlements and that the Green Belt restricts housing in areas which already contain 33% of Purbeck’s houses in 3 settlements (Policy V2)
  - c. Employment – the majority of which is to the east of Wareham (Policy EE1).
  - d. Retail development and shop centres – the concern shown for Swanage, Wareham and other locations in Policy EE3 sub-paragraphs a. and b.
  - e. Learn from the 2011 Census that far more people in the east of the District travel by train than do in Moreton and Crossways.
  - f. Learn about the Wareham integrated health and social care system (Policy I6).
  
2. But at the same time there has been:
  - a. A rigorous unwillingness to accept that Redbridge Pit is in Crossway and has virtually nothing to do with Moreton Station settlement.
  - b. A rigorous unwillingness to accept that the proposed Redbridge Pit development of 490 houses and 65 care home facilities is only yards away from the 500 house Summer Farm development in the extant West Dorset Local Plan.
  - c. A rigorous unwillingness to accept that Planning Approval has already been granted for 135 houses in Crossways.
  - d. A rigorous unwillingness to accept that traffic flows on the B3390 through Crossways will be such that the Inspector at the Mineral Sites Plan Examination accepted a DCC proposal to phase quarry lorry traffic on the road.

3. On Day 5, (Tuesday 6 August 2019) we were informed that the 65 bed care home was not one home but could be 65 separate units, though the details were very vague.
4. On Day 7 (Thursday 8 August 2019), at about 6pm, as the staff were waiting to lock up the building, I was informed by the Clinical Commissioning Group staff that they were looking into health care provision in Crossways and to trust them that it would be adequate. Nothing on paper. No policies in the Purbeck Local Plan.
5. This is an appalling way to treat the people of Crossways.
6. A community that is far smaller than Swanage, Wareham, and Wool but which has the largest housing allocation in the Purbeck Local Plan including one of the two 65 bed care facilities.
7. Purbeck Council could not even be bothered to conduct a telephone survey of the Crossways community in January 2018 during its housing options consultation, even though it made 231 calls to Swanage residents (no housing allocation) and even 18 to East Stoke (no housing allocation and only 177 houses in the existing settlement).

Nigel Hill