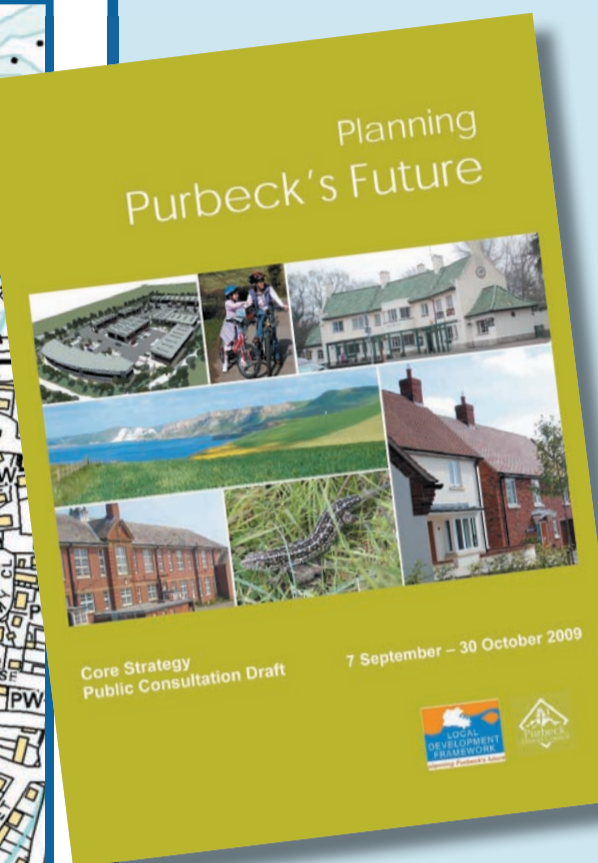
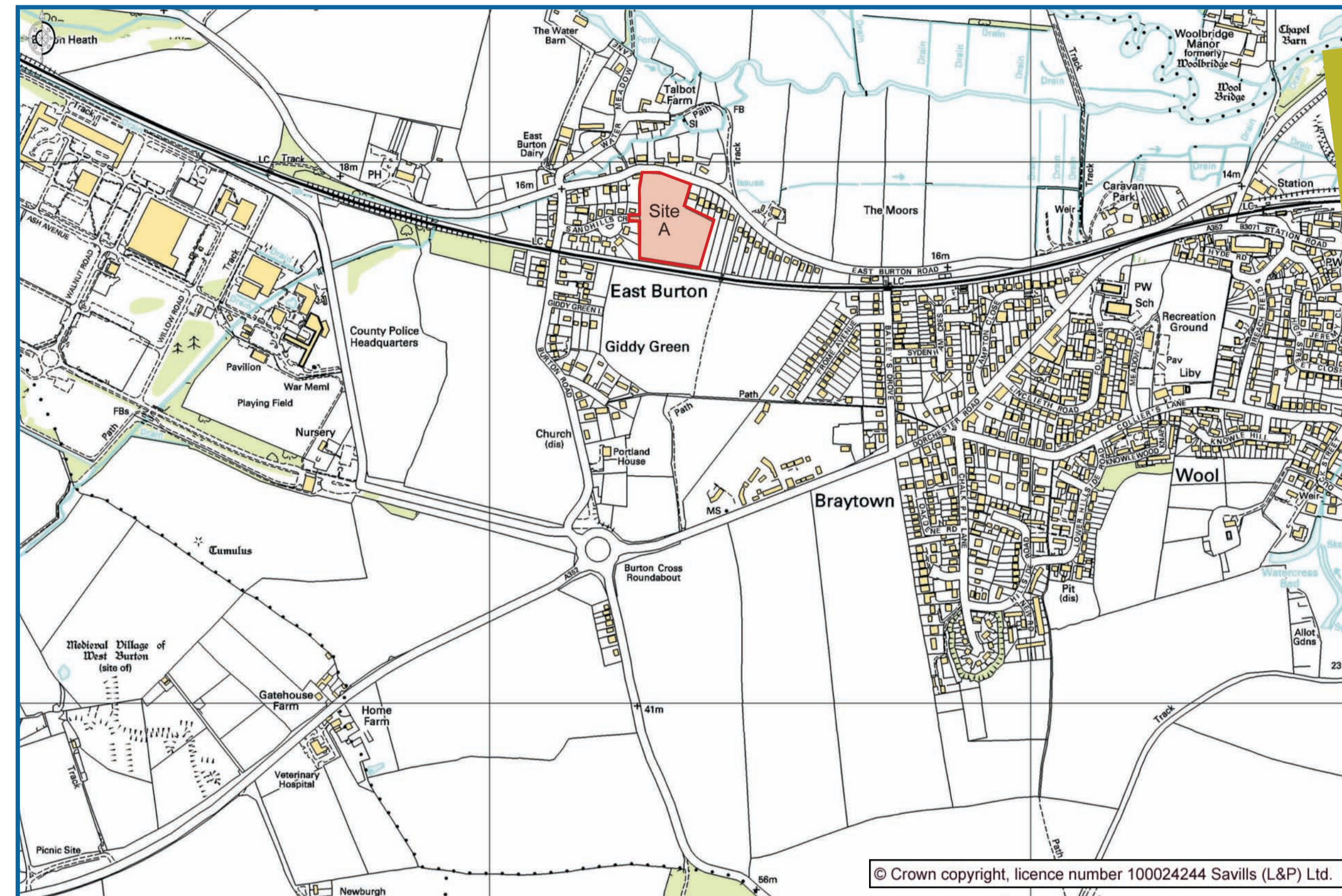


Welcome...

These display boards have been prepared on behalf of the landowner, Redwood Partnership, in order to provide further information on how Option 1 in Purbeck District Council's *Where shall we build in Wool and Bovington 2012-2026?* consultation document could be delivered.

We would welcome your comments on the scheme's preliminary design and layout, in order to further shape the emerging design process. The following details and proposal drawings are at an early stage, however they highlight the potential of the site to contribute to meeting the housing and community needs of the area, and outline the guiding principles for the development including, in particular, the underlying principles of sustainable development and design quality.



Background – Planning Purbeck's residential growth

Purbeck District Council's draft Core Strategy sets out the long-term vision for the District for the period 2006 – 2026, including a housing strategy. This recommends a settlement extension for Wool of 50 dwellings.

Context

Wool lies at a strategic location at the intersection of the A352 and the Weymouth to London mainline railway. It also lies on a key north-south route between the A31 and A35 and is at a gateway to many of Purbeck's main tourist attractions. It plays an important role as a transport and service hub for the wider rural area.

Wool has a good range of services and facilities, including schools, shops, a post office, a library, pubs, a village hall, churches, a GP surgery, petrol stations with garage facilities, and recreation ground. There is potential to improve and revitalise many of these, to increase self-containment and enhance the settlement's role as a service centre.

Dorset Green Technology Park (the re-branded Winfrith Technology Centre) is located to the west of Wool and is a strategic employment site with potential to expand.

The Purbeck Housing Needs Survey 2008 highlights the Wool area as having the highest level of housing need in the District, with 111 households currently in need and 90 households per annum likely to be in need in the future.

Site location

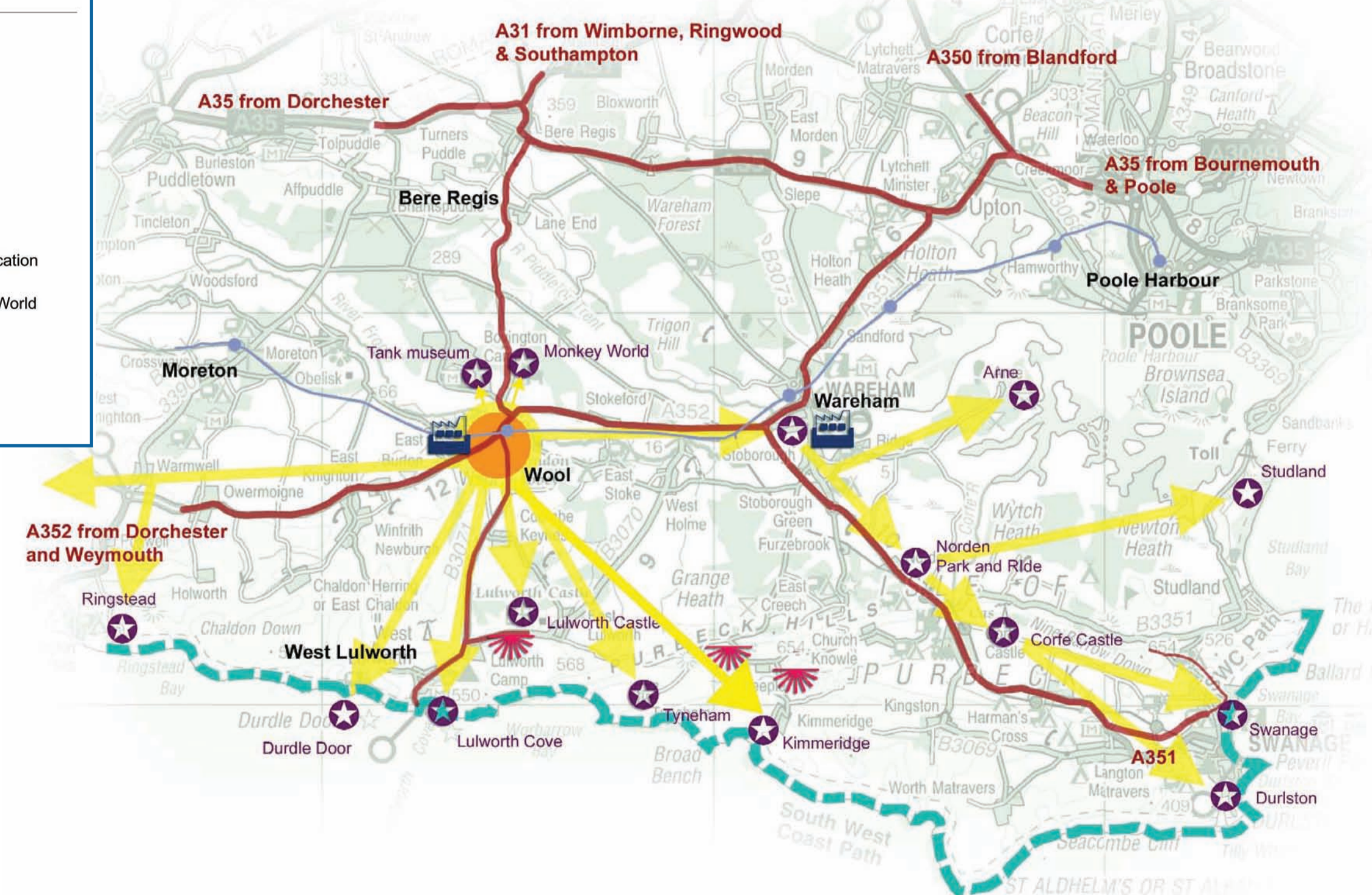
Land off East Burton Road, to the east of Sandhills Crescent, has been identified as Site A in Purbeck District Council's consultation leaflet.

The site comprises a field of approximately 1.8ha (4.4 acres) currently in agricultural use. The field is enclosed by residential development to the north, east and west, and the mainline railway line runs along the southern boundary.

The site is in the ownership of the Redwood Partnership, a locally based developer.

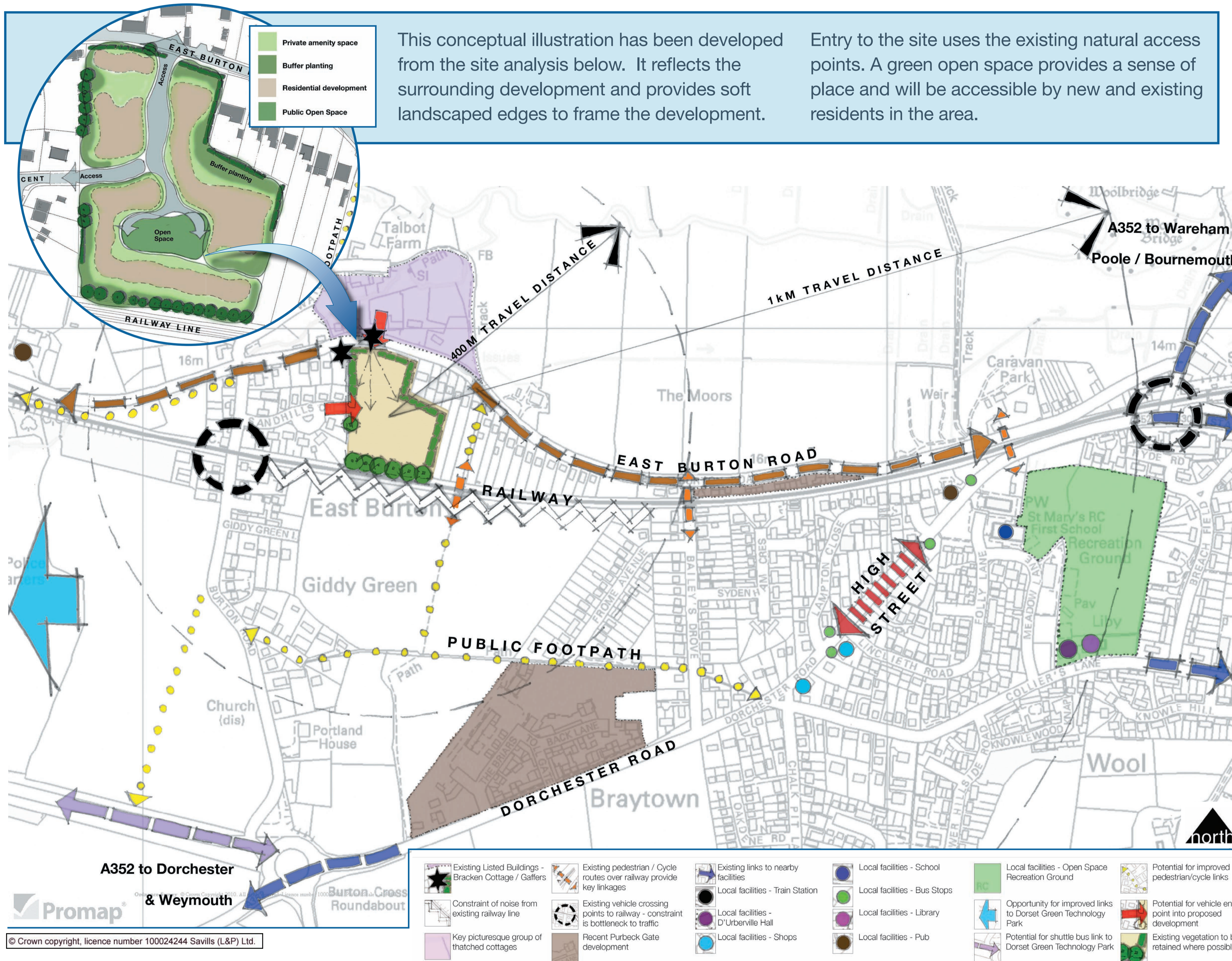
key

- Tourism gateway
- Visitor attraction
- Visitor flows
- Viewpoint
- Strategic employment location
- East Devon and Dorset World Heritage Site
- Primary road links
- Mainline railway



Land off East Burton Road

2: Site analysis



Response to the Council's assessment

We agree with the Council's assessment that 50 homes could be built on the site without having a major impact. The following points are noted:

Ecology – The site is currently used as grazing land and is not subject to any nature conservation designations. Development would provide an opportunity for additional hedgerow planting to enhance wildlife value.

Flood Risk – The site is not located within an area of high flood risk. A surface water drainage strategy would be prepared to ensure that surface water can be effectively drained from the site and that development would not increase flood risk.

Townscape – A sensitive layout and high quality design would ensure that the development contributes to and enhances the existing character of East Burton.

Landscape – The site is enclosed by residential development on three sides and the railway line to the south, providing a natural limit to the extent of development. Additional buffer planting around the edge of the site would help ensure development is well screened.

Accessibility – The site has good access to a range of local facilities and public transport services within a 2km walking catchment. In particular, the site benefits from good accessibility to jobs at Dorset Green Technology Park.

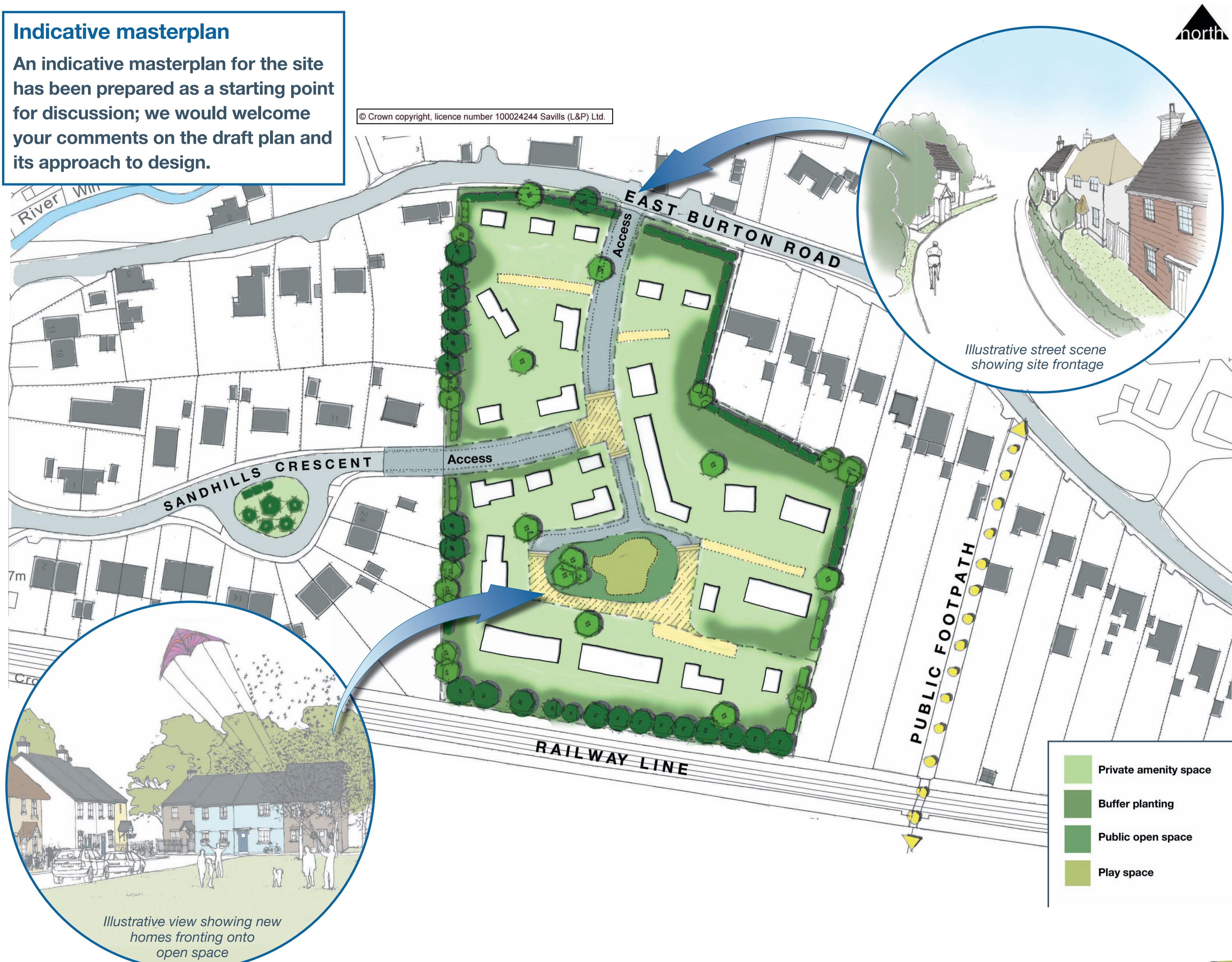
Highways – Vehicular access would be via East Burton Road and Sandhills Crescent, and the proposals could provide for traffic calming along East Burton Road.

3: Design response

Indicative masterplan

An indicative masterplan for the site has been prepared as a starting point for discussion; we would welcome your comments on the draft plan and its approach to design.

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The key features can be summarised as follows:

- Potential for up to 50 new homes, including a mix of house types and tenures, with appropriately sized gardens and adequate car parking.
- Affordable housing provision would include shared ownership to help provide local people with the opportunity to buy their own home.
- New buffer planting, hedgerows and trees would enhance biodiversity and landscape quality.
- An attractive public open space, incorporating a play area would provide a local amenity for new and existing residents.
- Hard surfaces, such as roads and parking areas, would be designed to ensure safe ease of movement to prioritise pedestrians and cyclists.
- Building heights would be up to 2 storeys, to be sympathetic to the existing streetscape, with height changes providing variation in the roofscape.
- Elevation design would integrate a mix of materials to create interesting and attractive streets, courtyards and individual homes.
- The design would seek to reinforce the existing local architecture and character.
- Continuity to street frontages and enclosure to open spaces and courtyards would provide natural surveillance. Private and public spaces would be clearly defined.
- Landmark buildings in key locations would help to create a sense of place.
- The layout aims to integrate new development with existing buildings, whilst respecting local amenity.
- Incorporation of sustainable construction principles within the design and use of locally sourced materials to reflect local buildings would be encouraged.

Land off East Burton Road

4: Summary

Energy efficiency and sustainable construction

Standards of energy efficiency in new housing are improving through the Code for Sustainable Homes. The following standards and design methods to promote the energy efficiency of the buildings will be explored further as the scheme progresses:

- A Code for Sustainable Homes rating of 4*, 5* or 6* – energy, water, and waste efficient to reduce carbon emissions and household running costs.
- Solar water heating – using solar panels to provide hot water.
- Grey water systems – using water from showers / baths for flushing toilets.
- Rain water harvesting systems – for non-drinking water uses within homes, to complement grey water systems.
- Heat pumps – potentially including ground source heat pumps that collect heat from the ground by circulating water through buried pipes.
- Sustainable drainage systems.
- Passive solar design – layout, orientation and design of homes to make best use of the sun's energy for heating and cooling.

Measures to promote sustainable construction will be used in line with the principles set out in the Government's 'Strategy for Sustainable Construction'.



In summary... Site A is in single ownership, it is relatively flat, free from environmental constraints, readily accessible and is contained in the wider landscape by adjoining development and the railway line.



A range of local services and facilities including employment, schools, shops, healthcare, recreation facilities, bus and rail links are available within a 2km walking catchment of the site. Development would help to support and revitalise existing shops, services and facilities.



The site is well placed to deliver a mix of family sized house types and tenures, including affordable housing, with appropriately sized gardens and car parking. New homes would be designed to be highly energy efficient and a range of sustainable construction methods would be incorporated from the outset.



Sensitive layout, high quality design and landscaping will ensure that neighbours' residential amenities are considered and respected, and that the development is in keeping with its surroundings. In addition to on-site open space, development would contribute to the enhancement of existing community facilities and open space.

Thank You... We hope you found the display boards informative and we would welcome your views on the exhibition material and your support for Site A.