

Purbeck Gateway Project

Feedback from Public Engagement in August 2019



Introduction

In Summer 2019 Dorset Council, in partnership with NHS Dorset Healthcare and NHS Dorset Clinical Commissioning Group, held four Public events asking people to come and see our concepts for a Health and Care development across several publicly-owned sites in Wareham.

The events were held on 7th, 14th, 19th, and 21st August, and presented a number of options for comment.

Approximately 500 people attended across the four sessions



Concepts

Two main concepts were presented, titled Option 1 and Option 2

A variation on Option 1 was added part-way through the events which introduced a Care Home on the Middle School site and Extra Care Housing at Bonnets Lane

The concepts can be viewed at the link below

<https://www.dorsetcouncil.gov.uk/care-and-support-for-adults/building-better-lives/building-better-lives-wareham-scheme.aspx>



The Town Recreation Ground

The inclusion of the Town Recreation Ground in Development Option 2 understandably proved to be an emotive and controversial idea at the Engagement Sessions.

Some people liked the idea of unifying and improving the sport and leisure facilities, but many people strongly opposed the idea and wanted to see the Recreation Ground preserved in its current form.

Since these sessions took place, Wareham Town Council have formally decided that the Recreation Ground **will not** be included in any of these development plans.



Frequently asked questions

Why does the GP Surgery and Health Hub look so small?

The Purbeck Health Hub and new Wareham Surgery have been designed by a specialist firm who are experts in creating healthcare buildings. We are confident that the size of the building is right, not just for now but for the future, to look after the population of Purbeck and Wareham.

Will the memorial trees planted on the site be preserved?

We are aware there are two memorial trees on the site. Any trees that can be retained will be. We will liaise with families to agree a suitable plan.

Why have there not been more public events to find out about the scheme, and will there be evening and weekend sessions?

We have been working with land owners, the NHS, Wareham Town Council, the Primary School, Nursery, Friends of Wareham Hospital, the GP Practice and the other groups using the current facilities. During the elections for both Dorset Council and the Town Council we were not allowed to talk publicly about the options. As part of the formal planning process there will be more public sessions and these will include evening and weekend events.



Frequently asked questions

Will there be separate opportunities for staff and direct neighbours of the sites to discuss the plans?

As part of the formal planning process there will be a number of small focus groups with local stakeholders and direct neighbours to the development sites.

Who will move into the affordable housing that is planned?

Some affordable housing will be for key workers – people who work in the social care and health professions in Purbeck area and some will be for people in the local area who struggle to afford to live here. A Local Lettings Plan will be developed and will determine who is eligible to occupy these properties.

When is all this going to happen?

Earlier in the process we had wanted to submit an Outline Planning Application in December 2019, but as this work has developed we are now aiming for April 2020. Formal consultation will take place as part of the planning process. At the same time we will start the process of choosing a Development Partner. This will take approximately one year to complete and award contracts. We're expecting the full Development to be fully completed by December 2023, but we know there are a lot of things that can affect this date.



Frequently asked questions

Why is there not enough parking available on the plans?

The drawings shown at the engagement events were early concepts. Planning Policy tells us how many parking spaces will have to be provided and detailed plans showing the exact number of spaces will be drawn up for the formal planning process. All options offer flexible use of parking spaces that can be used for different purposes at different times of the day. We don't see there being any further impact on surrounding residential streets. We are also keen to encourage people to walk and cycle when they can as we know that this is good for health and wellbeing.

Why are the offices not part of these plans and what will the Council do with Westport House?

Integrated services are not based on office location. The use of technology and smarter, more flexible working means that services people receive are not affected by where offices are located. We always need to balance the costs of developing office accommodation against the office space already available in the town, and make sure we get best value for public money. We are still considering whether new office space can be included in this development, if needed. If and how we use Westport House will depend on whether we want and need to develop new office accommodation alongside or within the Health Hub. We are currently considering all our options and where the best places are for all our teams to be based.



What people told us

Proposed Developments are needed

Accessible green space needs to be incorporated and safeguarded

Sustainable construction and transport should be included

Significant need for affordable housing, particularly for Key Workers

Adequate and realistic car parking needs to be incorporated

Deliver this project quickly

Integrated Health Hub and GP Surgery is paramount

Improved recreation facilities are wanted

Accessible public toilets are important

Social Care and Health office staff should be located in the Health Hub

Transport and travel routes around and to the development need to be reviewed

Open up access to playing fields

What have we done so far?

Dorset Council Cabinet have given us permission to launch procurement to find a Strategic Development Partner and to submit a Planning Application.

We are working with a Master Planning firm to help us to develop the Planning Application and are working with our partners in the NHS to bring forward all the parts of this. We have defined the boundaries of development and site surveys have begun. We have incorporated comments into a new Master Plan concept

We have also started all the work to be ready to launch a Procurement Process, and have an event planned for late January where we will present the project to the Development Market and prepare them for bidding for work later in Spring



What can you expect next?

In April 2020 when we submit our planning application we will also launch a series of further Public Engagement Events where we will present the final Master Plan and design concepts, including the full detailed designs for the Purbeck Health Hub and Wareham Surgery building

In addition to events we will also publish further information and a brochure on the development to make sure as many people as possible have the opportunity to find out and comment on the plans



Project Timeline

All dates are indicative

