



WAREHAM NEIGHBOURHOOD PLAN

Regulation 16 Consultation **Friday 18 December 2020 until Friday 12 February 2021**

Response Form

The proposed Wareham Neighbourhood Plan has been submitted to Dorset Council for examination. The neighbourhood plan and supporting documentation can be viewed on Dorset Council's website: <https://www.dorsetcouncil.gov.uk/wareham-neighbourhood-plan>

Please return completed forms to:

Email: planningpolicy@dorsetcouncil.gov.uk

Post: Planning Policy, South Walks House, South Walks Road, Dorchester, DT1 1UZ

Deadline: End of Friday 12 February 2021. Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Mr	
First Name	I.	

Last Name	Baggs	
Job Title(if relevant)		
Organisation (if relevant)	Local resident	
Address	████████████████████ ██████	
Postcode	████████	
Tel. No.	████████████████ ████████	
Email Address	████████████████████	

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

YES	Submission Plan
	Consultation Statement
	Basic Conditions Statement
	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	H1 3.3.2

	6.3.2 & 6.3.4
Policy	
Page	
Appendix	

3. Do you wish to? *Please tick one box only.*

	Support
Yes	Object
	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

H2 Housing Mix: The plan states: *New residential development should comprise predominantly smaller dwellings with 1, 2 or 3 bedrooms.*

The plan focuses on high density housing development with smaller units. There is limited scope for family homes (e.g. including gardens), and these should also be included as part of an inclusive, mixed community.

3.3.2 The plan states: *“Dorset is currently a candidate for designation as a National Park. This is strongly supported, and the boundary should include the whole of Wareham Parish in view of its outstanding landscape character, ecological value and heritage assets.”*

This is a subjective statement, as it is not clear who this is supported by.

6.2.4 & 6.3.2

Bog Lane SANG is proposed to mitigate adverse environmental impact of new houses allocated in policies GS2 and GS3. As Bog Lane is an existing, operational SANG, the proposed Neighbourhood Plan offers no new SANG provision for the residents of Wareham.

Bog Lane is a poorly used SANG; putting it plainly, barely anyone uses it. This has been proven by Dorset Council’s own monitoring, see SD93-Appendix (Summary of visitor monitoring Bog Lane SANG), with visitor numbers of 0.6 people per hour. By comparison, at two other local SANG sites, Frenches Farm recorded 5 people per hour, and Upton Country Park 21 people per hour. Wareham Common and Wareham Forest also frequently receive hundreds of visitors in a single day. It is unrealistic to expect that additional ‘minor works’ (signage, footpath resurfacing, vegetation clearance, etc.) will have a significant impact on the popularity of this SANG.

Bog Lane SANG does not fulfil its purpose diverting recreation pressure away from the Dorset Heathlands, as proven by the council’s own monitoring evidence, and so does not comply with Appendix E of the Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document.

Assuming that on this basis the Bog Lane SANG is non-compliant with the Supplementary Planning Document, this undermines the deliverability of the Wareham Neighbourhood Plan.

Continue on a separate sheet if necessary

5. Please give details of any suggested modifications in the box below.

H2

Remove text stating “*New residential development should comprise predominantly smaller dwellings with 1, 2 or 3 bedrooms*”, as there is a need for housing across society.

Modify policy to include a broad mix of homes for all people in society, to include suitable family homes, smaller units and care housing; this will help create a sustainable and inclusive community.

3.3.2

Remove references to “strong support” for Wareham’s inclusion in a National Park, and that a Dorset National Park “should include Wareham”; these opinions may be fair but should be addressed through a separate and relevant consultation.

6.2.4 & 6.3.2

Provide proposals of alternative new SANG in place of the existing Bog Lane SANG, ideally in closer proximity to housing development, but as a minimum it must be more desirable to visit than the area it is supposed to protect. This would serve to mitigate impact on heathlands to a far greater extent than the improvements to the Bog Lane SANG proposed in the Wareham Neighbourhood Plan. A better SANG will help safeguard our important local habitats and environment, and improve recreational quality of life for local residents.

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As a separate note, I would like to express support for policy PC2, Pedestrian and Cycle Route Infrastructure Improvements; it is great to see this being included, and will help create a sustainable and healthy place to live.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council’s decision to make or refuse to make the neighbourhood plan? Please tick one box only.

YES	Yes
	No

Signature: _____ Date: 12th Feb 2021

If submitting the form electronically, no signature is required.