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Purbeck District Council: Core Strategy  
Examination in Public  
Submission on behalf of ZBV (Winfrith) Ltd

Reference: 4953

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**MATTER 8: Community Facilities (Policy CF)**

**8.1: Does policy CF appropriately reflect local needs and opportunities?**

8.1.1 National Planning Policy Framework paragraph 70 states that: *'To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'.*

8.1.2 The Purbeck District Core Strategy includes housing site allocations capable of delivering a total of 570 dwellings through settlement extensions across the District. These settlement extensions are proposed at Wareham (200), Lytchett Matravers (50), Upton (70) and Swanage (200) (with military housing proposed at Bovington) and represent only 30% of the Council's housing needs targets (2,400 homes) and 15% of the Government's 4,000 housing

forecast – thus indicating a reliance on the delivery of a number of smaller-scale (infill) and windfall housing developments.

8.1.3 Smaller-scale (infill) and windfall housing developments are unlikely to be able to support or deliver the provision of services and facilities. This reliance on smaller-scale (infill) and windfall provides uncertainty in relation to the provision of shared space, community facilities and other local services. Further, smaller windfall sites would be likely give rise to piecemeal and dispersed provision / upgrade of facilities.

8.1.4 Given the scale of the proposals within the Dorset Green Masterplan, it can provide needed facilities which smaller windfall sites or allocations are unlikely to be able to provide / support.

8.1.5 The Dorset Green Masterplan would make a significant contribution to community facilities which would directly reflect local needs and opportunities (refer to Matter 15 for details of the Dorset Green Masterplan proposals).

8.1.6 In addition to employment and residential land uses, the Dorset Green Masterplan proposals includes the following new social and community infrastructure:

- Tertiary/research facilities;
- An option for a new primary school;
- A community centre;
- Student accommodation;
- Sports and recreational opportunities including a network of green infrastructure providing formal sports pitches and informal open space (including SANGs and heathland creation), a Neighbourhood Area Equipped for Play (NEAP) and Local Area Equipped for Play (LEAP) which could include a youth shelter, and a Multi-Use Game Area (MUGA);
- Ancillary retail provision;
- Visitor centre including an ecology centre;

- Provision of on-site cycle and pedestrian routes linked to existing routes, as well as enhancement to off-site routes;
- Provision of a shuttle bus service between the Dorset Green Site, Wool and Wool Railway Station;
- A contribution towards improved frequency and/or duration of existing local bus services;
- A publicly accessible gym;
- A climbing centre; and
- A hotel and conference centre.

8.1.7 The proposals at Dorset Green allow for clustering with the surrounding villages of Wool (and East Burton) and Bovington to enable sharing of community facilities, whilst avoiding coalescence of the settlements and maintaining the individual character of these settlements.

8.1.8 In particular, these would reflect the local needs of the area including DGTP and Wool and nearby Bovington due to:

- There being an insufficiency in the local area of health and fitness facilities in accordance with PDC's 2005 Recreation and Sport Facilities Audit including a need for Multi-Use Game Areas (MUGAs);
- Approximately 24% of the existing local population is under 16 years and the provision of new sports and play provision would be of great benefit for this age group; and
- The proposed change to Wool Church of England First School to a Primary School, as identified within Policy SW: South West Purbeck of the Core Strategy, and therefore a new Primary School could be provided at Dorset Green to serve the site and surrounding area.

8.1.9 The Dorset Green Masterplan provides community facilities (as well as education and employment) within walking and cycling distance of the proposed new housing areas. With the provision of enhanced cycle routes, improved existing bus services and the proposed shuttle bus between Dorset Green, Wool and Wool Railway Station; the proposed on-site services and

facilities would be accessible by residents in Wool by sustainable transport modes including bus and cycling. Similarly, new residents at Dorset Green could support services and facilities with in Wool and surrounding settlements.

8.1.10 It is considered that the Dorset Green Masterplan proposals contribution to community facilities would be significantly greater than those able to be provided on the proposed allocated housing sites, or smaller windfall or unallocated sites (which are proposed to deliver a significant proportion of housing with the Core Strategy).