

# Possible development options for Worgret Road, Wareham (July 2010)

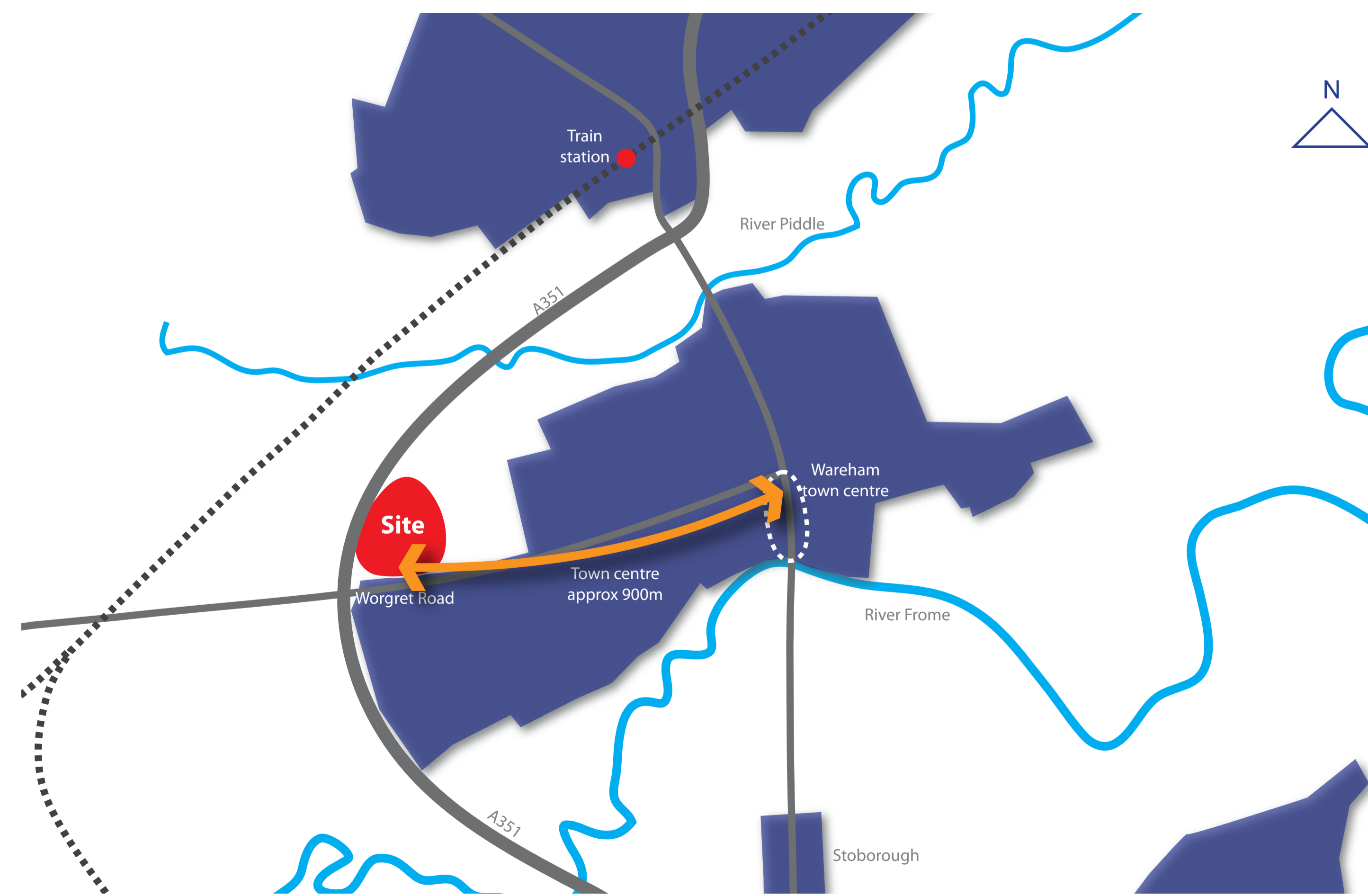
Terence O'Rourke Ltd acts on behalf of Bloor Homes who have an option with the Scott Estate to develop 4.7 hectares of land to the north of Worgret Road, Wareham. Historically, the site has been promoted as a good, sustainable site for new housing, but it has been the site's location within the South East Dorset green belt that has been the principal planning reason why nothing has materialised on the ground to date.

As part of Purbeck District Council's growth strategy for the next 15 years, the council has indicated that it wishes to review the green belt boundary around Wareham, in order to release land for development. The release of land from the green belt to the north of Worgret Road would facilitate a small scale sustainable urban extension of the town within the confines of the bypass, which represents a logical outer western boundary to the town. At the same time, the council has commissioned an independent retail assessment, the published draft of which indicates that there is scope for a 2000 square metre foodstore to be provided on land to the north of Worgret Road.

Although the District Council has not yet reached a decision on either of these issues, Bloor Homes is currently examining what its site could potentially accommodate in terms of new development. This work is in its very early stages, but two broad development options appear to be feasible:

- a mixed use scheme comprising a foodstore (with or without petrol filling station) and housing,
- a housing scheme (with or without formal open space).

In order that Bloor Homes can begin to understand what Wareham residents and businesses think about the site's potential future development, two possible concept options have been drawn up. These options are shown on the accompanying board and we would welcome any comments (both positive and negative) that you may have, including suggestions on how you feel that they could be altered / improved. Please feel free to ask questions of the Bloor Homes representatives who are present tonight.



The site location



Aerial photograph of West Wareham



Winter photographs of the site

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## OPTION ONE - food store and housing

- Provision for 2000sqm food store
- Car parking provision to be determined
- Possible four pump petrol filling station
- Possible four arm roundabout access from Worgret Road
- Approximately 85 homes, (including affordable housing) depending on permitted density
- Open space provision acts as the central focus of the scheme
- Landscaping adjacent to Worgret Road and the A351
- Separate retail and residential accesses



## OPTION TWO - housing and open space

- Approximately 105 homes, including affordable housing. The capacity of the site could increase to around 160 houses if no formal open space (e.g cricket pitch) is provided
- Possible cricket pitch, pavilion and parking
- Single access from Worgret Road
- Landscaping adjacent to Worgret Road and the A351



Examples of recent housing developments that could be replicated here