



# Dorset Green Masterplan Report

April 2012

# “115 acres of brownfield underutilised land”

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## Introduction

The aspirations to be achieved for Purbeck through the Dorset Green masterplan are:

*Delivering economic growth*

*Meeting the housing needs of the local population*

*Protecting and enhancing the natural environment*

*Meeting demands of site regeneration*

*Creating a place*

*Growing a sustainable zero carbon community*

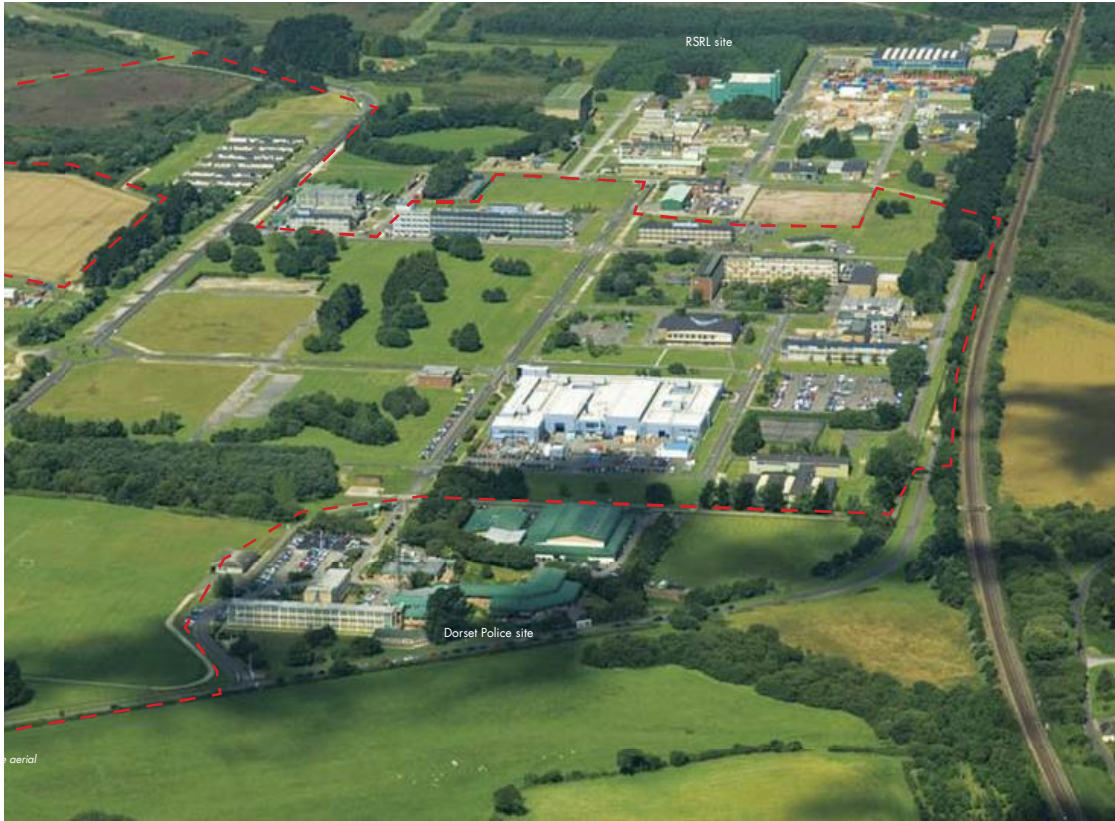


Existing aerial view of Dorset Green

# Dorset Green Masterplan 10 Key Principles

*Place making and growing a sustainable community*

## 1 Regenerate Dorset Green Technology Park building on existing infrastructure



- Build on the process of change and regeneration already begun in Dorset Green
- The regeneration of DGTP as a community is easier than any other site in the region because of the EXISTING INFRASTRUCTURE supported 4,000 people
- Provide new uses as catalyst for regeneration and growth in local employment/ education/ technology and starter units
- Create a sustainable environment for work, live, leisure, local convenience and education

Dorset Green Technology Park - Existing



Dorset Green Technology Park - Existing

- Create local affordable housing near employment and local facilities reducing the need to travel

New homes provided in tandem with economic growth and local jobs

Green energy and local biodiversity and heritage assets are key for education and research

A visitor destination creating varied employment and growth

## 2 Make the most of Dorset Green's strategic position utilising the consented waste to energy plant

- Build on the existing infrastructure, rail connections and public transport accessibility



Bus services already exist which will be improved by development investment

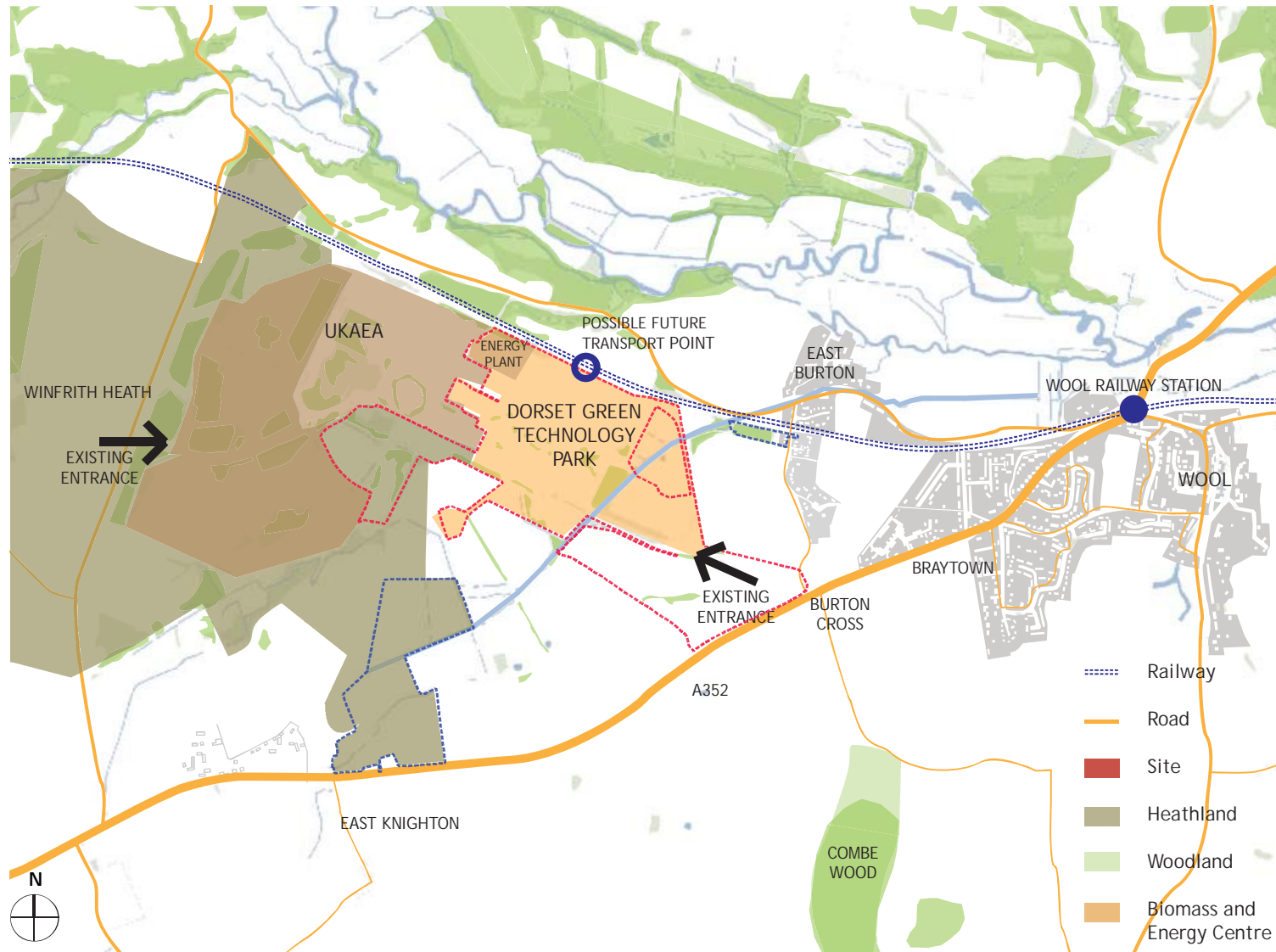
Local rail station with links to south west, London and south east

Rail line passes the site and a rail link was part of previous use by UKAE. Investigate the options for providing a future rail station to the north of the site.

Road and utilities infrastructure already exist

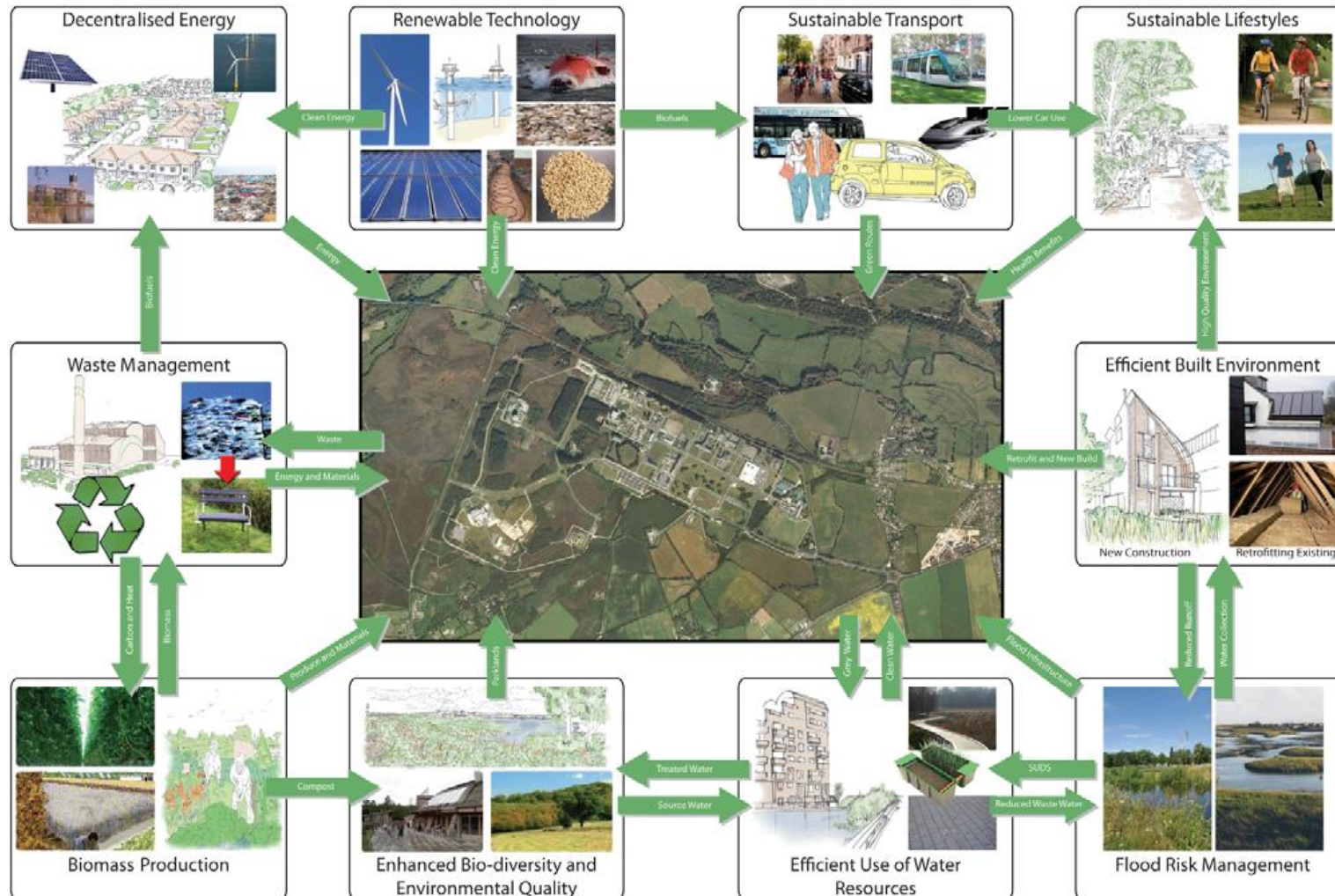
Incorporate the use of electric buses and electric car clubs within the existing infrastructure

- Release the potential of the **51ha** DGTP site, which is one of the largest **brownfield** sites in Purbeck



- Site previously employed 4000 as UKAEA and now employs 1000
- Site needs investment to secure future and potential for transition
- Consented biomass plant is located on site enabling zero carbon heat and power to be provided to the site

- Provide a zero carbon development with low energy use and renewable energy generation on site



New development will receive heat and power from on site renewable energy centre

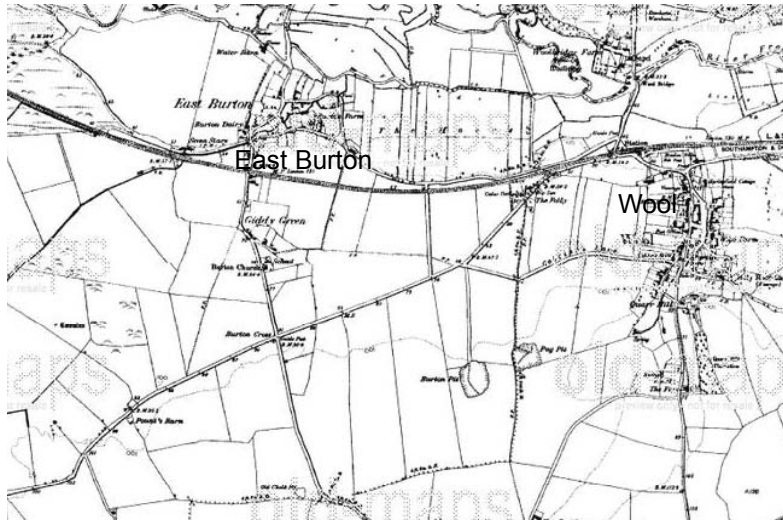
CHP plant for heat and power from waste already has planning consent

All commercial will be to BREEAM excellent Business use to focus on unique credentials of site with high tech and green industries.

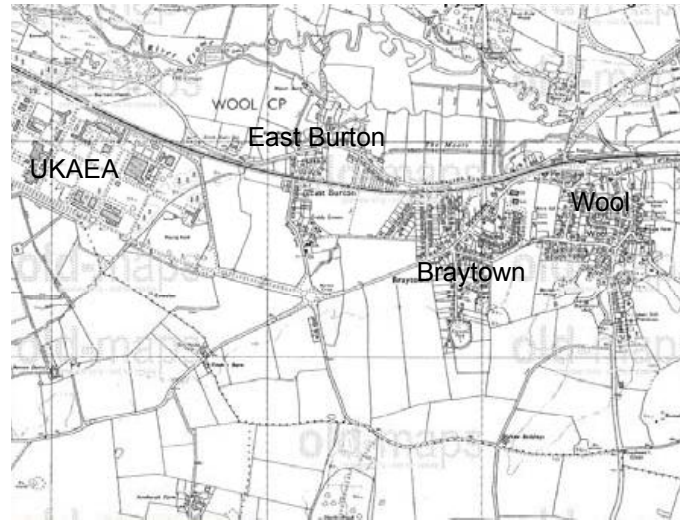
All residential will be to Code 6 and Zero Carbon

Educational facilities will provide a destination for zero carbon and ecological field study within the region

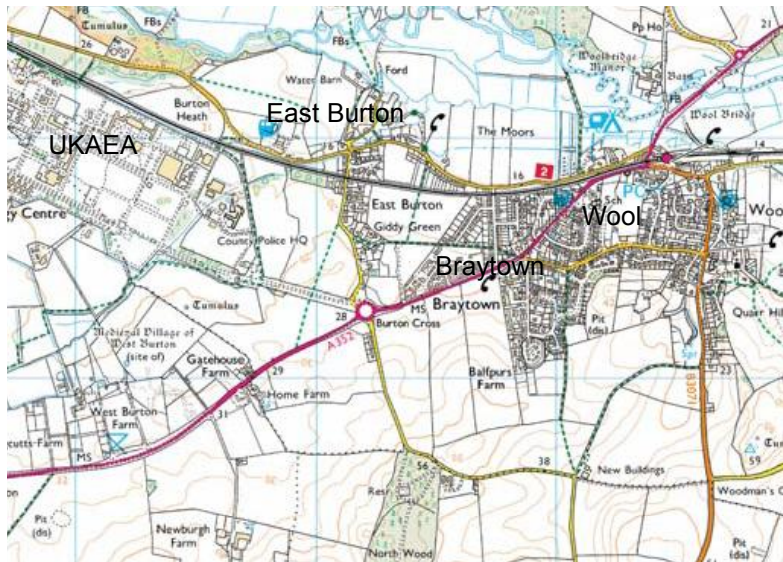
# 3 Connect site and surrounding communities together



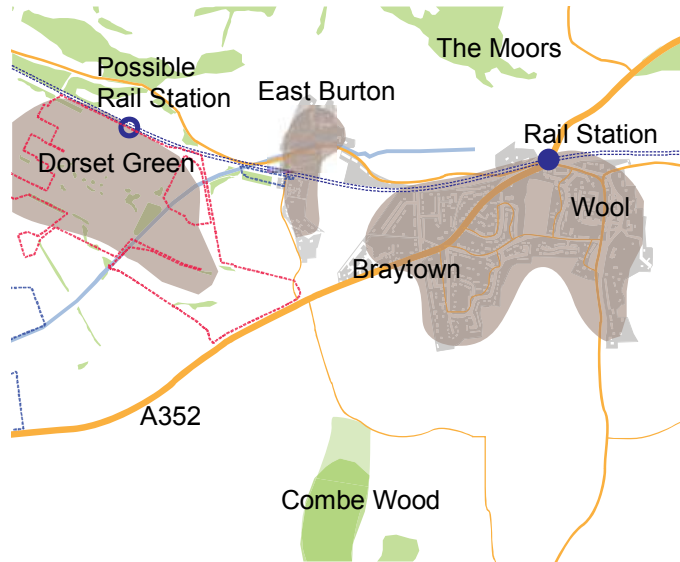
1890-1891 - Separate small settlements



1976 - Wool and Braytown expand with UKAEA

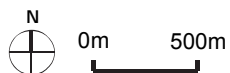


Current Map



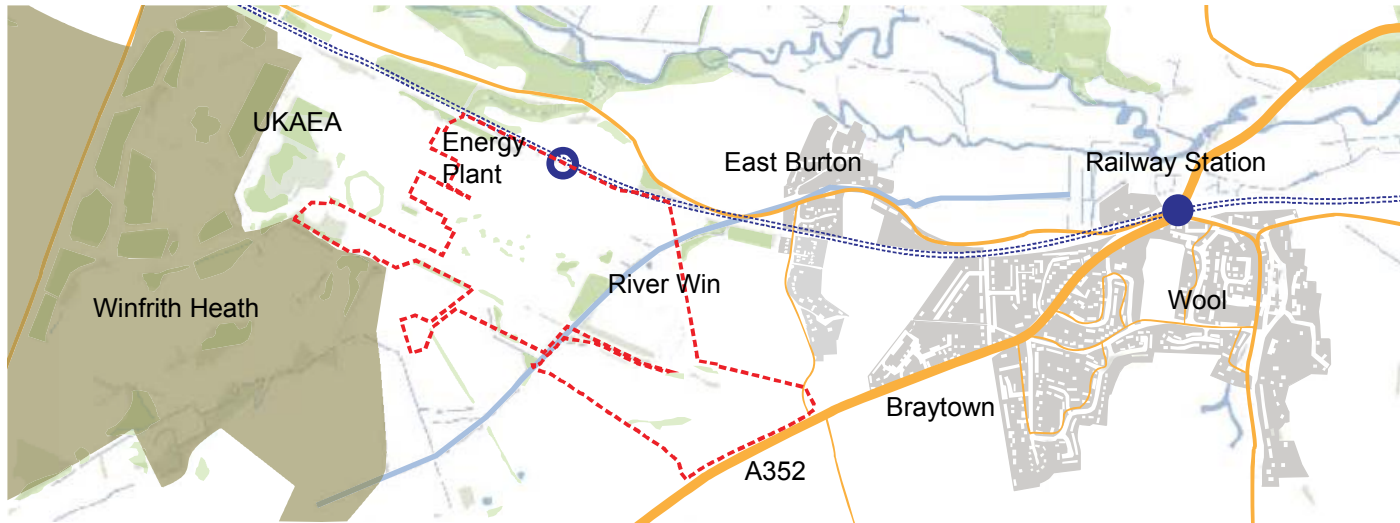
Masterplan - Dorset Green regeneration can support the role of Wool as the key service village

- Create a variety of urban places and public realm which provide for the local community
- Provide new development which fits into the rural character and retains an identity.
- Make green transport effective through improved bus services, links to Wool and Wool Station and networked travel information
- Support of local communities and local people through 106 contributions





# 4 Use landscape and green infrastructure as a key driver and ensure biodiversity is gained on site with no significant harm to the surrounding designated heathlands



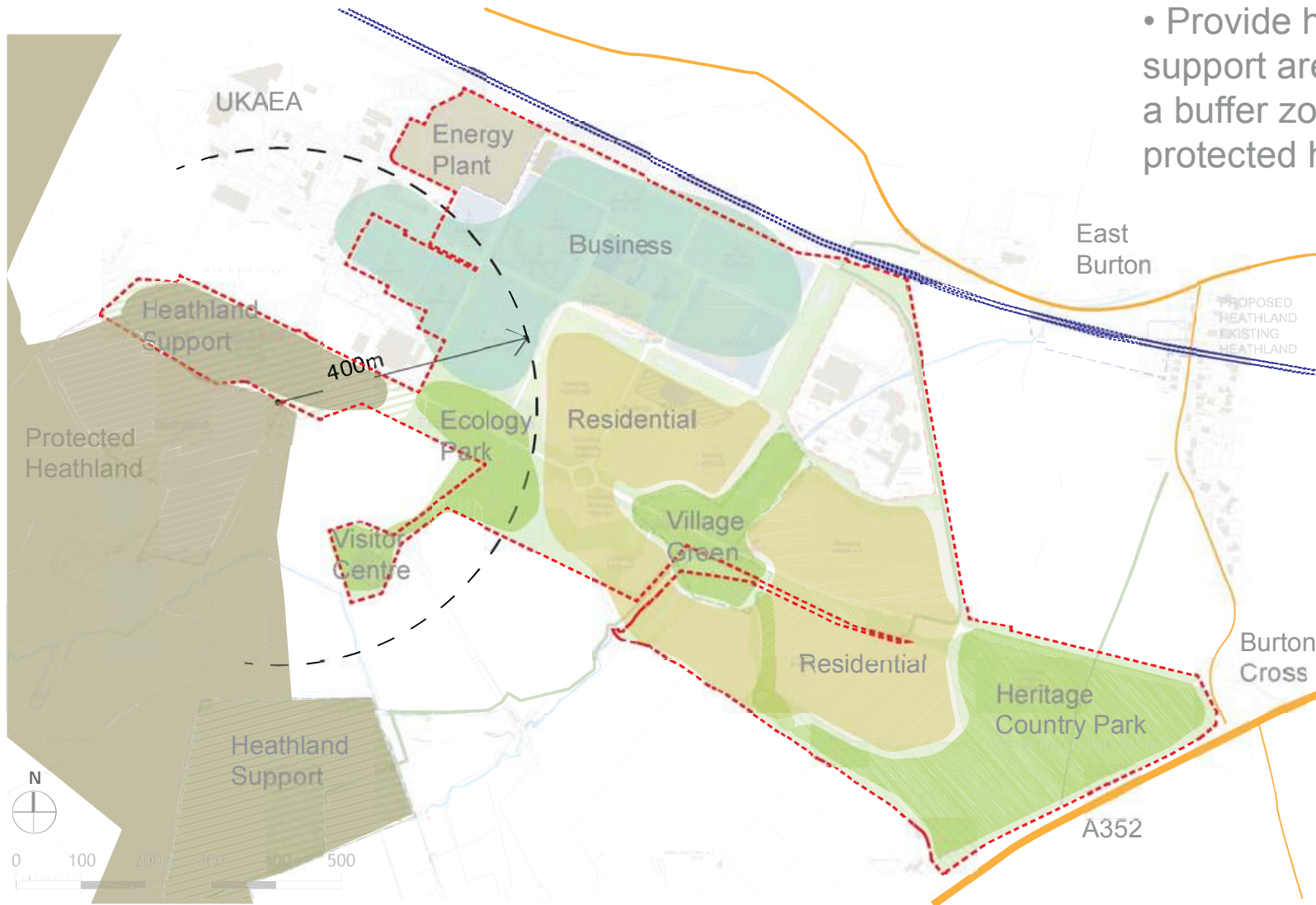
Existing watercourse and natural landscape



Map showing the existing features of Dorset Green

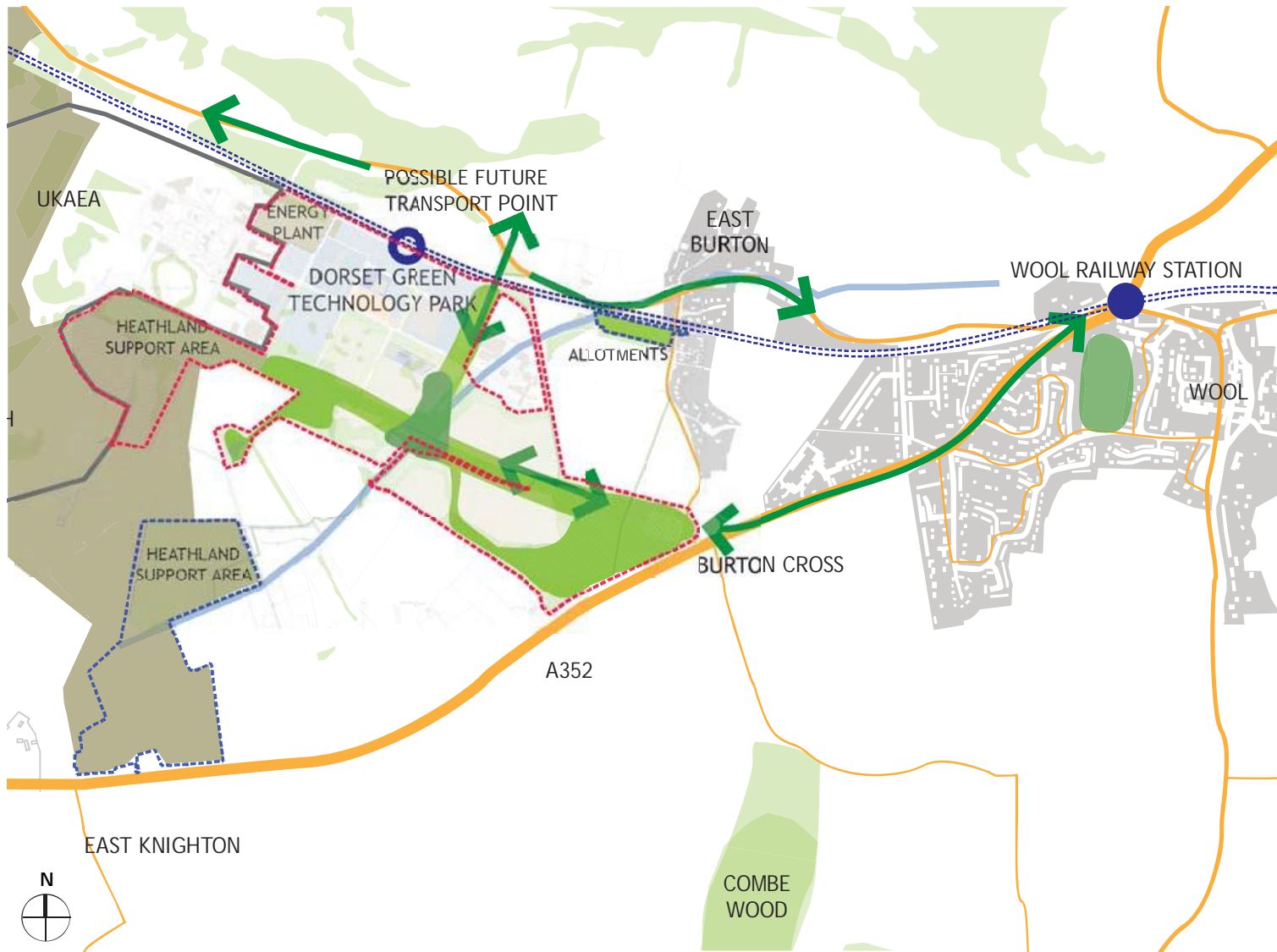
- Make green infrastructure the primary infrastructure to connect with existing rural surroundings
- Reveal, enhance and integrate the existing watercourses in open spaces
- Utilise the natural patterns, features and textures of the landscape in the development
- Work with nature to support and enhance the best of the existing natural habitats

- All residential development will be located outside of a 400m buffer around protected heathland



- Provide heathland support areas to create a buffer zone for the protected heathland

- Improve the amount and quality and of publicly accessible green spaces



- Create new recreation sports pitches and spaces for the needs of new development
- New Development open to all local communities

- Provide a Suitable Alternative Natural Green spaces (SANGS) to mitigate the impact of development within 5km of the protected heaths



# • SANGS provision

## Wetland and pond areas

- Reed beds
- Ponds for amphibians and invertebrates
- Bird hide

## Woodland

- Enhanced water course of the River Win

## Open land

- Dog activity area
- Trim trail
- It will contribute significantly to the landscape of the surrounding area

## Wildflower meadow and grassland areas

## Heathland re-creation in Heathland Support

## Village green

- MUGA
- Adventure play area
- Picnic area

## Country Walk

- Heritage walk
- Village Walk
- The Grand Walk

## Car Park

