



HOUSE OF COMMONS
LONDON SW1A 0AA

Please reply to the Constituency Office using reference: Wade002-jm

19 May 2014

Mr S Mackenzie
Chief Executive Officer
Purbeck District Council
Westport House
Worgret Road
Wareham
BH20 4PP

Dear Mr Mackenzie,


**Purbeck Road (Land adjacent Wessex Water Reservoir), Lytchett Matravers.
Application Number 6/2014/0192**

I wish to lodge the following objections to this proposed development:

Purbeck has an up to date Local Plan only adopted in 2012, which identified the Huntick Road site for 50 houses Lytchett Matravers. I understand this plan is in the process of being revised by 2017 and that local landowners are being invited to suggest sites for future development.

Surely any proposed new sites of such a significant size should be fully consulted upon within the context of this revised Local Plan. The Lytchett Matravers Neighbourhood Plan is underway and if people are coming forward to Purbeck District Council with potential development sites,(for the future) in Lytchett Matravers and nearby, then each site should be evaluated and fully consulted upon within the context of those two emerging plans.

Lytchett Matravers may need to provide further housing in the revised Purbeck Plan but local residents must have the opportunity to say which of any possible sites they think would be best suited to supply any extra housing. A site of 29 dwellings should not be granted outside of the context of the relatively newly adopted plan but considered in due course in a wider context. Current National Planning Policy says that development should be plan led and this proposal should be refused on these grounds at this stage.



Detailed reasons for refusal and points to be considered if evaluating this site against other potential sites include:

The proposed development would result in the loss of a small but much valued, bio diverse area within the envelope of the village. It is important to protect such wooded areas with the diversity of wildlife that it supports. It is an important green area in the context of a large village, providing the benefits of a natural environment to a large number of households. I also understand that currently some of the trees have TPO's on them and would ask that a further up to date detailed survey is undertaken on the trees by Purbeck District Council, not just the applicant.

The loss of trees and replacement with a great deal of hard surfacing in conjunction with the already water logged surrounding gardens would lead to unacceptable risks of flooding. This would get worse over time with changing climate patterns.

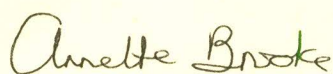
The proposed density and type of housing proposed is out of keeping with the surrounding bungalow roads.

Local residents are very concerned about the highway implications and clearly they have first hand knowledge of the problems. Their concerns must be considered.

Pressure on existing services is a matter of great concern, particularly the doctors' surgery and the local primary school.

I would be grateful for your response.

Yours sincerely



Annette Brooke MP