
Question 10 :If you have any other queries or comments regarding any of the issues raised in this questionnaire, please make them here:

The questions are poorly worded. By answering some of the questions you could be agreeing to a statement made in the question.

The map is too busy - too many lines and colours.

I believe that the majority of the "affordable housing" needs to be social rented housing.

please can we do something about all the oversized noisy traffic that forever blocks up our village hight restrictions and weight restrictions should apply AT ALL TIMES

48 houses at Back Lane seems an awful lot and as far as I'm aware Back Lane is not owned by the council, these houses would be very exposed to the dual carriageway road noise.

The questions seem to be worded in such a way that it's very difficult to give the correct answer e.g. do you agree that a mix of housing would be the best for the parish... What are the alternatives? The traffic noise I am aware of it but would not support measures to deal with it without knowing what that entails. I have given answers but am not happy about the choices given.

I am not against any of the proposed development sites. However I have not lived here long but do listen and the one thing I hear over and over is that there is not enough affordable housing for the next generation. So more housing must be a good thing. I have also heard people say they don't want it on their doorstep! You will never please everyone, I would just like to know how you will choose who can and cannot buy/rent these house. A long way off I guess before you go into that kind of detail

we need to provide more housing for our children to start with , like 1 & two bedroom affordable to buy or even easy rented.

we need to think of the future i.e. 10 yrs + not just now.

There is an absolute need for a designated building for the youth. As you are building more homes and a school this will only increase the number of young people that need facilities.

Scrap the skate park or utilise it within a designated youth facility such as the school site which could be combined as a learning facility.

Any other use of that site will just make the current road more dangerous and busier for the residents,

We need affordable housing and/or more units for the elderly, not palaces for the wealthy

Re the old School building would like to see a permanent Youth Club building in the old School Hall. Thus giving the opportunity for more youth work to be commenced in the village, the ownership of a building will allow endless possibilities for the young of the village.

The old school will make a good village hall and other facilities. There would be car parking on site and a ground floor will make it more suitable for disabled people.

Traffic levels high in Manor Farm Rd through Elder Rd. speed restrictions? Noise from Scout Hut activities can be excessive

I do not object to the proposed housing at the end of North Street but am concerned about increased traffic along this road. Will there be a separate access direct from the Shell Garage roundabout?

The site partially occupied by BT telephone exchange is only about a third used. Would BT be willing to offer unused space commercial, residential or community use

Allotments re-open in Butt Lane?

Access to any residential development must be very carefully considered.

We do not think any of the housing should be built as the infrastructure-eg-Drs surgery is insufficient to cope with the added load

There is no need for a new school, you all amaze me, that you cant wait to spoil the village. Souls Moor is a prime example, Half the village will be unable to get up Snow Hill's new road, because they are too old. What is it that you people cannot see!!

It is difficult to answer 9 without knowing what facilities the new school may or will offer.

With reference to No.9 the old school demolished/retained. This depends on the use. New residential development = demolished, community space = retained, if this would save money.

Traffic problems in west st - restrict parking to only one side. Enforce double yellow lines at bottom of Snow Hill and Butt Lane, Adequate parking , off-street, for new community facility.

I don't think there should be any new housing here, it's isolated there is nothing here - it's a very unfriendly village to live in anyway.

We believe the old school site would be best used for the community, ie village hall, re-utilise the old buildings for craft, sport etc. There is already car parking which is badly needed for such a venue

A number of trees around White Lovington are thought to have Preservation Orders. Please confirm that these won't be axed.

Thank you for your efforts, they are of great value. I totally support planned new housing, so many of the next generation would otherwise be forced to leave the area. I support walking routes but cannot use them myself as I am disabled

Would prefer that more residential units were incorporated on old school site alongside community facilities and fewer on Back Lane. That no. of proposed houses etc will generate way too much traffic on West St which is already used as a cut through to A35 to avoid Shell roundabout

I don't feel that i have been provided with enough information to visualise the village with these changes and therefore strongly disagree with the proposals at this stage.

Some of my questions are:

- How well would 48 houses sit in that area behind back lane, instinct tells me it would be cramped.
 - No access road to behind back lane has been shown in the map.
 - How would the SANG be made attractive, as at the moment it's an empty field next to a busy road, so I wouldn't be keen on walking that way.
 - what would be done to alleviate increased surface run off from new housing, which could contribute to flooding
 - how would increased traffic be alleviated
 - how would current parking in the village be affected
 - i believe that affordable housing should be spread throughout the village, there is no reason to have it near the shop / post office - people can walk there from most areas of the village!
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This questionnaire is flawed. Question 1 is two questions. Are we agreeing to the proposed development sites or the affordable housing locations? With this flaw the responses cannot be valid. There is also no explanation about the intended change to the use of the old school / brownfield site. It would be far preferable to develop this for housing before using any of the greenfield locations in the village, but this no longer appears to be an option despite being included in the last Parish plan. Also there is no information as to why the plan has changed from that proposed last time. Will it change again? Is this consultation valid? This not in line with the original plan and we feel misled in the process. Have you truly considered the sites being proposed and suitability for housing (access etc). Have you considered the distance of the school site from the centre of the village; all community activities I have seen at the school have stopped for lack of participation (adult dance, childrens dance, aerobics). I think it is far too far from the village centre to provide community facilities (and also no explanation is given in what these would be, who would pay for them etc). therefore I feel that this whole consultation process is flawed with an uninterpretable questionnaire and limited information on some of the options available which will automatically bias the responses.

This would appear to be the best plan to date, keeping the the housing/village as a nucleus, off of potential flood areas and addresses access on/off the busy Rye Hill

Not sure where there is going to be building up Rye Hill. Building more houses in the village but there is only one shop and in West Street there are cars parked each side difficult to drive through also cars parked on pavements on streets making it difficult if you are elderly or in a wheelchair

Far too many units proposed for Back Lane. Too many vehicles gridlocking Butt Lane , Tower Hill, West Street. Develop the Old School site.

A new walking route is hardly a priority issue. We have plenty of social housing in the village already, it is simply poorly managed/allocated

The Old School could be the village hall

Q2 think bringing lots of different people in from different areas may cause more problems

Q4. But what's wrong with the original route at Back Lane. You are trying to re-route to get access for new houses at Back Lane?

Q6. But this should have been done when the by-pass was first built, not now. It's a bit too late.

Q7. Problem may be sorted by putting traffic lights in.

By building more houses will over-populate the village. There are not enough jobs here for the present youngsters growing up without their own transport, also the surgery has problems with coping with the present population in the village. Before we know it we will be living in a town, not a village!! The whole reason most of us love living here!! Also why that bridle path going from Sitterton up to the top of the gravel hill to Black Hill blocked by a farm implement?? I also think that people who live in the village and who have lived here for years should have first priority on the houses available, not people from further afield.

Please have garages/parking places for each new house so that parking on the streets is not increased. It is bad enough now in West St and North St

Parking on West St is already horrendous due to people using it as 'Park and Ride' or setting down area, the relentless onslaught of church-goers and people not parking outside their own dwelling, With the new proposals in such close proximity this will impact us.

I think the Old School would make a very good village hall, it's got everything go for it

When leaving the Shell Garage to get onto the roundabout its very dangerous because you don't know if the car indicator means its going into garge or towards Dorchester. Its a accident waiting to happen,

The difficulty at the Shell Garage is getting back on the road having filled up . Getting in to the area is not a problem other than the volume of traffic at the roundabout

Q5b Perhaps 48 units at Back Lane would be too many. Would need triple glazing etc re noise from the by-pass

If there are issues that with the Drax Hall, the village does not need a a new village hall, then those people should visit Durweston, Pimperne, & those other villages who have had superb village halls built. seeing a film (or trying to) currently in the Drax Hall is a joke! Sorry!

A pedestrian bridge over the A35 at the of Butt Lane (jubilee Trail) is badly needed. Crossing at this point is very dangerous.

I believe you should look at possible small housing developments on sites outside the immediate village boundary, ie Chamberlaynes

Q1 Feel that North street should have no further development and Back Lane considerably less if any

Steps need to be taken to make parking safe and less obstructive in West St.

I think any development in north Street would cause even more vehicular chaos to North St and at junction with west St. (there are also drainage problems)

Likewise I disagree with the building of such a lot of houses (if any) in Back Lane - ditto vehicular and drainage probs. West st is already dangerously over-used. Think more development around Rye Hill/White Lovington (with some affordable housing) and Old School areas should be considered. People on low incomes are surely more likely to use cut-price 'Out of town' shopping than our village centre which should be for community/school. Is there no land available building going away from village but still within its boundaries?

Old school would make an amazing midwifery led birthing unit

I would like to see affordable housing protected from people buying it then renting it out at market value

I would like to see a smaller number of houses being built. I think West Street traffic is more of a problem than the by-pass. The litter around the Shell Garage should also be addressed

Overall map design confusing - very cramped - West St unmarked, suggest larger scale & colour key code

West St is almost impassable at times (especially in the shop area) Parking on pavements and junctions and road humps also. Surgery also over-stretched

The map is not big enough as far as the actual village is concerned. There seems to be too much open land on the map and not enough room given to the roads in the village

a. The design of this survey does not give enough options for people to respond with their views and is biased towards the Council's own preferred options.

b. I don't understand why the last consultation conducted by PDC is now being ignored. The preferred option of Bere Regis Parish Council was for 25 dwellings on the current school site and 25 dwellings on site D giving a total of 50 dwellings which is all that was required to meet the Purbeck Plan. Why has this increased to 70?

c. The last Planning application for development of the Back Lane site was turned down by a Planning Inspector. What has changed to allow development of a similar scale this time?

d. The results of previous consultations clearly showed that villagers would prefer development on 2-3 smaller sites within the village rather than one large site. This response was based on the requirement for 50 houses in total. Building 48 dwellings on the Back Lane site alone contradicts this completely and also negates the results of any previous consultation as the quantities have changed considerably.

e. Since when has the old school site been considered as a possible site for community facilities? I was given to understand that the new school would incorporate such facilities i.e. a new school hall that could be used?

f. A major concern for me and one expressed by other residents in the past is the potential increased traffic flows through West St should development take place on the Back Lane site. The old school site and site D in the "Where Shall we Build in Bere Regis" survey would be a much more viable option for development with access developed onto the C6. As well as being far more able to take the increased traffic flows at peak times from a development of approx. 50 dwellings, careful planning would introduce features that would slow down traffic on this road which has long been a concern voiced by the Parish Council and villagers.

The school site should be used for the 12 units in that area. There would therefore be no disruption for existing homeowners. The school is too far out of the village for community use. It has never succeeded thus far in that occasional use. However, the volume of traffic on this road already causes major delays for access, more cars coming onto this road is not helpful, and also commercial and builders vehicles would be too much.

The questions are badly designed, they are giving no scope for real answers and are leading questions not open ones.

Comments relating to 9a above are in respect of the main brick buildings at the school site. No objection to the demolition of the 'temporary' type buildings and their redevelopment.

The new 48 unit residential site to the north west of the village appears to be disproportionate to the 10 unit site to the north east, although access would appear to favour the north east site. Perhaps the north east site should be increased and the north west site reduced.

I think the housing development will put too much strain on the current infrastructure, it will completely destroy the feel of the village. There is insufficient employment and public transport in order for it not to have a massive impact on the road network. You mention about measures to reduce the noise from the road and the proposals are aiming to build homes right next to the dual carriageway, seems to be a nonsense to me.

I am in favour of as much "affordable housing" as possible. I feel that we need some provision within the TOTAL housing development for accommodation suitable for older residents who wish to remain in the village in their later years when their current housing may no longer be appropriate for their needs.

The old school site should be used to provide all the required social housing, perhaps in conjunction with community or commercial development. This would avoid the problem of mixed developments where private owners are required to observe restrictive covenants whereas social tenants are not, thus causing conflict or resentment.

There seems to have been a significant increase in quarry / agricultural traffic movements through the village starting from 0500 and continuing up to 2200 hrs. I would like to see curfew times for HGV / Tractors & trailer combinations. i.e. no movements before a certain time and no movements after. In addition, a 20mph speed limit imposed on said vehicles. This would improve safety, reduce pollution and lessen the voice / vibration impact.

9b) With a possible community facility on this site I would think it unlikely a Doctors Surgery or Dentist would re-locate here but perhaps a permanent Youth Club building for Banter would make good use of the School Hall. The main School buildings could then be perhaps altered to create Business Offices, this leaves little scope to build houses anywhere on the site with off road parking for the facilities.

affordable housing needs to include family homes eg 3 or 4 bed roomed houses as well as single and 2 bed roomed ones

We very much oppose the number of houses proposed for Back Lane on the following grounds:

1. Traffic along West Street can be bad enough now, let alone if a further 48-100 cars are going through the village.
2. Access - where will this be, as Butt Lane and Back Lane just cannot be used!
3. Drainage - where will rain water drain away? We feel this could have a really bad affect on back lane and the houses backing onto the lane, plus possible flooding of West Street

Q4 A bridge over the A35 connecting the Jubilee Trail between Butt Lane and Bere Down is hugely needed as the traffic heavier, it is becoming incredibly dangerous to cross.

Youth club is very important and relieves the stress from school.

i would like to see the school used for us as a youth club and place to go for groups and things.

The Existing School should be extended and built on to Not shut and all children moved to a new building

There is far to much traffic on West St now, with 48 units on Back Lane it will be horrendous, coming out of Butt Lane will be even more dangerous

Could buildings of school plus its site be considered for a mixed use development of community, residential and commercial space as a 4th option?

Not a very good map

have concerns about access to the Back Lane developments and also whether the sewage system can cope with the extra housing

Further building in Rye Hill Close Road - a danger for access to & from road

Q6. What measures are you writing about? Building on Back Lane w problems here and elsewhere.ould have an enormous 'noise' effect on those houses. If you want to reduce noise then don't build on Back Lane.

Q7. and I wouldn't build those extra dwellings which would clearly create traffic problems here and elsewhere.

I feel that any further building will have a deleterious effect on the traffic, drainage and sewage infrastructure and thus reduce the unique village atmosphere here, Any building that has to be done will have less effect on the site of the old school

Q1. The affordable homes should be located on all 4 sites

Concerning Self-build, we would be concerned that this option could be development by stealth. What check or guarantees are there that self-build would be p....? built by the people that will live in them and not by a private landlord or property entrepreneur? What are the red lines on the attached map? What do they signify? Commercial activity in the old school site could generate some much-needed jobs in the village

The North St development is impracticable as the road is extremely narrow and already used for extra parking by people using the Sports Club where parking is very limited. This is not only at W/e s but in the summer cricket during the week & through the year various club meetings ie weight watchers. People will ALWAYS park at the most convenient place for THEM regardless.

Q4. I do not agree. Back Lane has existed for at least 500 years. leave it alone. To what extent can the council interfere with a right of way?

I strongly object to the over-development of the Back Lane site. It will tear the heart out of the village. These proposals are turning a village into a suburb. The village infrastructure cannot support such massive development.

West st to have yellow lines on one side. People who live in west St who have off-road parking should always use that & not park in the street as this reduces available parking for shop & post office. What is happening to the British Legion Hall - cannot that be used as a village hall?

I feel insufficient attention is given to the impact of access and infrastructure (drainage etc) to the two main areas. Any new development should have ease of access to the main roads, not the village roads, Also the Fire Station should be moved to the old school site

There is an enormous increase in motor-vehicle traffic in West St. Could the traffic lights at the cross be re-introduced?

I would prefer to see the community facilities on the Back Lane site and those houses on the existing school site

Our apologies, but we cannot answer these questions until we know more about the proposed development particularly in relation to access for the Back Lane proposal

Although I am in favour of the 70 new dwellings proposed I would like to point out this could mean a large amount of new patients for our surgery to cope with, and with our elderly population living longer thanks to our wonderful NH system, this could also bring extra pressure. A new surgery has been under discussion for some time but as yet to my knowledge no suitable site is available.. May I suggest the old school site could be a possibility.

1. The last survey in 2010 said only 35% agreed to building on plot A (Back Lane). Why has this now been ignored? Therefore the last survey was a waste of time and money.

2. Building off Back lane was turned down several years ago because of flood and traffic issues. What has changed now to make this possible?

3. Why isn't the school site being considered for development? Surely Council could make money from the development instead of Drax Estate

4. Wildlife & bats present in back lane. these would be lost

5. increased traffic through West St if Back lane developed

Q1. All the proposed new housing seem to be within easy (walking) reach of shops and other services

Parish Council has done its homework well

New housing should be built where access is easy, eg adjacent to existing roads and away from the A35

Q1. The original allocation by Purbeck Council was 50. Why increase to 70?

Q4. There already is one (walking route)

Q7. No worse than anywhere else (Traffic). What about West St, Elder Rd, Manor Farm Rd, Rye Hill, Southbrook?

How is it intended to access Back Lane? Where will traffic be routed? There is far too much traffic using the village already

The proposed walking route (SANG) must be served by plenty of dog poo bins!

Allocating number 3 as the highest priority number in question 9 is badly considered and open to misinterpretation as most people consider number 1 as highest priority.

Other Comments

It looks like a good plan

We will support most initiatives that prevent any possibility of urban sprawl which we had to endure at our last address and moved here to experience something much better

Would like to see a large Car Park in the New School for childrens safety

With regards to the traffic noise from the bypass; this is no worse than that of vehicles going up the A35 Poole Hill.

This is all a done deal and has always beensame as all middle schools being closed
