

ANNEX A

Report

Westminster Road Industrial Estate Wareham Dorset

Report date: 5 September 2019

Prepared for:
Welbeck Strategic Land II Limited
Woodstock Studios
13 Woodstock Street
London W1C 2AG

Prepared by:
Gary Jeffries
Partner and LLP Member



Contents

Summary

1	Scope of Instruction	1
2	Setting the Scene	1
3	Review of the Aecom Viability Report	2

Appendices

Appendix 1	BCIS Build Costs
------------	------------------

1 Scope of Instruction

1.1. Vail Williams are instructed by Welbeck Land to provide a further report on Westminster Road Industrial Estate (“WRIE”), following advice provided in May and November 2018. This report provides:

- An update on the current situation in terms of ownership/occupation at WRIE and a review of the vitality/longevity of the Estate.
- A review of the Wareham Neighbourhood Plan (WNP) Viability Study dated May 2018, prepared by Aecom (“the Aecom Viability Report”), with particular reference to their conclusions on WRIE.
- Comment upon the impact on the viability of redevelopment of WRIE, following WNP group’s recent decision to reduce the quantum of development from 90 dwellings to 30 dwellings.

2 Setting the Scene

- 2.1. In May 2018 Vail Williams LLP produced a document entitled “Report on the Long Term Future of the Westminster Road Industrial Estate” which provided advice on the longevity of the estate following the recent changes in the ownership structures of the buildings on WRIE, after the relocation of Daler Rowney. It is understood that a redacted version of this document was supplied at the time to the Wareham Neighbourhood Plan Steering Group and Purbeck District Council.
- 2.2. In addition, Vail Williams advised Daler Rowney on the disposal of 16/17 WRIE, which was sold to Purbeck Ice Cream in June 2018, after a short period of marketing. As such Vail Williams has a good recent working knowledge of WRIE.
- 2.3. Our 2018 report examined the ownership structure on the estate, advised on the local supply in the industrial property market, the anticipated rental and capital values, and analysed feedback from questionnaires sent to the occupiers of the estate during March to April 2018.
- 2.4. The report concluded that many of the occupiers on the estate owned the freehold interest in their buildings and had plans to remain on the estate in the medium to long term.
- 2.5. We undertook a high-level financial appraisal which examined the potential redevelopment of the site for residential use. Based on the stated assumptions in our May 2018 report, this appraisal suggested that a future redevelopment of the site for residential purposes would not be viable.
- 2.6. The table below shows the current ownership at WRIE, several of the buildings having been purchased for occupation since mid-2017.

Building	Owner	Purchase Terms
Unit 1	Purbeck Ice Cream	May 2013 purchase at £506,400 (equivalent to £1,950,000 per hectare)
Units 2 and 3	MJ Properties (Bournemouth) Limited	October 2017 purchase at £700,000, subject to the residue of Daler Rowney’s lease to 2022. Purchase price is equivalent to £2m per hectare.

Units 4 and 5	Polar Holdings	November 2017 acquisition at £665,000 (equivalent to £1,900,000 per hectare).
Unit 6	Evo Design	June 2018 purchase at £440,000 (equivalent to £2,588,000 per hectare)
Unit 7	National Tube Straightening Company	October 2017 purchase at £440,000 (equivalent to £2,444,000 per hectare).
Unit 8	Sita Waste	
Units 9 and 10	Westminster Wire Factory Limited	1999 purchase; no price information.
Unit 12	Stephen Grundy Limited (let to Chococo Limited)	September 2011 purchase; no price information. Lease expiry in August 2020.
Units 13	Westminster Wire Factory Limited	October 2006 purchase at £230,000 (£2,555,000 per hectare).
Unit 14	Tower Pension Trustees Limited	September 2018 purchase at £310,000 (equivalent to £3,100,000 per hectare).
Unit 15	Rowanmoor Trustees Limited	October 2007 purchase; no price information. Let to Olympia Triumph Manufacturing Limited.
Units 16 and 17	Purbeck Ice Cream (Crazy Cow Limited)	June 2018 purchase at £540,000 (equivalent to £2,250,000 per hectare)
Unit 18	Eaton Stonemasons	April 2017 purchase at £435,000 (equivalent to £2,558,000 per hectare).

- 2.7. Most of the buildings are owner-occupied, either directly or through self-invested pension arrangements. The table provides an analysis of the purchase prices (where known) on a per net hectare basis for comparison with the EUV+ benchmark in the Aecom Viability Report, which is considered in Section 4 below.
- 2.8. The continued flow of recent transactions, and the prices paid, reflects strong demand for existing industrial buildings for occupation in this location; indeed, our experience with the sale of Units 16/17, for example, was that terms were agreed within six weeks of the start of our marketing campaign. A level of vacancy on industrial estates of this nature is expected, as businesses evolve, but this does not suggest that the long-term longevity or usefulness of the estate is in some way compromised.

3 Review of the Aecom Viability Report

- 3.1. We have considered the Aecom Viability Report in detail, having particular regard to the modelling assumptions (Aecom's Section 4) and the application of these assumptions to the modelled sites. We have no issue with most of the modelling assumptions, the majority of which are within the established range of market norms for viability matters. We do have fundamental concerns, however, over Aecom's conclusion that the comprehensive redevelopment for 90 dwellings is achievable; in our opinion Aecom's core assumption on 'EUV+' is flawed when applied to WRIE and we also identify issues with the assumptions on pricing and build costs.
- 3.2. We deal with these points below:

3.3. Comprehensive Redevelopment

- 3.3.1. As identified in the table in Section 2 of this report, WRIE is in multiple ownership. Many of the owner/occupiers express a desire not to redevelop the site for residential purposes and wish to continue to occupy their buildings for business purposes. As a consequence, the probability of a comprehensive redevelopment of the estate for 90 dwellings, as envisaged in the Aecom report, is considered highly unlikely.
- 3.3.2. This concern appears to have been accepted by the WNP group who are now proposing to reduce the Neighbourhood Plan allocation from 90 to 30 dwellings. The proposed allocation area for the 30 dwellings covers four separate titles, as shown on the plan below, three of which have been purchased by the various owners since April 2017. The total prices paid for these four titles is £2,181,400, which is more than double the land value modelled by Aecom for the 90 unit scheme. Aecom’s appraisals (p54-58) provide an analysis of land values which do not exceed £52,000 per Open Market home; on this basis, the land value of even a wholly Open Market 30 unit scheme would not exceed £1,560,000 – much less than the EUV evidence of prices paid.



- 3.3.3. Comprehensive redevelopment of the reduced allocation is still considered unlikely and has not been demonstrated. Whilst two of the titles are in the same ownership they are not physically connected and could not be jointly developed.

3.4. EUV+

- 3.4.1. At paragraph 4.17.12, Aecom note “on the basis of the evidence available it is considered that £500,000 per net hectare for greenfield sites and £750,000 per net hectare for brownfield/industrial sites is a reasonable assumption for EUV+ for Wareham”.
- 3.4.2. Taking £750,000 per net hectare as the viability threshold, Aecom conclude at their paragraphs 7.1.8 and 7.1.9 that, on the basis of a comprehensive 90 dwelling redevelopment, WRIE is not viable for the delivery of 40% affordable housing but marginally viable for the delivery of 30% affordable housing.
- 3.4.3. However, Aecom’s analysis does not have regard to the market evidence of actual sales at WRIE, which all clearly reflect the Existing Use Values of the land and buildings. A total of seven sales have completed since October 2017 on WRIE with prices ranging from £1,900,000 per hectare to £3,100,000 per net hectare (see the table in Section 2 above.)

- 3.4.4. We agree with Aecom’s assertion at their paragraph 4.17.1 that, for land to be released for development, the premium over EUV needs to be sufficiently large to provide an incentive to release the site. At paragraph 4.17.2 Aecom note that, nationally, a typical premium over EUV would be 20%-30% to incentivise an owner to release land for development. Applying this premium to the evidence of actual EUV transactions at WRIE indicates that the absolute minimum threshold against which to assess to viability should be £2,280,000 per net hectare.
- 3.4.5. Aecom’s residual land value for WRIE at 40% affordable housing is £427,266 per net hectare and at 30% affordable housing is £715,591 per net hectare – both figures are very significantly below our evidence-based minimum EUV+ threshold of £2,280,000 per hectare. It is therefore clear that, on the basis of actual market evidence on WRIE, the site is demonstrably not viable for residential development at all.

3.5. Market Research and Price Assumptions

3.5.1. At paragraph 3.6.3 and Table 4, Aecom adopt the following price assumptions for houses and flats:

3.5.2. Aecom’s Market Housing Price Assumptions

Type	Price per Sq m	M ²	Price per Unit
One bedroom flat	£4,400	50 sq m	£220,000
Two bedroom flat	£4,400	70 sq m	£308,000
Two bedroom house	£3,500	85 sq m	£297,500
Three bedroom house	£3,500	100 sq m	£350,000
Four bedroom house	£3,500	130 sq m	£455,000

3.5.3. In our experience, in a location such as Wareham, it is highly unlikely that a 70 sq m two bedroom flat would sell for more than an 85 sq m two bedroom house. Aecom’s market analysis has been distorted by:

- The inclusion of retirement housing in their analysis, which typically commands a premium to market housing.
- The inclusion of prime waterfront apartments in Poole and Swanage in their analysis, which are not comparable locations to Wareham.

3.5.4. Correcting for this error, based on the assumed mix of market housing noted in Aecom’s paragraph 5.1.3 (if, say, half the two bedroom units are assumed to be flats), would reduce the assumed gross development value (GDV) of the scheme by approximately £250,000. Although this reduction in GDV of only 1.5% appears very modest in the context of an assumed open market sales revenue for the scheme overall of £17.5m (see Aecom’s appendix D, page 55), viability appraisals are highly sensitive to very small changes in the key input variables, such as price and build costs. The mechanics of development appraisal methodology are such that the reduction in assumed sales revenue would represent a direct reduction in underlying land value; in the appraisal on page 55 of the Aecom Viability Report, the land value would be reduced to around £750,000.

3.6. Build Costs

- 3.6.1. Construction cost figures in the Aecom Viability Report have been drawn from the Building Cost Information Service (BCIS), using median costs for new build housing, rebased to Purbeck (see Aecom’s paragraph 4.3.1). The assumed base build rates are £1,166 per sq m for houses and £1,379 per sq m for flats.
- 3.6.2. BCIS allows for different cut off points in its datasets. We note in Aecom’s report that the “default period” setting is used, which draws upon tender price evidence submitted over the previous 15 years. This dataset therefore includes projects delivered under a different regulatory regime to the current Building Regulations. Consequently, it is common practice in viability matters to limit the BCIS data to the latest five year period, as projects tendered and constructed in this period will be the most representative of the costs of delivering to the current regulatory and best practice regime.
- 3.6.3. The five year BCIS data for Purbeck is included in Appendix 1 to this report. For two storey estate housing, the median rate is actually very slightly lower than that adopted by Aecom at £1,153 per sq m. However, noting that 10% of the housing mix assumed for WRIE are four bedroom units, the median cost of detached housing (four bedroom housing is often detached) is £1,644 per sq m, compared to the £1,166 per sq m adopted in Aecom’s appraisal.
- 3.6.4. We estimate that the additional base build costs of delivering the assumed nine detached houses on WRIE would be in the region of £525,000 (5 x 4 bedroom market houses at 130 sq m per house and 4 affordable 4 bedroom houses at 112 sq m per house, at an increased build cost per unit of £478 per sq m). Again, owing to the mechanics of viability appraisals, this increase in costs would be a direct deduction from the assumed land price.
- 3.6.5. The combination of lower assumed sales revenues for the market housing and higher build costs would serve to reduce the land value of WRIE to around £250,000 overall (£105,000 per net hectare), further increasing the viability gap.
- 3.6.6. Our findings are summarised in the table below:

Site	VW Evidence-based EUV+ (per net hectare)	Aecom Residual Value (per net hectare)	VW Residual Value corrected for price assumption (per net hectare)	VW Residual Value corrected for price & build cost assumptions (per net hectare)
H5 WRIE (40%)	£2,280,000	£427,266	£317,796	£105,932
H5 WRIE (30%)	£2,280,000	£715,591	<£700,000 Not modelled as EUV+ not exceeded by Aecom Residual Value	<£600,000 Not modelled as EUV+ not exceeded by Aecom Residual Value

- 3.6.7. **Neither the Aecom nor VW Residual Values exceed the EUV+. As such, the site should not be considered developable during the plan period.**

3.7. Conclusions

- 3.7.1. Based on the foregoing, we are of the opinion that the redevelopment of WRIE for housing is not viable, either for the originally proposed scheme of 90 dwellings, or the revised proposal of 30 dwellings on part of the estate. In connection with the revised proposal, our research evidences that the total prices paid since April 2017, on an Existing Use Value basis, for the four land parcels required for the 30 unit scheme is £2,181,400; this is more than double the land value modelled by Aecom for the 90 unit scheme.
- 3.7.2. We conclude that the proposals are not viable even with lower affordable housing contributions and it is unrealistic to assume that WRIE would be developable over the plan period.
- 3.7.3. WRIE has continued to attract strong demand from owner-occupiers, with the evidence of seven sales in the last two years; as such, the estate continues to make a positive contribution to the supply of industrial property in Wareham.

Description	Address
Contact	Gary Jeffries
Signed	Vail Williams
Contact Number	Lakeside North Harbour
Email	Portsmouth
Date	PO6 3EN
	Tel: 023 9220 3200
	5 September 2019

Appendix 1

BCIS Build Costs

The results contained on the page are as published on 01-Jun-2018

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 26-May-2018 00:20

► Rebased to Purbeck (101; sample 7)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810.1 Estate housing							
Generally (15)	1,227	596	1,050	1,190	1,351	4,141	1806
Single storey (15)	1,375	700	1,178	1,319	1,557	4,141	294
2-storey (15)	1,193	596	1,039	1,166	1,305	2,353	1372
3-storey (15)	1,214	772	980	1,165	1,368	2,480	136
4-storey or above (15)	2,400	1,300	-	2,194	-	3,909	4
810.11 Estate housing detached (15)	1,568	932	1,205	1,390	1,626	4,141	20
810.12 Estate housing semi detached							
Generally (15)	1,222	612	1,057	1,192	1,344	2,296	424
Single storey (15)	1,399	855	1,203	1,372	1,554	2,296	76
2-storey (15)	1,188	612	1,051	1,160	1,312	2,096	328
3-storey (15)	1,115	829	929	1,061	1,205	1,791	20
810.13 Estate housing terraced							
Generally (15)	1,249	596	1,050	1,196	1,391	3,909	386
Single storey (15)	1,377	944	1,158	1,309	1,595	2,034	45
2-storey (15)	1,223	596	1,047	1,189	1,355	2,353	281
3-storey (15)	1,228	788	980	1,138	1,320	2,480	59
4-storey or above (5)	3,909	-	-	-	-	-	1
816. Flats (apartments)							
Generally (15)	1,451	719	1,214	1,384	1,637	4,902	961
1-2 storey (15)	1,377	842	1,173	1,325	1,520	2,604	236
3-5 storey (15)	1,432	719	1,207	1,379	1,633	2,816	640
6+ storey (15)	1,809	1,064	1,475	1,760	1,920	4,902	82

Expertise Related Services

Property Acquisition & Disposal

A commercial property search, acquisition and disposal service that obtains the best possible outcome for our clients.

Business Rates

Helping you to unravel the increasingly complex world of Business Rates.

Occupier Advisory

A tailored service to manage your diverse property interests throughout the UK and Europe.

Property Development

We advise on a wide range of development projects including the sale or acquisition of land and buildings. We create promotion, option, and development agreements, advise on scheme layout and provide viability appraisals to support planning applications, appeals and local plan enquiries.

Dilapidations

Combining our exceptional negotiation skills and understanding of your objective, we settle liabilities in your favour using our expertise and strategic advice across a broad range of property types.

Dispute Resolution

Representing your interests to bring commercial property disputes to the best possible conclusion.

Facilities Management

Improving efficiency to make sure your building provides the environment and services that will satisfy the business requirements of the occupiers whilst reducing costs and ensuring full compliance with regulations.

Property Investment

Using our market knowledge and network of contacts to help you find investment or selling opportunities.

Lease Advisory

Commercially astute and detailed strategic advice on all aspects of commercial property leases for both landlords and tenants.

LPA Receivership

Our highly specialist service for when the secured property assets of lenders have become compromised by mortgage arrears.

Marine & Leisure

Covering all aspects from valuation, acquisition & disposal through to lease advisory work.

Property Valuations

Providing accurate assessments across different sectors through highly experienced surveyors.

Project Management and Monitoring

Our job is to plan, budget, oversee and document all aspects of your project ensuring that each element is on schedule and meets all necessary regulations and standards. We will also help you select and manage the contractors and monitor their progress.

Planning Consultancy

Expert advice for negotiating the complexities of the town planning process.

Property Asset Management

An extension of your team, providing the reassurance that your property portfolio is being well managed from a landlord's perspective.

Service Charge

Providing advice that can lead to valuable cost savings in this often overlooked area.

Treasury Management

Ensuring your property portfolio delivers maximum value through tight credit control and management of supplier relationships.



Our offices:

Birmingham

Edmund House
12-22 Newhall Street
Birmingham
B3 3EF
T: +44 (0)121 654 1065

Crawley

Unit 4 Peveril Court
6-8 London Road
Crawley
West Sussex
RH10 8JE
T: +44 (0)1293 612600

Woking

One Crown Square
Woking
Surrey
GU21 6HR
T: +44 (0)1483 446800

Heathrow

450 Bath Road
West Drayton
Heathrow
UB7 0EB
T: +44 (0)20 8564 8300

London

Dover House
34 Dover Street
London
W1S 4NG
T: +44 (0)20 3589 0050

Portsmouth

Lakeside North Harbour
Western Road
Portsmouth
PO6 3EN
T: +44 (0)23 9220 3200

Reading

550 Thames Valley Park Drive
Reading
RG6 1PT
T: +44 (0)118 909 7400

Southampton

Savannah House
3 Ocean Way
Southampton
SO14 3TJ
T: +44 (0)23 8082 0900

Our services:

- Building Consultancy
- Business Rates Consultancy
- Commercial Property Investment
- Lease Advisory
- LPA Receivership
- Marine and Leisure
- Occupier Advisory
- Property Acquisition and Disposal
- Property Asset Management
- Property Development Consultancy
- Property Planning Consultancy
- Property Valuation

Visit us:



www.vailwilliams.com

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered office: 550 Thames Valley Park Drive, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office.

Regulated by RICS

ANNEX B

Northport Park Bere Road, Wareham



Proposed SANG Vision Document



Welbeck Land was chosen as the promotion partner of the Charborough Estate. Established over 25 years ago Welbeck has developed a particular expertise and reputation for unlocking complex planning and funding situations to realise development potential across the midlands and southern England. Welbeck has significant experience in the design and delivery of Suitable Alternative Natural Greenspace (SANG).



Listed in the Domesday Book, the Charborough Estate is a historic landholding in Dorset, which includes part of Wareham Forest.

With strong connections in Dorset, the Estate is looking to work with stakeholders, and both Wareham Town and Dorset councils, to deliver a scheme to provide key local requirements, including much needed housing and public open space. All the land shown within the SANG is within the Estate's ownership.

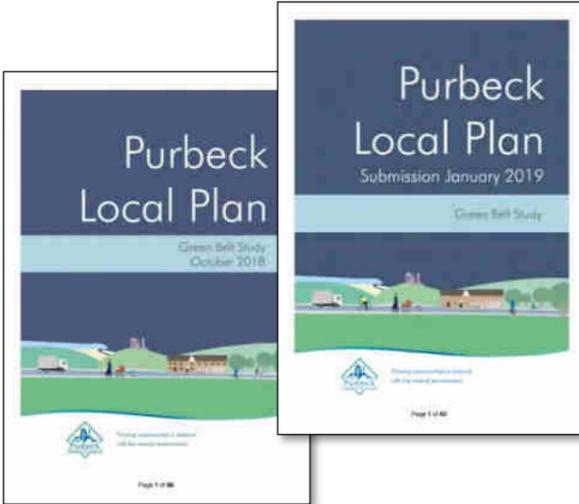


The Land Trust has offered guidance on matters such as design and management of the SANG during the creation of this document. The Land Trust is a charity that is committed to the long term sustainable management of open space for community benefit including SANGs.

The Land Trust is also approved by Natural England as an appropriate body to own and manage SANGs in perpetuity.

Introduction

Welbeck Land is promoting two sites on the north western side of Wareham for residential development through the Emerging Local Plan. The sites were identified as being suitable for release from the Green Belt in the Purbeck Local Plan - Green Belt Study (October 2018) and Local Plan Submission document (January 2019).



Criteria 1 - To check the unrestricted sprawl of large built-up areas
 126. This land parcel is not positioned adjacent to the Bourne-mouth, Poole and Christchurch conurbation and therefore does not act as a check on the spread of the large built-up area.
Performs no significant function

Criteria 2 - To prevent neighbouring settlements from merging into one another
 127. Closely related to the edge of the Wareham, with no nearby settlements to the north or west, this site does not prevent neighbouring settlements from merging.
Performs no significant function

Criteria 3 - To assist in safeguarding the countryside from encroachment
 128. The site comprises undeveloped agricultural, forestry culture and allotment land which makes a positive contribution toward the character of the countryside.
Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns
 129. Positioned to the north-west of Wareham's historic town centre this site does not serve a significant function in preserving its setting or appearance.
Performs no significant function

Criteria 5 - Strategic function of the green belt
 130. The site forms part of Parcel 6 in Council's stage 1 green belt review. The parcel covers a large area and works highly for its purpose (combined by the River Hilde and land which forms part of Wareham's site) and moderately for its purpose / contribution that it makes toward the character of the countryside. The site is only partially visible from the town centre, and is not considered as serving a significant function in preserving the setting and special character of Wareham. While it is possible to be sensitive design would be necessary in terms of building height and form and form development on the western and on lower ground and building the existing housing off Northport Way as to minimise harm caused to the appearance of the green belt and lessen the degree of impact that development on the site would have on the town.

Page 73 of 86

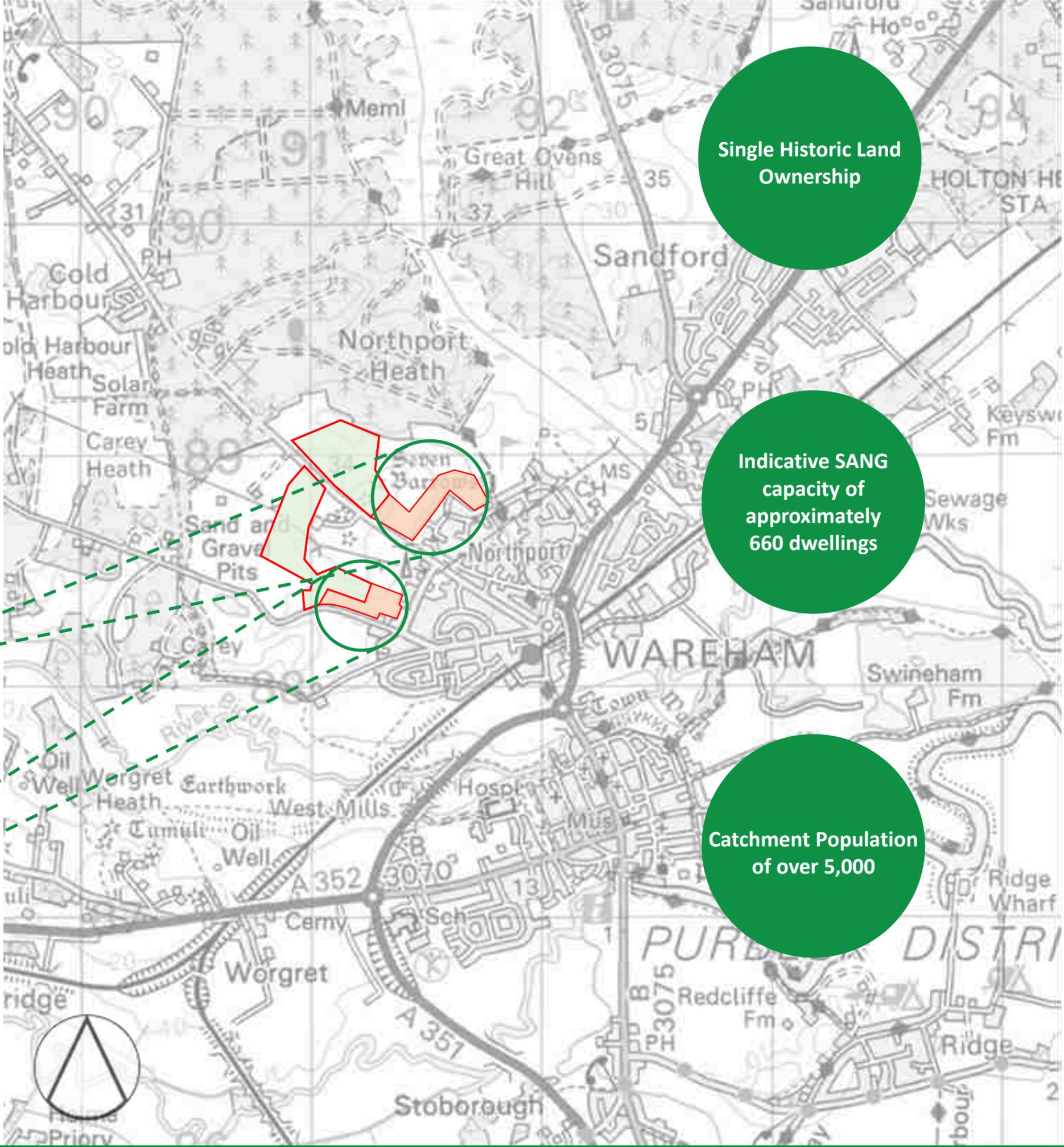
Land adjacent to Carvy Road and to the west of Westminster Road Industrial Estate - SHLAA0088

113. This site is situated to the north of Carvy Road which forms southern boundary forming a south easterly to north easterly direction, behind the line of mature mainly deciduous trees. It includes a largely rectangular shaped field positioned next to Carvy Road (the site's boundaries are defined on its other sides by field boundaries made up of existing vegetation including trees of varying size and maturity). Ground levels rise to the west and north of this part of the site (the boundary with Carvy Road and rising ground levels create a strong sense of enclosure around the edges of the part of the site). There are two public views into the site, it being generally restricted by the landform and boundaries. Trees and vegetation growing along the southern boundary are important in defining the site's edges and screening views from Carvy Road.

114. The second part of the SHLAA site is formed from an irregularly shaped grouping of two fields positioned next to the western boundary of Westminster Industrial Estate. Ground levels rise further to the west of the industrial estate. The site currently comprises areas of rough pasture / scrubland (the landscape positively contributes toward the wider scrubland which is characteristic of the North Wareham Heath (Forest area)). The site has an open character, but water views into the site are partially screened by the trees growing around its boundaries. The site's topography and landscape features combine to suggest that any potential development should be focussed on the fields towards the eastern side of the site on the lower ground (as to lessen adverse impacts on the openness of the green belt). The fields are reasonably well defined by their vegetated boundaries which will create enclosure and serve to reduce the impact of views into the site. In addition, there is scope to strengthen the site boundaries through additional tree planting.

Criteria 1 - To check the unrestricted sprawl of large built-up areas
 115. This land parcel is not adjacent to the Bourne-mouth, Poole and Christchurch conurbation and therefore does not act as a check on the spread of the large built-up area.
Performs no significant function

Page 78 of 86



Single Historic Land Ownership

Indicative SANG capacity of approximately 660 dwellings

Catchment Population of over 5,000

Experience

Both Welbeck Land and Ecology Solutions have substantial experience in developing and delivering SANGs in Southern England.

Uckfield, East Sussex

Welbeck Land has recently worked with Wealden District Council to deliver a 29.5 hectare SANG near Uckfield, East Sussex on land under Welbeck's control for the mitigation of recreational pressures on the protected environment of Ashdown Forest.

The SANG, now named Horsted Green Park, was officially opened in September 2019 and attracts significant numbers of visitors.

TRL, Crowthorne, Berkshire

Ecology Solutions has been involved in the design and delivery of a number of SANGs in the South East. As part of their work with Legal & General Property Partners Ltd, Ecology Solutions was involved in the design development and delivery of a 42.5 hectare SANG at the Transport Research Laboratory near Bracknell.

The proposals included the management and creation of new habitats, including broadleaved and coniferous woodland, acid and neutral grassland and heath, as well as the creation of a 3.5km walking loop.

The SANG at TRL is now in the early stages of establishment but already forms a valuable destination for informal recreation.

Moulsham Lane, Yateley, Hampshire

Welbeck Land and Ecology Solutions worked closely with the Ecology Officers at Hart District Council, as well as representatives from Natural England, to deliver a new SANG as part of the development of the wider site by Bellway Homes Ltd.

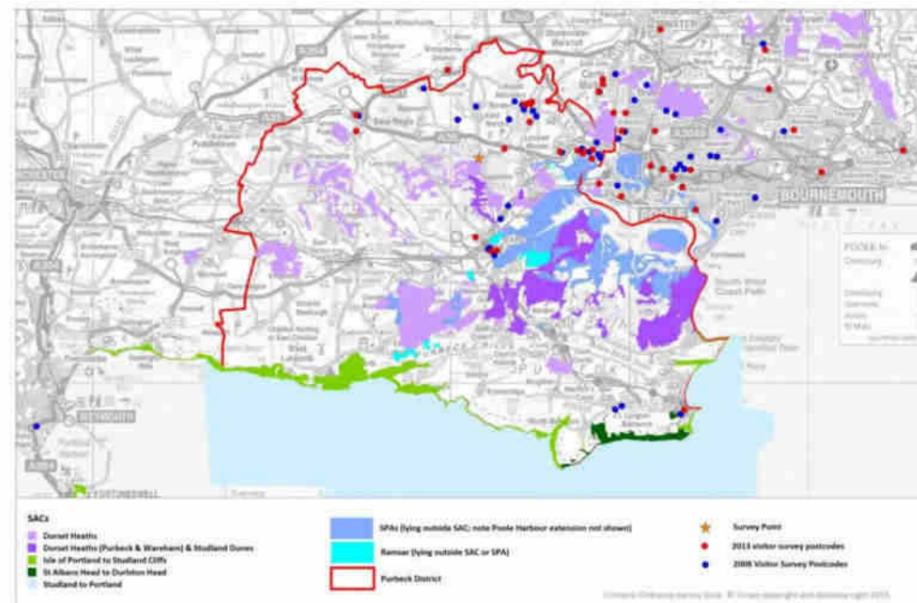
The SANG included a 1.7km walking route with large areas of grassland and bunding to create a visually interesting, undulating area of public open space. New waterbodies were also developed as part of the habitat creation programme. Rustic fencing was incorporated to ensure a secure area for dogs to be off the lead was achieved. Works on the SANG commenced in 2019.



Consultation

In line with the recommendations of the Green Belt Study, a strategic masterplan for the two residential sites has been produced by Boyer with technical assistance from Ecology Solutions and Stuart Michael Associates. The proposals seek to achieve around 155 homes in sustainable locations on the edge of Wareham. At present it assumes the existing allotments are relocated to a new location within the proposals.

It is recognised that the Isle of Purbeck is an ecologically sensitive area. With regards to the settlement of Wareham, the close proximity of Wareham Forest provides both an opportunity and constraint to potential new development. Whilst having a natural recreational resource nearby offers an excellent opportunity for improved mental and physical health through exercise, fresh air and connections to nature, it is also recognised that overuse of the resource can lead to a degrading of the environment which would have a negative impact on wildlife, including nationally protected species.



Whilst the proposed development sites are not within 400m of the Forest, or any other protected area, given their location in relation to the Wareham Forest Site of Special Scientific Interest (SSSI) and the Dorset Coast Special Protection Area (SPA), it is recognised that there is a requirement for an area of Suitable Alternative Natural Greenspace (SANG) to provide informal open space for residents of the new development.



Boyer



Welbeck Land and their ecological consultants Ecology Solutions have, over a number of years, discussed this matter with Natural England. This has culminated with discussions and site visits with senior personnel at Natural England and the production of an advice letter in September 2020.



Key Principles

Whilst further work will be required as the proposals progress, it has been agreed that the proposed SANG would:

- 1) provide suitable ecological mitigation for **both development areas**
- 2) be high quality with some **outstanding natural features**
- 3) provide a different, but still **high quality experience** to Wareham Forest
- 4) be accessible by both **foot and car**
- 5) be an asset to **existing** and **new** residents of Wareham and further afield
- 6) have considerable additional capacity to mitigate **other development** within Wareham

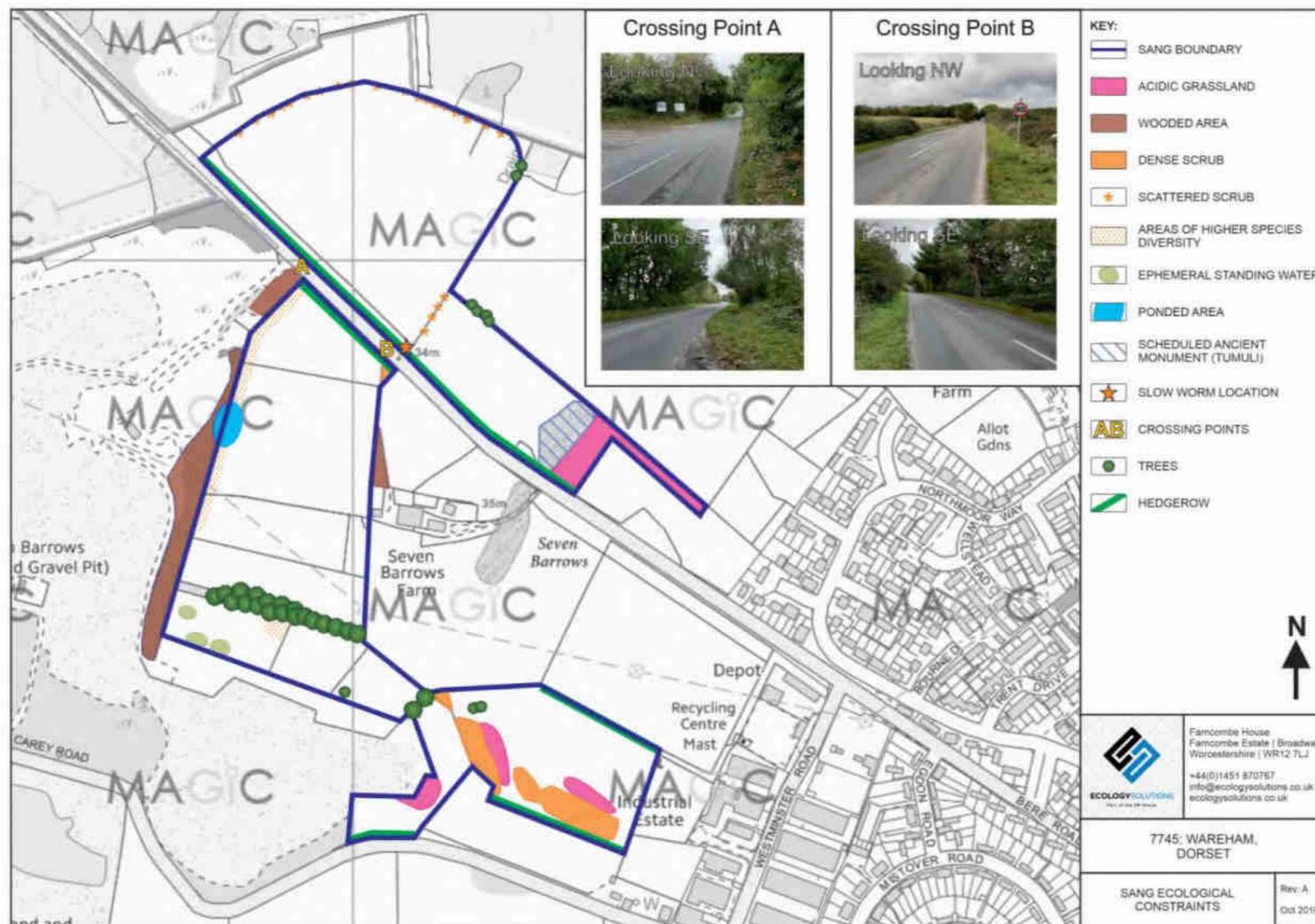
The Site and its Context

The site is located to the north west of Wareham and comprises a series of fields which are currently used for the grazing of cattle and horses. The site is split by Bere Road, which extends north west from Wareham, forming two parcels of land.

The northern part of the site, comprising approximately 8.1ha, extends north from the road corridor up towards the southern edge of Northport Heath, which forms part of the wider Wareham Forest. This part of the site is undulating, with a localised high point just to the north of Bere Road. The land then falls to the north, towards Northport Heath, and to the south east, towards Wareham. The northern part of the site is also characterised by the presence of three tumuli which form part of the wider Seven Barrows Scheduled Ancient Monument (SAM).

The southern part of the site extends south from Bere Road, down to Carey Road, which extends west from Wareham. The southern parcel is approximately 11ha. A sand and gravel pit lies to the west of this part of the site, with the south eastern part of this development (located just to the south west of the site) currently being restored to heathland. Seven Barrows Farm lies to the east of this part of the site. The land gently falls from Bere Road down towards Carey Road, which is located in a localised valley. Views of the Purbeck Hills to the south are possible from some of the more elevated parts of the site.

Ecology Solutions has undertaken a Phase 1 assessment of the site and the key habitats are identified on the Constraints Plan (below). Key features include areas of acidic grassland, wet grassland and mature broadleaf trees.



Existing Views



View from Northport Heath towards the northern part of the SANG



View from elevated location within northern part of the SANG towards Northport Heath

Existing Views



View from elevated location in northern part of the SANG, south west, towards the Seven Barrows SAM. The Purbeck Hills form a backdrop.



View south across horse paddocks in southern part of the SANG. The Purbeck Hills form a backdrop.

Existing Views



View from elevated location in southern part of the site over Wareham with the Purbeck Hills forming a backdrop.



View from elevated point in southern extent of the SANG looking south, over Carey Road, towards the Purbeck Hills.

The Proposals

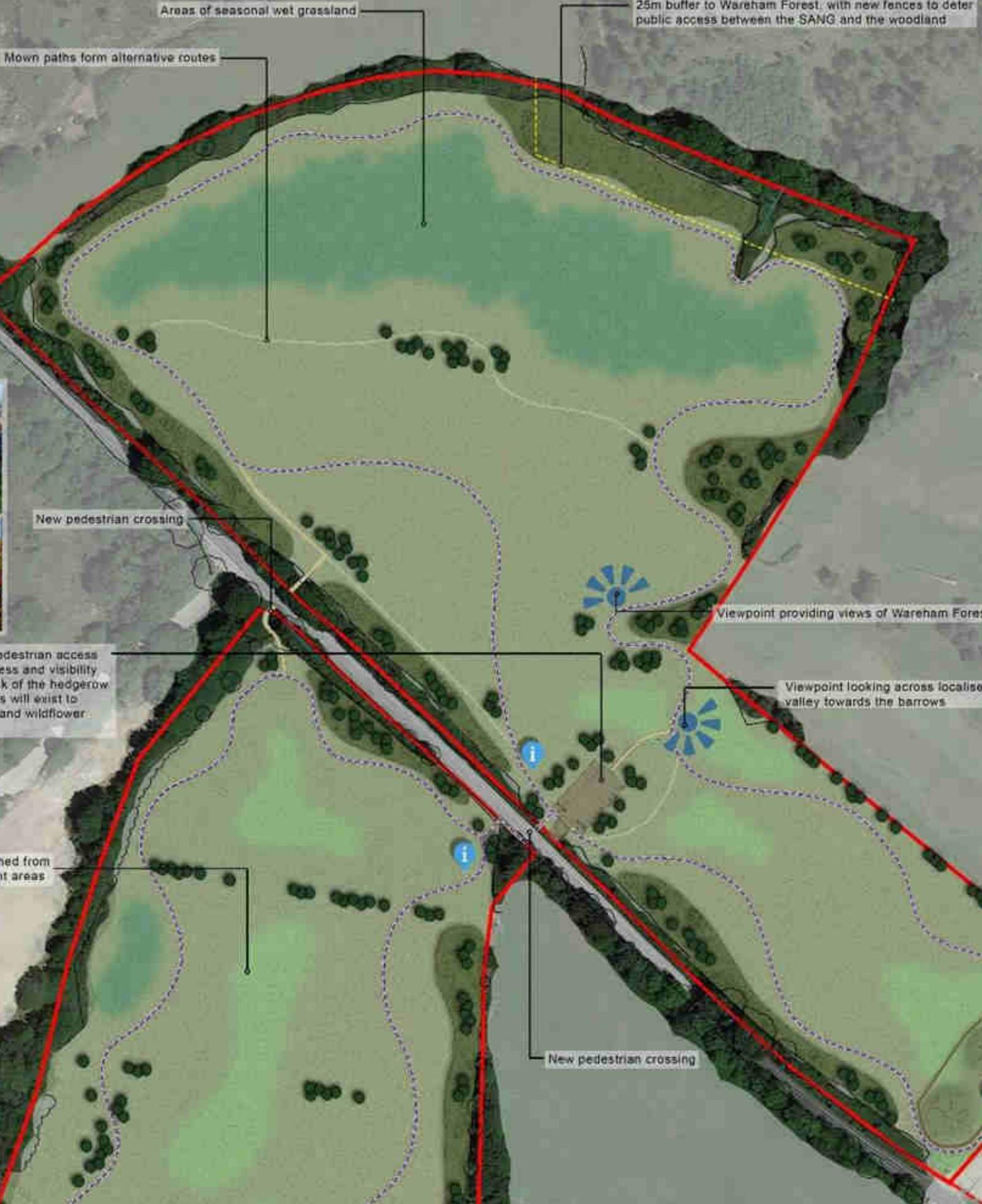
The proposals will see the creation of over 19ha of natural greenspace, which will be known as Northport Park. The principles of SANGs are to provide areas of natural greenspace for informal recreation as mitigation for new development which may put pressure on nationally or internationally designated ecological sites, such as Special Protection Areas (SPAs). The SANG will provide a series of walking routes in a natural setting near to new developments to reduce visitor pressure on existing habitats. Northport Park will provide a high quality, heathland fringe landscape, with undulating walking routes and opportunities to experience nature at first hand. The SANG is entirely in the ownership of the Charborough Estate. Having a single landowner provides a rare opportunity for consistent delivery on a phased basis.



The proposals comprise:

- A 1.5m wide, 3.56km circular walking route. This will be surfaced with hoggin to ensure a recessive, appropriate walking surface is achieved;
- Informal, mown paths will also be created, providing alternative routes around the SANG;
- Visitor parking for 20 cars, including two disabled spaces;
- Two pedestrian crossing points on Bere Road to enable a larger circular walk to be achieved;
- Management and enhancement of areas of wet grassland;
- Native tree and scrub planting will be encouraged through planting and natural regeneration. The proposed trees will include a mix of deciduous and evergreen species, reflecting the local landscape context;
- New planting will be introduced along key boundaries to create a degree of separation between the SANG and neighbouring uses;
- Management of existing areas of acidic grassland and creation of new areas through the spreading of topsoil won from the proposed development areas to the east;
- 25m native tree and scrub buffer to Wareham Forest, which includes new fencing to deter public access between the SANG and Northport Heath. This planting will comprise a mix of new planting and also natural regeneration;
- Creation of several viewpoints along the walking route which will offer panoramic views of Wareham Forest, the Seven Barrows and the Purbeck Hills, as well as providing elevated views over Wareham;
- Provision of interpretation boards around the SANG which will provide information on the landscape setting, the history of the area and the ecology associated with the site and its context;
- Protection of the tumuli which form part of the Seven Barrows SAM by new fencing and the introduction of interpretation boards providing information about the features and their history;
- The SANG will be fenced to make the area safe for off-lead dog walking. Livestock fencing will be introduced along vegetated boundaries to ensure that it is not visually obvious, but ensures dogs can run free within the defined area;
- Existing internal fences will be removed to open up the grassland, reducing the perception of an agricultural landscape;
- Informal paths will be cut through the areas of dense scrub to create fire breaks, as well as alternative routes to the circular path.







Proposed Allotments

INDICATIVE PLANTING PALETTE

- Proposed Tree Planting**
- English Oak
 - Birch
 - Pine
 - Willow

- Proposed Scrub Planting**
- Heather
 - Gorse
 - Bilberry
 - Broom
 - Alder buckthorn

Rolled hoggin footpath with timber edges to create low impact, all-weather surface. Forms part of the wider 3.56km route

Existing areas of acidic grassland

New native tree and scrub planting to the boundaries creates a buffer to existing neighbouring uses

New paths pass through areas of gorse, providing alternative routes as well as forming fire breaks

SANG will be enclosed with appropriate livestock netting type fencing to ensure a safe and secure area in which to run dogs off the lead.

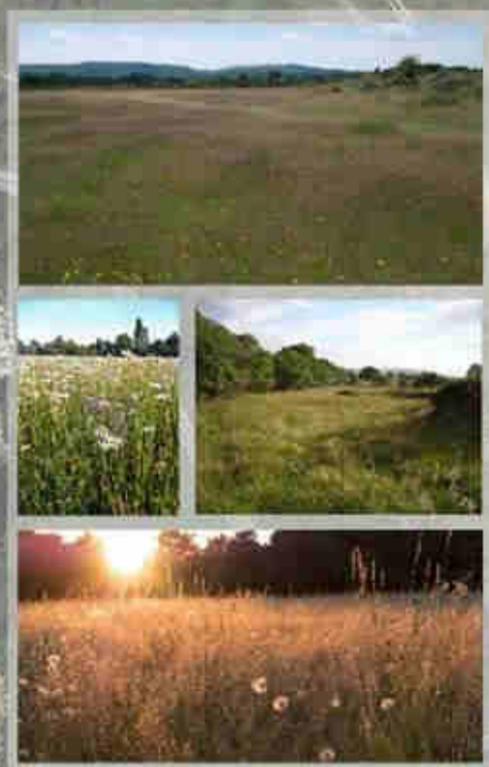
Viewpoint south, with Purbeck Hills forming the backdrop

Opportunities to link to footpath to the south west

Footpath link to Westminster Road

Link to new agreed footpath which extends south to link with the Wareham Forest Way

Access into SANG and the southern development parcel from the residential areas off Carey Road

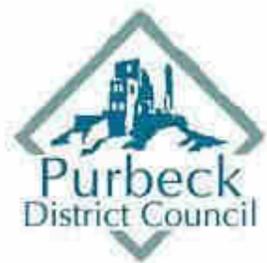


Key			
	SANG Boundary		Proposed Scrub
	3.56km, 1.5m wide Walking Route		Wet Grassland
	Proposed Trees		Acidic Grassland
	Hoggin Footpath		Mown Footpath
	Proposed Timber Post & Rail Fences		Proposed Viewpoint (with bench)
	Proposed Footpath Links		Proposed Interpretation Board

Northport Park, Wareham

A Phased Approach

The creation and management of a SANG is a significant cost. As a rule a SANG requires funding from the proposed developments that it is mitigating. The draft Purbeck Local Plan states that Wareham should deliver a **minimum** of 205 dwellings. At present the two development sites, promoted by Welbeck, are not proposed for development despite being identified as suitable for release for residential development in the Purbeck District Council's 2018 Green Belt Study. However, the Purbeck Local Plan is not yet adopted and the recent 2019 merger of the Dorset authorities means that a new Dorset Local Plan covering the wider area will be required that, when adopted, will supersede the Purbeck Local Plan.



1974 - 2019

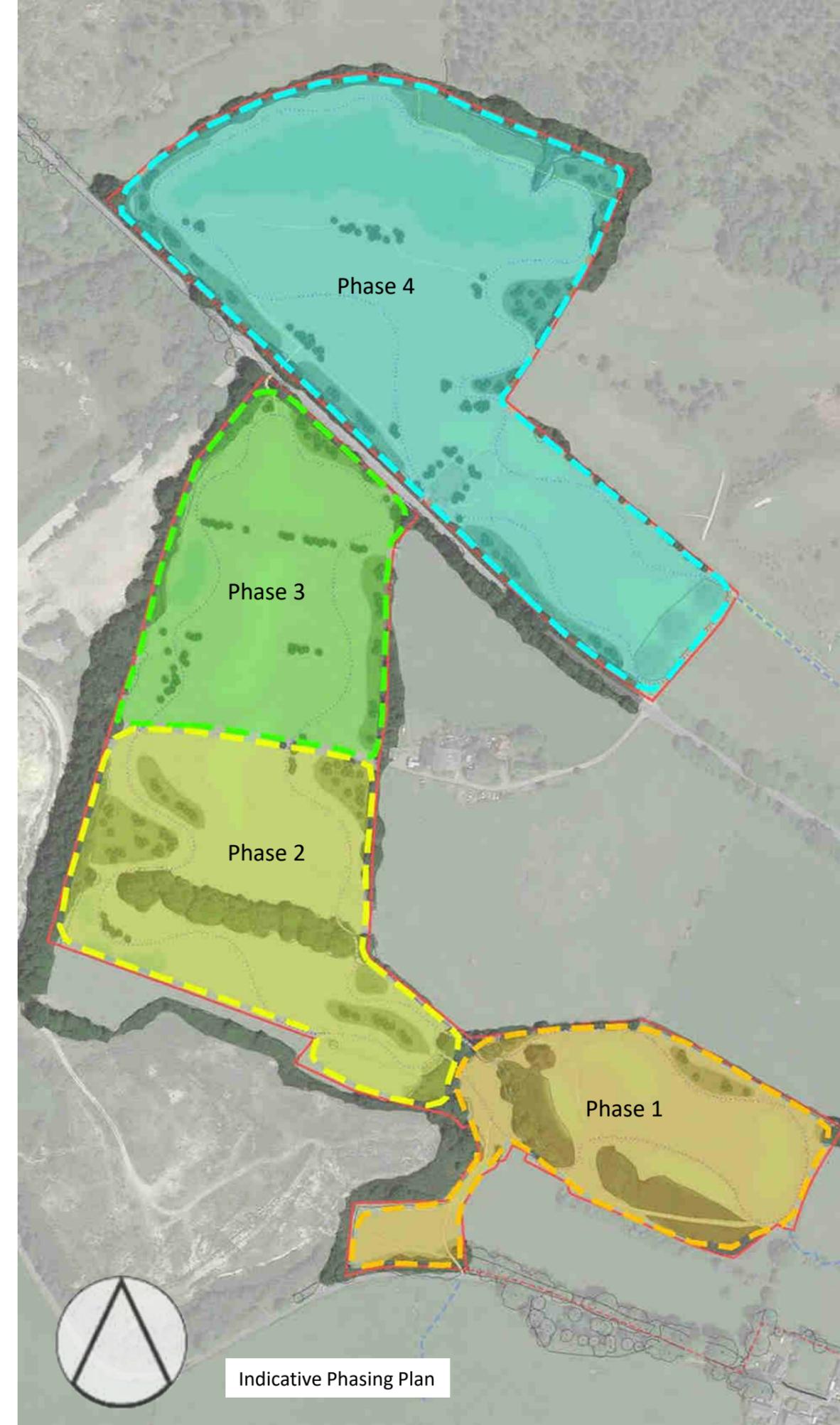


2019 Onwards

The new Dorset Local Plan will cover a significantly larger area and will take a more strategic view of the county's housing need. Wareham is one of the largest and most sustainable settlements within Purbeck and there is the potential for the Dorset Local Plan to require Wareham to accommodate higher housing growth that is more representative of the settlement's size and suitability.

Given the current uncertainties, Welbeck has designed Northport Park so that it can be delivered on a phased basis, with each phase being proportional to the quantum of housing that it is mitigating. At the smallest scale, a Heathlands Infrastructure Project (HIP) area can be provided that would be suitable to mitigate around 50 dwellings. From there, additional land can be added to increase the capacity of the SANG as new residential developments within the catchment area come forward and financially contribute.

The plan, on the right, illustrates the indicative approach to the phasing. This can be refined as the proposals evolve and the extent of development around Wareham is better understood.



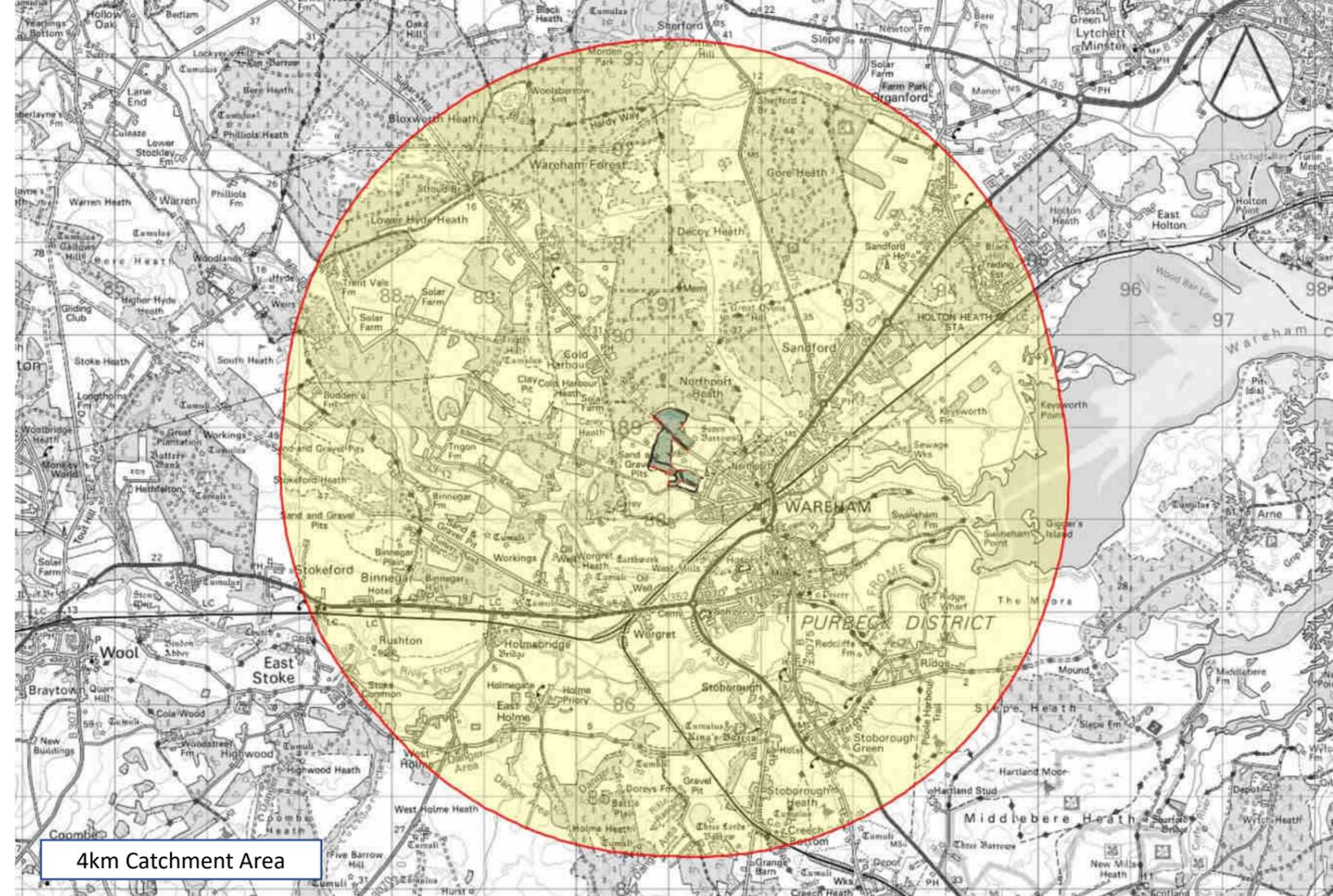
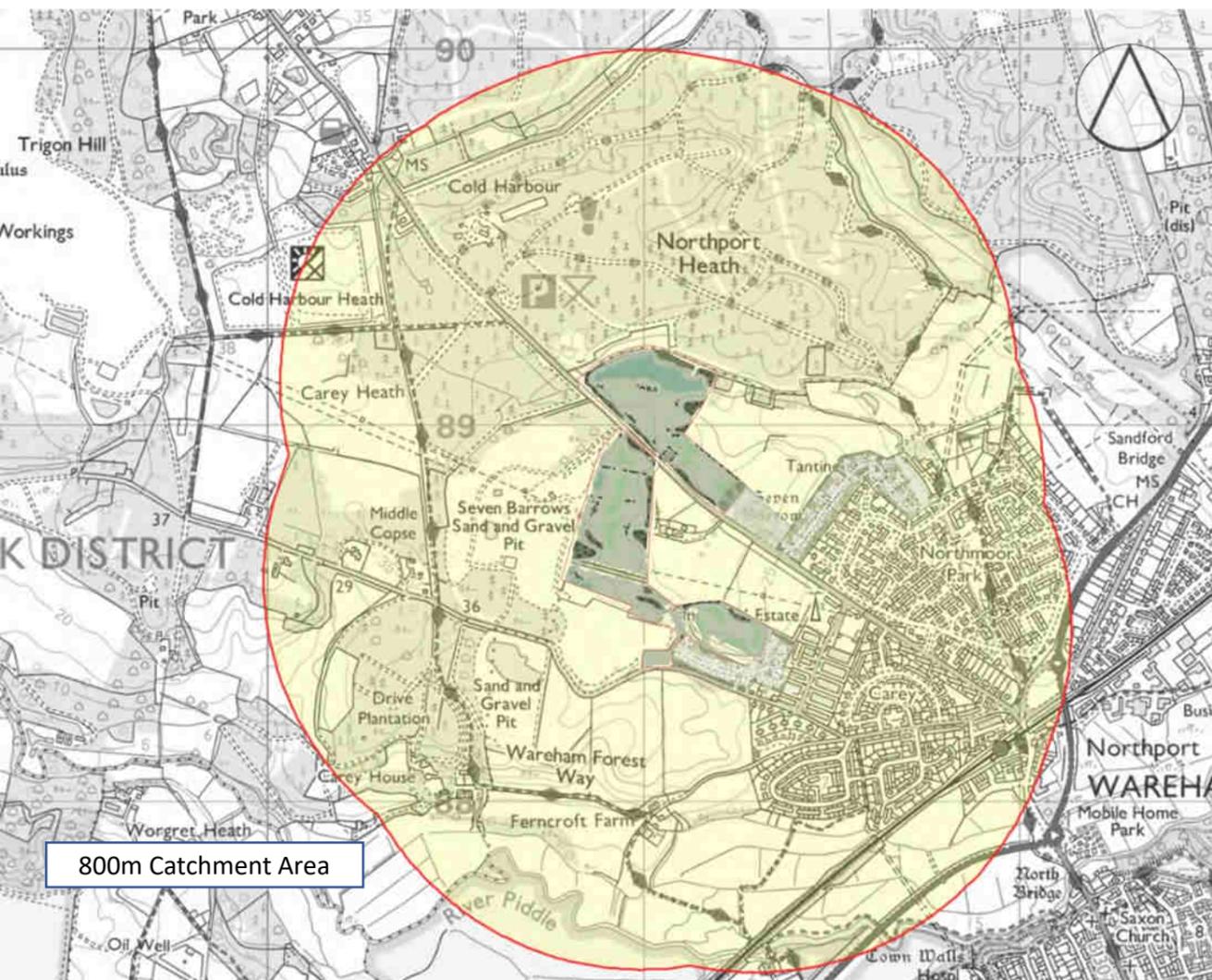
Catchment Areas

The proposals will see the creation of over 19ha of natural greenspace, with new footpath links created to the existing residential areas on the western side of Wareham.

The extract from Magic Map, below, illustrates the areas which are within 800m walking distance of the proposed SANG. This covers most of Northport, with most properties to the west of the A351 within the 800m catchment area.

The proposed footpath links will provide safe and easy access from the residential areas north of Bere Road, the Westminster Industrial Estate and the residential areas around Carey.

The SANG has the indicative capacity for approximately 660 new units / 1,583 population based on the requirement of 12ha per 1000 population. The proposed SANG would therefore provide open space for an additional 505 dwellings beyond those being promoted by Welbeck Land at north west Wareham.



The proposals will also form an important visitor attraction for the wider area. The Magic Map extract above illustrates the 4km catchment area for Northport Park, which is based on the Natural England guidance, which states:

“SANGs avoid increased recreational pressure on the SPA from new residential development by providing alternative recreation areas that provide a similar experience to the SPA. SANGs have a catchment within which they can provide avoidance as follows:

- SANGs of 2-12 hectares have a catchment of two kilometres.*
- SANGs of 12-20 hectares have a catchment of four kilometres.*
- SANGs of 20 or more hectares have a catchment of five kilometres.*
- All SANGs without a parking area have a catchment limited to 400 metres.”*

As can be seen on the plan, the catchment area covers all of Northport and Wareham Town, which has a population of approximately 5,650. The catchment area also covers the southern part of the Parish of Wareham St Martin, which extends to the north, north east and west of Wareham town. The catchment area also extends south, incorporating the settlements of Stoborough and Ridge.

Northport Park is positioned on Bere Road, which is one of the key access routes from the wider catchment area to Wareham Forest. The SANG, and its car park, are ideally located to capture potential traffic and visitors to Wareham Forest, thereby reducing visitor pressures on the forest and heathland habitats.

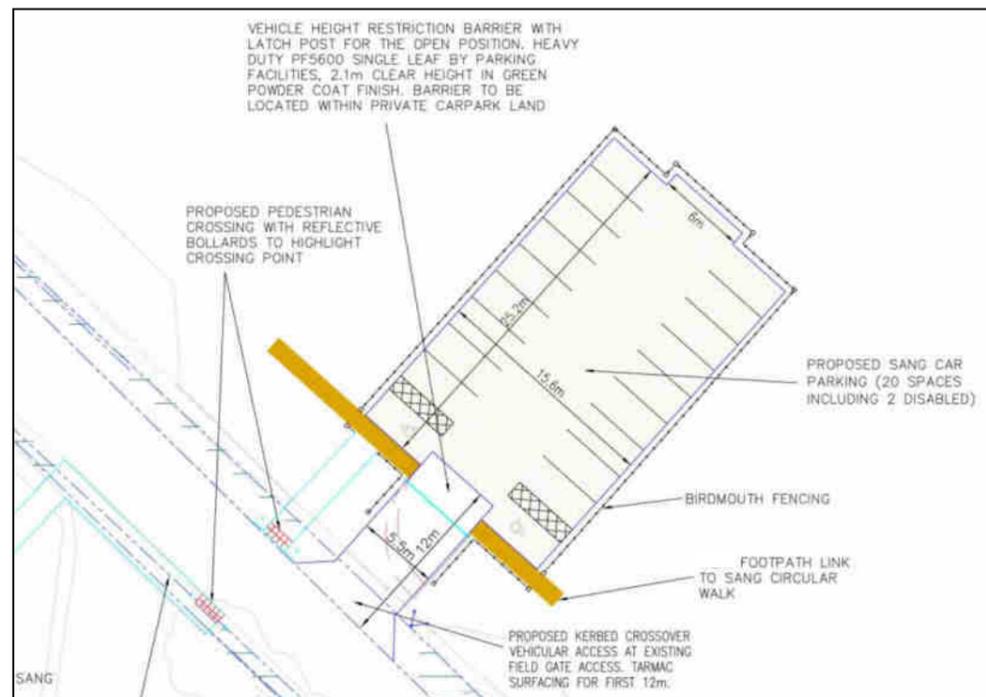
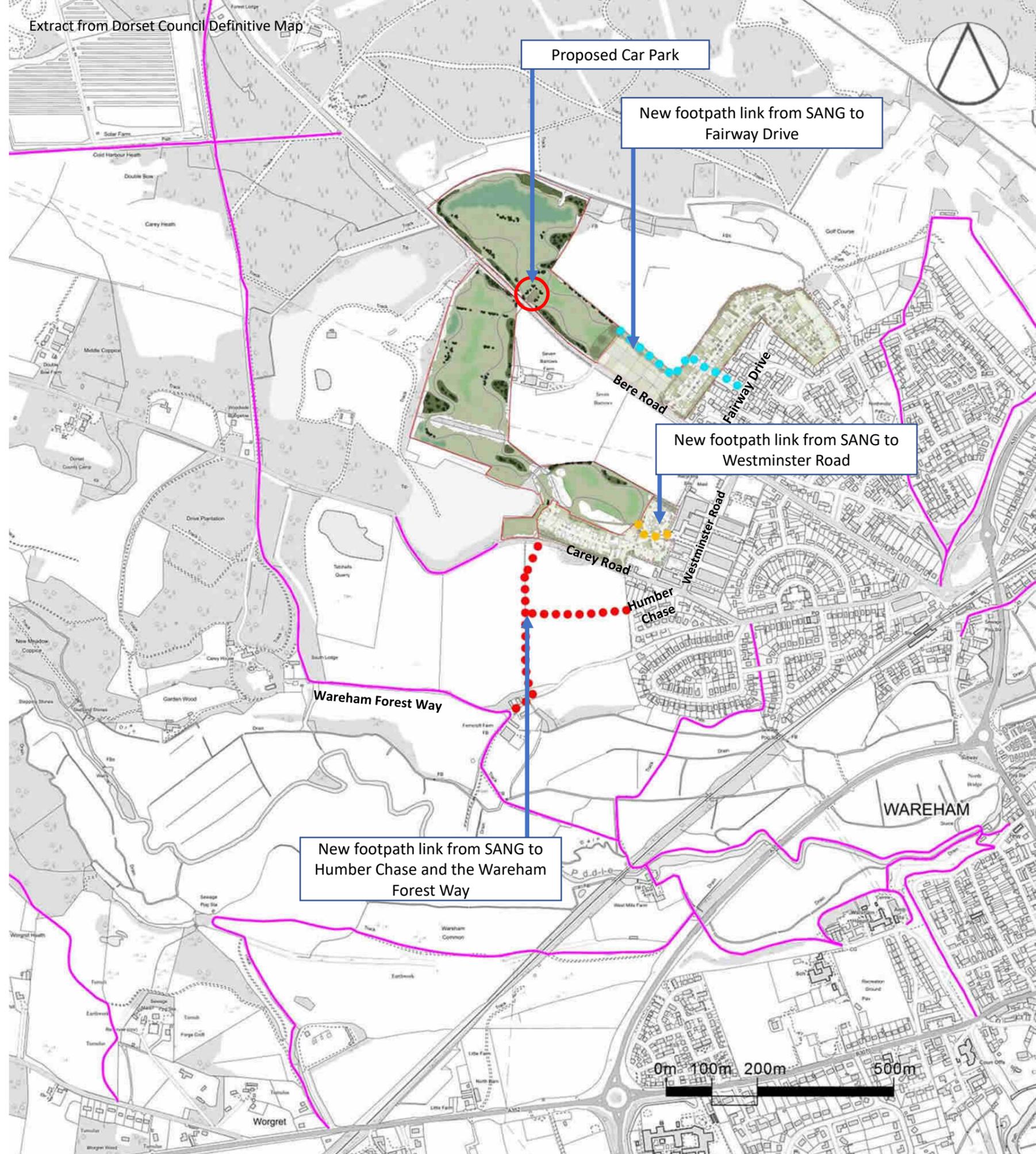
Connectivity

The proposals will include a 3.56km walking route around the SANG. The main route will be surfaced in recessive, low impact hoggin, while a series of informal mown paths will provide alternative routes around the SANG. The proposals also include the creation of footpath links to the new development areas and the existing settlement beyond.

The extract from the Dorset Definitive Map shows the localised footpath network that forms the context of the proposed SANG. The solid pink lines are existing adopted footpaths. There is an extensive network of paths within the wider landscape to the south, extending towards the Purbeck Hills. The Wareham Forest Way runs to the west of Wareham and a new link will be created between this route and the SANG (red dotted line).

Two new pedestrian links will also be created between the SANG and the existing settlement to the east. These are illustrated on the right. One route (blue dotted line) will link the northern part of the site with the residential areas of Northmoor Park, while a second route will be established linking the southern part of the SANG to Westminster Road.

Provision will also be made for visitors from further afield, with a car park located within the northern parcel, just off Bere Road. The parking will provide spaces for 20 cars including two disabled bays and will be finished in a simple self binding gravel / hoggin surface. Timber fencing will create a defensible edge to the car park, with new native planting softening views of the feature. A barrier will be included to restrict taller vehicles, with potential to lock the car park if required.





**ES LANDSCAPE
PLANNING**
Part of the ES Group

ES Landscape Planning Limited | Beckett House | 14 Billing Road | Northampton | Northamptonshire | NN1

landscape planning for planners and developers