

Please open

2 South West Area

follow up to



Where shall we build in Wool and Bovington 2012-2026?



Purbeck District Council is consulting on sites for development around our towns and villages to be included within the Core Strategy, Purbeck's new plan to manage growth and development up to the year 2026

Last autumn, the Council consulted all Purbeck residents and businesses on where new development should be located. There were 1,936 responses, a response rate of about 8% across the District. We consider this to be a good response for a planning consultation so thank you for taking the time to reply. Two thirds (63%) supported the Council's Preferred Option of distributing development around Swanage, Upton, Wareham, Bere Regis, Lytchett Matravers and Wool.

In Wool, Bovington and the surrounding area, there were 165 responses of which 56% supported the Council's Preferred Option that includes a small settlement extension to Wool of 50 dwellings and 20 hectares of employment land at Dorset Green Technology Park (Winfrith Technology Centre).

This indicates a significant level of support for the Council's proposals in the area. We have now moved on to the next stage and are consulting on where 50 dwellings should be built, as well as what supporting infrastructure such as open space, community facilities, etc. should be provided.

This development is essential to meet expected growth and the priorities of the Purbeck Community Plan to help deliver more affordable housing and community facilities. Of the 50 dwellings proposed, half would be 'affordable housing'. We have discussed the potential sites with Wool Parish Council to begin to ensure local views are taken into account.

We hope that you will once again make your views known to us by completing the attached questionnaire and/or visiting our roadshow on Monday 5th July (4-8pm) in D'Urberville Hall, Wool.

Councillor David Budd – Leader of the Council



Please respond by
30 July 2010



Where shall we build in Wool?

We have carried out a preliminary assessment of the sites around Wool for 50 dwellings. As shown on Map 1 overleaf, there are two sites (labelled A and B) where 50 dwellings could be built without having a major impact. Site B is much larger than needed, so we have drawn a dashed line around an area in the north east corner of the site to show where the new development could be built.

Option 1

50 dwellings (25 affordable)
on Site A

Option 2

50 dwellings (25 affordable)
on Site B

What is the preferred option of Wool Parish Council?

Wool Parish Council does not support development on Site A and is strongly opposed to development on Site B in case it leads to further development of this field. Instead they support development on Site C behind Purbeck Gate, as shown on Map 1.

Site C is shown coloured red on Map 1 because its development would have a major impact on the proposed route for a Wool bypass. However, transport issues are currently being reviewed in the district and if the results of this public consultation show considerable support for this option the District Council will investigate it further with Dorset County Council. It has also been suggested to us to consult the public on Site D, subject to the existing allotments being relocated.

Option 3

50 dwellings (25 affordable)
on Site C

Option 4

50 dwellings (25 affordable)
on Site D

We would like to know what you think is the best option for growth in Wool?

Please complete the attached questionnaire and post it back to us at the Freepost address provided by 30th July 2010 and/or visit our roadshow on 5th July (4-8pm) in D'Urberville Hall, Wool where District Council Members and Officers will be available to answer your questions and landowners/developers are invited to display their proposals.



What are the differences between Sites A, B, C and D?

Site A is surrounded by existing development, so development on this site would be well contained and would not protrude into the countryside. However, it is further away from the village centre than the other sites making it more difficult to walk or cycle to shops and local facilities. Sites B and D are closer to existing shops and facilities than Sites A and C but Site B is on a slope that rises to the south making this area more visible in the surroundings, and development on Site D would appear detached from the village due to the prominent hill to the north. Development on both sites would require high quality design and in the case of Site B could be located at the bottom of the slope next to Dorchester Road. Site C is a flat site behind Purbeck Gate and development on this site would not be very visible in the surroundings. However, it would be difficult to access and would have a major impact on the proposed bypass route.

What community benefits could be provided?

Community benefits will be sought no matter which site is developed. This could include further enhancements to the existing community facilities on Collier's Lane. Furthermore, if Site A was developed, public access to the fields south of the railway line (forming the green gap between Wool and East Burton) could be improved and traffic calming could be carried out along East Burton Road. On the other hand, if Sites B or C were developed, enhancements could be carried out along Dorchester Road, or if Site D was developed public access could be improved to the village centre and watercress beds.

Shall we build in Bovington?

Although omitted from the consultation last autumn, the Ministry of Defence (MOD) has requested that a site in Bovington to the south of Bovington First School (see Inset 2) is included in the Core Strategy for 30 dwellings (15 affordable). The Council supports this as the site is already allocated for residential development in the Purbeck District Local Plan.

Do you support building 30 dwellings (15 affordable) in Bovington, as requested by the MOD?

Please complete the attached questionnaire and post it back to us at the Freepost address provided by 30 July 2010 and/or visit our roadshow on 5th July (4-8pm) in D'Urberville Hall, Wool where District Council Members and Officers will be available to answer your questions and landowners/developers are invited to display their proposals.



New supermarket(s) update

Last autumn, we also consulted you on where a new supermarket should be located. Currently, many people around Wareham don't do their food shopping in the town and a need has been identified for a further 2,000 sqm of floor space for food shopping. A new supermarket would also mean that people would not have to travel to the larger supermarkets in Poole or Dorchester, helping to reduce congestion on the A351.

We asked for your views on the Preferred Option of a large supermarket at Wareham and the two alternatives of a large supermarket in Swanage or medium sized supermarkets in Wareham and Swanage. Of the 1,936 responses, half (50%) supported the Council's Preferred Option of a large supermarket at Wareham. This compares with 10% who supported the option of a large supermarket in Swanage and 21% who supported medium sized supermarkets in both towns.

Therefore, there is uncertainty within the District as to whether a new, large supermarket should be built in Wareham. To make a more informed decision, the Council instructed consultants to carry out a Retail Impact Assessment (RIA) of the option to build a new supermarket in Wareham at different locations to test the impact it would have on the town centre and to check to see if there is still a need.

The Draft RIA has now been published for consultation and can be viewed on the Council's website www.dorsetforyou.com/purbeck_consultation. It establishes that there is still a need for a new supermarket and recommends development of a large supermarket along Worgret Road, Wareham twice the size of Sainsbury's in Wareham but restricted from selling certain products that could have a negative impact on existing services in the town centre, such as the post office, opticians, dry cleaners or chemists. No decision has yet been made whether to build a new supermarket; however, it is included in each of the options for Wareham to show potential locations in case it is taken forward.

You can comment on the Draft RIA by visiting the Council's website or you can write to us at Planning Services, Westport House, Worgret Road, Wareham, Dorset BH20 4PP. In addition, there will be a feedback session to the public on the issue of a new supermarket during July. Further details will be posted on the Council's website.



Other Areas

This leaflet forms part of a series focusing on the five areas of the District that share similar characteristics and challenges. We have sent you the leaflet for the area in which you live, as it will be most relevant to you. However, if you are interested in what's happening in the other areas of the District and would like to comment on these areas, you can obtain copies of the other leaflets and/or a more detailed background report on the Council's website www.dorsetforyou.com/purbeck_consultation or from Wool Library between 1st June and 30th July. Alternatively, copies can be obtained from the Council by contacting the Planning Policy Team on 01929 557273.



Next Steps

This consultation forms part of our work in producing the Core Strategy for the District, the new plan that will set out how expected growth will be met over the coming years and how development will be managed. Your views will help refine the plan, which will be published as a final Draft later this year. There will be a further opportunity to comment on the Draft Plan in November 2010 before it is submitted to the Government for Examination in 2011.

What do we mean by 'affordable housing'?

In Purbeck, 'affordable housing' refers mainly to housing rented from a Registered Social Landlord, not lower price housing sold on the open market.



JOIN THE DEBATE

There are various ways to join the debate:

Please complete the attached questionnaire and post it back to us at the Freepost address provided by 30 July 2010 or alternatively you can complete the questionnaire online at

www.dorsetforyou.com/purbeck_consultation

and/or

Drop into our roadshow on 5th July (4-8pm) in D'Urberville Hall, Wool where District Council Members and Officers will be available to answer your questions and landowners/developers are invited to display their proposals.

and/or

Write to us at: FREEPOST RSAX-LTRK-TRKE, Planning Services, Purbeck District Council, Westport House, Worgret Road, Wareham, BH20 4PP.

and/or




Contact your local Town or Parish Council.

For further information, contact the Planning Policy Team on 01929 557273.









How were the sites assessed?

Taking the sites submitted to us by landowners, we carried out a preliminary assessment of the sites on the edge of the village that could be used for a small settlement extension and scored each one against specific criteria using a simple traffic light system, where green indicates least impact, amber indicates some impact and red indicates major impact. The criteria used and an explanation of what 'least impact', 'some impact' and 'major impact' refers to for each of the criteria are shown in the table in the panel below.












The sites assessed for Wool are shown on Map 1 to the right. One red criterion equals red overall; three ambers (with no red) equals amber overall; and four greens (with no red) equals green overall. A number of sites were automatically discounted because they were either too small or would have an unacceptable environmental impact, e.g. they were located mainly in an area at risk from flooding, they were within 400m of a protected heathland or they included a Scheduled Ancient Monument within the site boundary.

	Least Impact 	Some Impact 	Major Impact 
Ecology	Limited wildlife habitat on the site/evidence of flora and fauna	Some wildlife habitat on the site/evidence of flora and fauna	Rich wildlife habitat on the site/evidence of flora and fauna
Flood Risk	Flat site with limited possibility for surface water run off and surface flooding	Sloping site with possibility for surface water run off and surface flooding	Severely sloping site with possibility for extreme surface water run off and surface flooding
Townscape	Development on the site would relate well to the settlement pattern and would not harm local character	Development on the site would partly relate to the settlement pattern and may harm local character	Development on the site would not relate to the settlement pattern and would harm local character
Landscape	Development on the site would not be prominent in short and long distance views of the wider landscape	Development on the site would be prominent in some short and long distance views of the wider landscape	Development on the site would be very prominent in short and long distance views of the wider landscape
Accessibility	The site is near to the centre of the settlement with good access to shops and local facilities and/or the site is close to an hourly bus route	The site is fairly near to the centre of the settlement with fair access to shops and local facilities and/or the site is fairly close to an hourly bus route	The site is not near to the centre of the settlement with poor access to shops and local facilities and the site is not close to an hourly bus route
Highways	The site could be accessed by vehicles without any major works to existing roads	The site could be accessed by vehicles but major works would be required to existing roads	The site is not accessible to vehicles
Overall	A site that would have limited overall impact if developed	A site that would have some overall impact if developed but that could be overcome	A site that would have a major overall impact if developed that is difficult to overcome

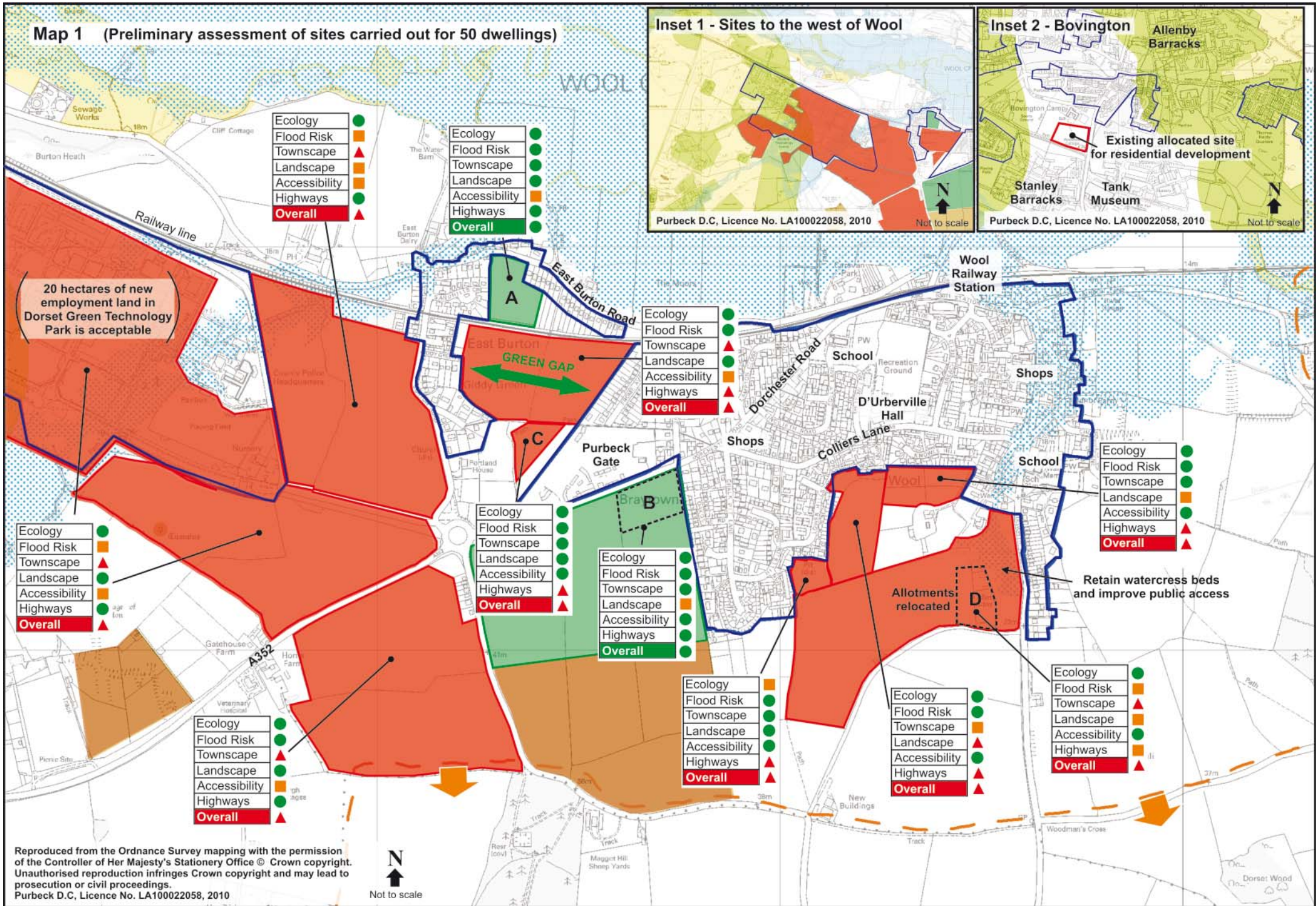
Key

-  Purbeck district boundary
-  Settlement boundary
-  Site of Special Scientific Interest, Special Area of Conservation, Special Protection Area, Ramsar or National Nature Reserve
-  400m Heathland buffer zone
-  Flood zone 2 & 3
-  Green belt
-  Area of Outstanding Natural Beauty
-  Scheduled Ancient Monument

Traffic Light System

-  Least impact
-  Some impact
-  Major impact
- 4 x  =  overall (with 0 x )
- 3 x  =  overall (with 0 x )
- 1 x  =  overall

Map 1 (Preliminary assessment of sites carried out for 50 dwellings)



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N
Not to scale



Please complete questionnaire, tear at perforation fold, seal and send back to us via the FREEPOST address on the back.

What is your postcode?

1. Where do you think we should build 50 dwellings (25 affordable) in Wool? (Please tick only one)

Site A Site B Site C Site D

Other (Please comment where below)

Comments

2. If you have chosen Site C in Question 1 and it is found that it is not possible to develop this site because of the proposed route for a Wool bypass, which alternative site do you prefer? (Please tick only one)

Site A Site B Site D

Other (Please comment where below)

Comments

3. The following have been identified as community benefits that could be delivered with new housing. Which of these do you agree with or are there any others you would like in Wool?

(Please tick all that apply)

Further enhancements to existing community facilities on Collier's Lane (with Site A, B, C or D)

Improved public access to the fields south of the railway line (forming the green gap between Wool and East Burton), e.g. by providing benches along the existing footpath (with Site A)

Traffic calming measures along East Burton Road (with Site A)

Street enhancements along Dorchester Road (with Site B or C)

Improved public access to village centre and watercross beds (with Site D)

Other (Please comment below)

Comments

4. Do you support building 30 dwellings (15 affordable) in Bovington, as requested by the MOD?

Yes No No comment

(Please provide any comments below)

Comments

Thank you for taking you time to comment. Please add your details if you would like to be kept informed of the Core Strategy.

Name

Address

Email address