

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review
Wareham Town Centre
Background Paper, January 2015



Thriving communities in balance
with the natural environment

Contents

Introduction	3
Part A: Approach to the review of town centre boundaries	4
What are town centre boundaries?	4
Where are town centre boundaries in Purbeck?	4
Why use town centre boundaries?	4
Why are town centre boundaries needed?	4
Why does Purbeck District Council use town centre boundaries?	5
Why review town centre boundaries?	5
Why is Purbeck District Council reviewing town centre boundaries?	5
What are the aims and objectives of the town centre boundary review?	6
Criteria for inclusion within a town centre boundary	6
Deciding where to draw the town centre boundary	6
Removing or introducing a town centre boundary	6
What should be included within a town centre boundary?	6
What should not be included within a town centre boundary?	6
Statutory requirements for changes to town centre boundaries	7
Part B: Review of the Wareham town centre boundary	8
Proposed changes to Wareham town centre boundary	8
Summary of proposed changes	10
Description of town centre boundary	10
Contact	11

List of maps

Map 1: Wareham Town Centre	9
----------------------------------	---

Introduction

1. This document contains two parts:
 - Part A provides the background and explains the purpose of a town centre designation. This also sets out Purbeck District Council's approach to the review of town centre boundaries and provides criteria for the type of development that should be included within the town centre designation.
 - Part B provides details of the proposed revisions to the town centre boundary at Wareham and the reasons for the proposed amendments to this boundary.
2. The existing boundary of the town centre at Wareham has been carried forward from the Purbeck Local Plan (Final Edition) 2004. In November 2012, the Purbeck Local Plan: Part 1 (PLP1) was adopted and this requires Purbeck District Council to review the Wareham Town centre area.
3. This background paper forms part of the 'Issues and Options' consultation material for the Partial Review of the Purbeck Local Plan: Part 1. The Council will consult on the review and will update the document following the consultation if any changes are required.
4. The revised town centre boundary will be included in the consultation process during preparation of the Partial Review of Purbeck Local Plan Part 1 and this will be examined by an independent planning inspector. If the inspector finds the plan sound and the Council adopts the plan, the new town centre boundary will then be formally established.

Part A: Approach to the review of town centre boundaries

What are town centre boundaries?

5. Town centre boundaries define the main retail and commercial area of a town. Town centres are the preferred location for retail and other 'town centre uses' within the settlement. 'Town centre' uses can include retail, office and professional services, restaurants, hot food takeaway and some leisure and assembly uses.

Where are town centre boundaries in Purbeck?

6. PLP1 includes Policy LD: General Location of Development which identifies the town centres within Purbeck. These are located at:
 - Swanage
 - Wareham
7. The Swanage town centre boundary is also subject to review. This has already been considered in the Swanage Town Centre Background Paper which was produced as part of the Swanage Local Plan Issues and Options consultation in January 2014.

Why use town centre boundaries?

Why are town centre boundaries needed?

8. The National Planning Policy Framework (NPPF) requires local planning authorities to identify town centres (paragraph 23) and:
 - To recognise 'town centres' and to pursue policies to support their viability and vitality.
 - To define the extent of town centres and primary shopping areas, with clear definition of primary and secondary frontages in the designated centres and setting policies for each location.
 - To promote competitive town centres that can provide customer choice and a diverse retail offer.
 - To allocate a range of suitable sites to meet the scale and type of retail and other commercial development needed in town centre areas. Local planning authorities should therefore assess whether town centres need to be expanded to ensure a suitable supply of sites.
9. Town centre boundaries provide a useful planning tool and help to provide increased certainty concerning where town centre policies will apply:
 - The definition of a 'town centre' can help ensure that retail and other commercial development ('town centre uses') are located in the most appropriate areas. This will also help to increase the vitality and viability of the town centre.
 - The use of town centre boundaries can ensure a plan-led approach to future development and this can help to direct most retail and other 'town centre uses' to

the most appropriate locations, in accordance with the PLP1 Policy LD: Location of Development.

- The location of town centre boundaries can also be important in the process of planning for any new retail development. The NPPF requires that wherever possible such development should be provided in town centre locations. Where suitable sites for such development are not available, it is then necessary to use a sequential test in order to identify the most suitable alternative site which should be as close to the defined town centre as possible.
- PLP1 (Policy LD: Location of Development) identifies that new retail development should be focused within town centres or local centres - as shown on the Proposals Map.

Why does Purbeck District Council use town centre boundaries?

10. Purbeck District Council has previously identified town centre areas and has used these definitions for planning purposes. The NPPF includes a requirement for the continued identification of town centre areas (paragraph 23). The inclusion of defined town centre areas will therefore continue to be required.
11. PLP1 (2012) indicates that the majority of new retail development for convenience (or food) and comparison (or non food) should be focussed principally in Swanage town centre (Policy RFS: Retail Floor Space). The remaining retail floor space requirement will be met in town centres and local centres in Accordance with Policy LD: General Location of Development and Policy RP: Retail Provision.
12. A new retail study was commissioned by Purbeck District Council and the Borough of Poole during later 2014. This study has identified a need for further convenience retail floor space in Purbeck to the period 2031. The Purbeck Local Plan Partial Review Issues and Options document includes a question on where any additional retail development might be located.

Why review town centre boundaries?

Why is Purbeck District Council reviewing town centre boundaries?

13. PLP1 requires the Council to review the town centre boundaries across the District (Policy RP: Retail Provision). It is important that the town centre boundaries are up to date and appropriate. The Council will use the town centre boundaries taken forward from the Purbeck District Local Plan Final Edition (2004) as the basis for this review.
14. This background paper sets out criteria for the review of Wareham town centre for planning purposes. The existing town centre boundary at Wareham will be reviewed as part of the Partial Review of PLP1.

What are the aims and objectives of the town centre boundary review?

15. To set out criteria for the review of town centre boundaries in order to ensure a consistent and appropriate approach. Council officers will assess town centre boundaries by:
 - By identifying what should and should not normally be included within a town centre
 - Ensuring that boundaries are justified and identifiable
16. Any proposed changes to town centre boundaries will be formalised through a statutory process, involving public consultation and examination by an independent inspector, prior to adoption of the plan by Purbeck District Council.

Criteria for inclusion within a town centre boundary

Deciding where to draw the town centre boundary

17. Town centre boundaries need to be identifiable and to reflect the extent of the main retail, commercial and community facilities of the town. The area will normally accord with the extent of the built form of relevant buildings, although this can depend upon local circumstances.
18. A decision on whether to include a building within the 'town centre' will depend upon factors such as; location, plot size and overall accessibility. Other factors relating to the character of the town centre might also influence decision making. In particular, matters relating to design may be significant, as Wareham town centre forms part of a conservation area and includes many listed buildings.
19. The town centre in Wareham extends along parts of North Street, South Street, West Street and a small part of East Street. The town centre is centred around the junction of the above streets.

Removing or introducing a town centre boundary

20. PLP1 has identified the town centres in Purbeck. There are no plans to delete any of the existing town centre areas, although each will be reviewed.

What should be included within a town centre boundary?

21. Town centre areas will normally include those uses with a clear economic or community function. These can include the main retail uses, professional and service facilities along with public facilities such as libraries and leisure centres. Town centres can also include some residential use, especially where these are associated with retail or commercial activities.

What should not be included within a town centre boundary?

22. Town centre boundaries should not normally include areas which are characterised by exclusively residential development (although an overall mixture of uses comprising both retail, commercial and residential uses would be acceptable).
23. The following uses should not normally be located within a town centre:

- Open spaces e.g. playing fields, open recreation areas (such as public parks), allotments or cemeteries.

24. In order to adopt any changes to a town centre boundary, there are a number of statutory stages to follow.

Statutory requirements for changes to town centre boundaries

25. Any changes to the Wareham town centre boundary will need to be adopted through the Partial Review of PLP1. This process will include the following stages:

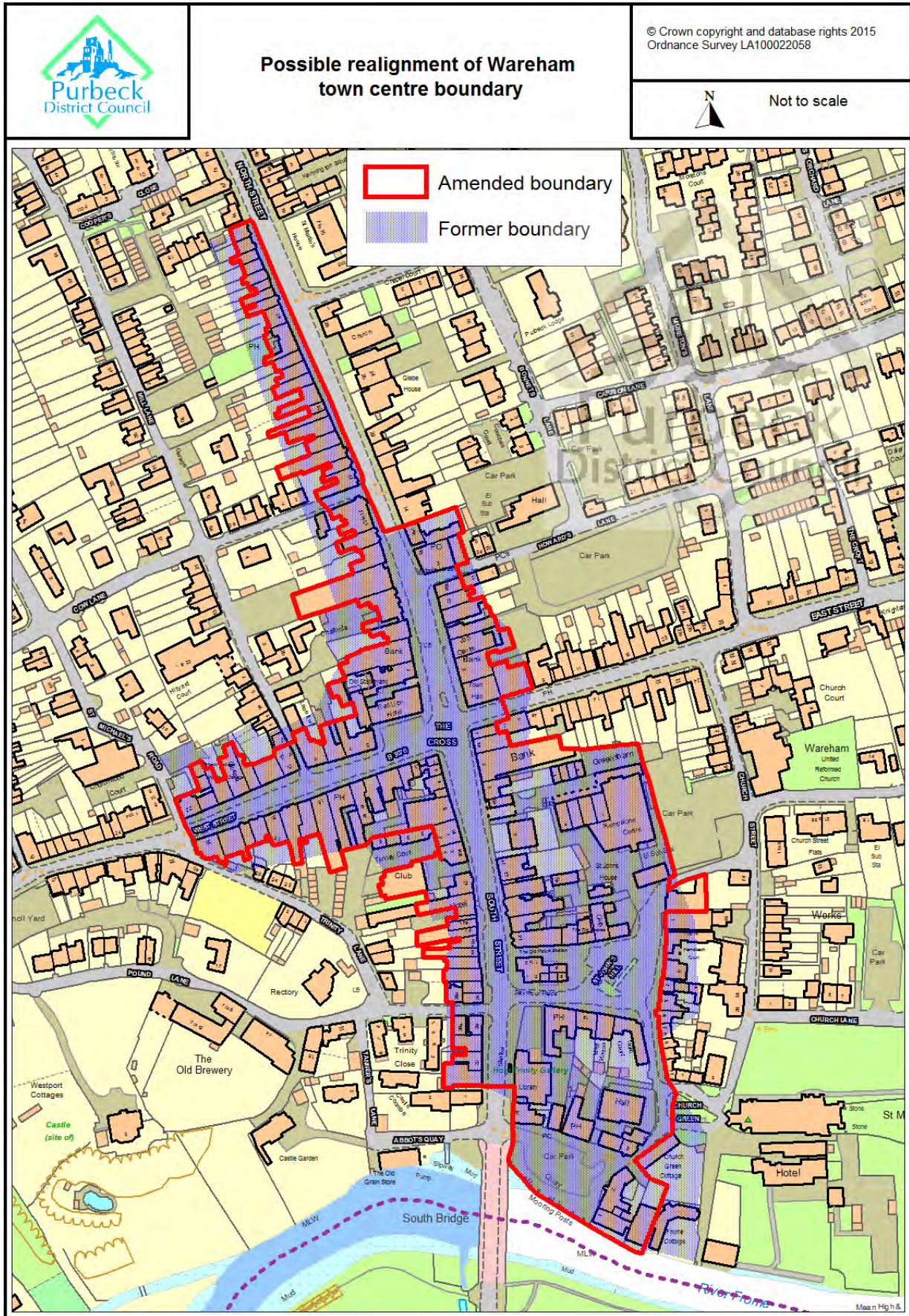
- PDC to produce a background paper to show and explain the proposed town centre boundary changes.
- PDC to consult on the proposed changes at the Issues and Options stage (late January to early March 2015).
- Following feedback from the above consultation, PDC to consider if any further changes to the town centre boundary will be required. If any additional changes are made, these will need to be included in subsequent public consultation (the Preferred Options consultation stage is currently planned during the first quarter of 2016).
- PDC to include the proposed town centre boundary changes in the Partial Review of PLP1, to seek public comment and to submit any proposals to the government for an independent examination.
- Planning Inspector appointed by Government to examine the plan (currently planned during 2017).
- PDC is planning to adopt the plan later in 2017 and following this any changes will become statutory and these will be used in determination of planning applications.

Part B: Review of the Wareham town centre boundary

Proposed changes to Wareham town centre boundary

26. The existing town centre boundary is included on Map 1 (the area highlighted in blue). Council officers have undertaken an initial review of the town centre boundary and following this assessment some changes are now suggested. The proposed revisions are shown on Map 1 (the red line).
27. The proposed changes to the town centre boundary include:
 - The inclusion of all main 'town centre' uses which are located in the centre of Wareham.
 - The consistent inclusion of the footprints of the buildings identified within the 'town centre' (as the existing boundary only includes parts of some buildings).
 - The exclusion of open rear gardens - where these are more residential in character.
 - The exclusion of any significant areas which are now exclusively in residential use (including the ground floors). However, residential properties which are located within wider areas characterised by 'town centre' use will be retained within the town centre area.

Map 1: Wareham Town Centre



Summary of proposed changes

28. For North Street, the changes proposed include:

- The inclusion of the footprint of the buildings located within the town centre. This would include small additions to include the building footprints at numbers 9, 23 and 29 (on the western side of North Street)
- The exclusion of Howards Cottage (number 2, Howards Lane)
- The exclusion of the open rear garden areas as previously partly included in the town centre. This would exclude the gardens associated with properties on the western side of North Street (numbers 5-7, 11-21 and 25-59). Exclusion of the rear gardens on the eastern side of North Street (rear gardens only of numbers 2, 6, 10a, 10b) from the town centre area.

29. For East Street, the changes proposed include:

- Exclusion of the rear garden to number 3 East Street from the town centre area

30. For West Street, the changes proposed include:

- Inclusion of the full extent of the building at number 15 within the town centre designation
- Exclusion from the town centre of the open rear gardens, along the north side at numbers 2, 4, 6, 8, 12, 14, 16, 18, 20 and 22 and along the south side numbers 23, 25, 27 and 29.

31. For South Street, the changes proposed include:

- Realignment of the boundary to include the full extent of the building at number 3 (Lloyds Bank) on the eastern side, along with the full extent of the buildings at numbers 14, 16 and 18 on the western side.

32. The following changes are proposed within the south-eastern area:

- To exclude the group of properties which are now purely residential in character in the south-eastern area. The following properties are therefore all proposed for exclusion from the town centre: Frome Cottage; Church Green Cottage and numbers 1 to 11 St John's Hill.

Description of town centre boundary

33. The proposed town centre boundary incorporates the following:

- Along North Street the following are included: on the western side the Red Lion public house through to number 59 (inclusive) and on the eastern side the Town Hall through to number 12 (inclusive), but excluding the associated open rear garden areas.

- Along East Street on the northern side: the Town Hall and property number 3 East Street are included, although the garden associated with number three (to the north) is excluded. On the southern side of East Street, only the extent of the corner plot property (number one South Street) is included. Property number 2 East Street is excluded.
- Along West Street on the northern side: the properties numbers 2 to 40 (inclusive) are included, along with properties numbers 1 to 29 (inclusive) on the southern side. The associated open rear gardens are all excluded.
- Along South Street the following are included on the eastern side: properties numbers 1 to 21 (inclusive) and on the western side numbers 1 to 34 (inclusive). The associated open rear gardens are all excluded.

34. Elsewhere, the following areas are proposed for inclusion:

- The town centre uses at Seymours Place and St John's Hill.
- The library and Town Quay area including the public houses, Old Granary restaurant and the hall.

35. The town centre area as identified above includes the main town centre uses (including retail and non retail such as: offices, arts facilities, cultural and tourism uses). The town centre identified at Wareham therefore represents the primary shopping area. Due to the compact nature of the town centre, no distinction has been made between primary and secondary shopping frontages within this area.

Contact

Keith Childs
 Planning Policy Team
 Purbeck District Council
 Westport House
 Worgret Road
 Wareham
 BH20 4PP
 Tel. 01929 556385

localplan@purbeck-dc.gov.uk

www.dorsetforyou.com/swanage-local-plan



Thriving communities in balance
with the natural environment