

## **WAREHAM NEIGHBOURHOOD PLAN 2019-2031**

Dorset Council is satisfied that the Wareham Neighbourhood Plan 2019-2034, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held on the 30 September 2021.

### **Background**

The Wareham Neighbourhood Area was designated by the former Purbeck District Council in September 2015 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Wareham Town Council and the designated neighbourhood area covers Wareham civil parish.

In December 2020 Wareham Town Council submitted its draft neighbourhood plan and supporting material to Dorset Council<sup>1</sup>. Dorset Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Town Council was notified of Dorset Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 18 December 2020 until 12 February 2021 and an independent examiner, David Hogger BA MSc MRTPI MCIHT, was appointed to examine the Plan. The examiner's report was received on 9 June 2021.

In summary, the examiner's report concluded that the Wareham Neighbourhood Plan 2019-2034 would meet the basic conditions and other legal requirements, subject to his recommended modifications as set out in Appendix A of this decision statement.

Dorset Council has considered each of the recommendations and modifications contained in the examiner's report. In considering the conclusions of the independent examiner, Dorset Council agreed that the legal requirements and basic conditions had been met. The referendum version of the neighbourhood plan agreed by Dorset Council includes the examiner's recommended modifications as set out in Appendix A of this document.

Dorset Council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- (ii) is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and
- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

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<sup>1</sup> On 1 April 2019 the county's nine councils were replaced by two new organisations. Dorset Council became the local authority for the area previously covered by Purbeck District Council.

...can now proceed to a referendum.

## The area covered by the Wareham Neighbourhood Plan 2019-2034

The neighbourhood plan area covers the civil parish of Wareham only.

## Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area. The referendum will therefore be held over the neighbourhood area, being the same area as the civil parish of Wareham.

Information about the referendum will be published on the Council's website and made available for inspection no fewer than 28 days before the referendum.

## Where to find more information...

Copies of this decision statement, the examiner's report and the neighbourhood plan can be viewed online at:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/neighbourhood-planning-purbeck/wareham-neighbourhood-plan.aspx>

## Appendix A: Modifications / Recommendations from Examiner's Report

### Appendix: Modifications

Below are the recommendations and modifications taken from the Examiner's Report.

Note: Additions are shown in **bold** and deletions are show in ~~strikethrough~~.

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 1 Paragraph 1.2.1	<p>Insert new paragraph after 1.2.1 to read:</p> <p><b>The Neighbourhood Plan, once made, will form part of the development plan for the area, alongside the adopted Purbeck District Local Plan Part 1 and the Minerals and Waste Plans. At the time of the examination of this Plan, a new Purbeck Local Plan has been produced and is being examined. The examination hearing sessions into the soundness of that Plan took place between July and October 2019 and the Inspector has indicated that she is 'reasonably satisfied that with Main Modifications the Plan is likely to be capable of being found legally compliant and sound'. This 'new' Local Plan, in turn, is expected to be replaced by the Dorset Council Local Plan in 2023. The Town Council has worked with Dorset Council to minimise any conflict between the two plans, but should such conflict arise, it will be the latest adopted or 'made' plan that will take precedence in decision making.</b></p> <p>Alter subsequent paragraph numbers.</p>
PM2	Page 6 Paragraphs 2.1.1 and 2.1.2	Relocate paragraphs 2.1.1 and 2.1.2 and their 'Heading' to the start of chapter 3.
PM3	Page 12 Policy H3	<p>Add the following words at the end of the policy:</p> <p><b>and subject to compliance with relevant heritage policies.</b></p>
PM4	Page 14 Paragraph 3.3.1	<p>Modify third sentence at top of page 14 to read:</p> <p>Within 400m of a protected heathland site (SAC, <b>SPA and Ramsar</b>) residential development ....</p>
PM5	Page 15 Policy H4	<p>Modify the title of Policy H4 as follows:</p> <p>Nationally, European and Internationally Important Wildlife Sites (<b>including Dorset heathlands and</b></p>

		<b>Poole Harbour</b> ) and protected species and locally important habitats.
PM6	Page 16 Paragraph 3.3.2	In third sentence at the top of page 16 change the wording to read:  This is strongly supported <b>by the Town Council</b> , and the boundary .....
PM7	Page 17 Paragraph 3.3.2 (section on conservation)	Modify last part to read:  .... Great weight should be given to these assets' conservation and <del>substantial harm to their significance (which includes any impact on their setting) must be avoided.</del> <b>any harm to their significance (including any contribution made by their setting) should require clear and convincing justification.</b>
PM8	Page 24 Policy H5	Modify the first sentence to read:  The redevelopment of the southern part of the Westminster Road Industrial Estate for residential development ( <b>about 30 dwellings</b> ) plus employment, will be supported.
PM9	Page 27 Policy H6	Modify the first sentence to read:  The redevelopment of the industrial land on the north side of Johns Road for residential development ( <b>about 15 dwellings</b> ) will be supported ...
PM10	Page 29 Policy H7	Modify the first sentence to read:  The redevelopment of the former gasworks site and Autopoint garage site for residential development ( <b>about 20 dwellings</b> ) will be supported .....
PM11	Page 31 Policy H8	Modify the first sentence to read:  Provided that the GP surgery is relocated, the redevelopment for residential development ( <b>about 40 dwellings</b> ) of the former .....
PM12	Page 31 Policy H8	Modify the end of the last sentence of the introductory paragraph to read:  And <b>should</b> conform with the following principles of development (illustrated in Figure 29):
PM13	Page 31 Policy H8	Add a new final bullet point to read:  <ul style="list-style-type: none"> <li>• <b>Respect the setting of the adjacent Conservation Area.</b></li> </ul>
PM14	Page 34 Paragraph 3.10.1	Delete the last sentence of paragraph 3.10.1:  <del>The western boundary of the safeguarding area has been drawn to exclude Dorset Council's</del>

	Policies Map	<p><del>Purbeck Connect centre which caters for adults with learning and physical disabilities and may in the future become available for residential development.</del></p> <p>Modify the Policies Map on page 20 so that the safeguarded employment land at Sandford Lane continues to include the Purbeck Connect centre and Everdene House.</p>
PM15	Page 38	<p>Delete Policy TC1</p> <p>Subsequent Town Centre policy numbers will have to be amended accordingly.</p>
PM16	Page 39 Policy TC2	<p>Modify the first sentence of Policy TC2 to read:</p> <p>Development within the Town Centre (<b>which is defined on the Policies Map Inset 2</b>) will be supported if .....</p>
PM17	Page 41 Policy TC4	<p>Modify the title of Policy TC4 to read:</p> <p>Resisting Out of Town Retail <del>Class A</del> Floorspace.</p>
PM18	Page 49 Policy PC3 Paragraph 5.1.7	<p>Modify first sentence of Policy PC3 to read:</p> <p>The bay platform at Wareham Station as indicated on the Policy Map, shall be safeguarded for <del>uses that support sustainable transport</del> <b>possible future use by trains to and from Swanage. In the interim, uses that support sustainable transport will be supported provided they do not compromise future rail use.</b></p> <p>Make a consequential revision to the text of paragraph 5.1.7 to reflect the modified policy.</p>
PM19	Page 53-54 Figure 43 and Policy GS1	<p>Delete the Castle Close Garden site from Figure 43.</p> <p>Delete site O (Castle Close Garden) from Policy GS1 and Figure 45 (page 54).</p> <p>Modify the first sentence of Policy GS1 to read:</p> <p>Development <del>other than works to preserve their recreational function and openness will be strongly resisted</del> <b>will only be considered in line with national planning policy on Green Belts</b> on the following protected Local Green Spaces within the Town shown on the Policies Map:</p>
PM20	Page 56 Policy GS2	<p>Modify the start of the policy and insert a new bullet point to read:</p> <p>Development of the area of the former Wareham Middle School buildings, playgrounds and parking areas, as a new HealthCare and Housing Hub for the Town and surrounding area, <del>which may include extra care housing, key worker housing, a care</del></p>

		<p><del>home facility and affordable housing</del>, will be supported subject to the provision of:</p> <ul style="list-style-type: none"> <li>• space for the relocated Wareham GP Surgery and ambulance Station, on the former Middle School site with a view to providing improved primary health care facilities;</li> <li>• <b>residential uses catering for health related needs and key healthcare worker accommodation, which may include extra care housing, a care home facility and/or affordable housing;</b></li> <li>• sufficient parking space .....</li> </ul>
PM21	Page 55 Paragraph 6.2.5	<p>Modify the end of the second sentence to read :</p> <p>..... does not compromise the development of the hub, <b>which may be undertaken in phases.</b> <del>which would need to be undertaken in phases as funding becomes available.</del></p>
PM22	Page 58 Policy GS3	<p>Modify the end of the second sentence to read:</p> <p>.... and <b>should</b> conform with the following principles of development (illustrated in figure 48):</p>
PM23	Page 64 Policy LDP1	<p>Modify the fifth bullet point to read:</p> <p>Buildings should articulate established plot widths <b>and depths</b> to establish a rhythm to the architecture in a street.</p>
PM24	Page 64 Policy LDP1	<p>Modify last sentence of the sixth bullet point to read:</p> <p>Paving should be natural stone <b>where appropriate;</b></p>
PM25	Page 65 Policy LDP2	<p>Modify first bullet point to read:</p> <p>Respect site qualities/characteristics of the area including topography, slopes, Seven Barrows Ancient Monument <del>and its setting</del>, <b>and other designated heritage assets and their settings;</b></p>
PM26	Page 66 Policy LDP3	<p>Insert a <u>footnote</u> after the words 'recycling storage' in the eighth bullet point to read:</p> <p><b>See Policy 22 of the Bournemouth, Poole and Dorset Waste Plan.</b></p>
PM27	Page 66 Policy LDP3	<p>Modify the fourth and seventh bullet points to start:</p> <p><b>where practical</b> .....</p>
PM28	Page 67 Policy LDP4	<p>Modify the start of the policy to read:</p> <p>The area around the Station (<b>which is a Grade II listed building</b>) and its approaches ....</p>
PM29	Page 69	<p>Modify the start of the paragraph to read:</p>

	Paragraph 8.3.3	<b>At least e</b> Every five years ...
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