

Examination of the Purbeck Local Plan 2018-2034

Memorandum of Understanding between:

- **Dorset Council; and**
- **Savills (on behalf of the owners of the land encompassed in the Wool H5 draft allocation).**

June 2019

This Memorandum of Understanding relates to housing sites around Wool (Policy H5) referred to in the Purbeck Local Plan (2018-2034) and supporting evidence.

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Introduction

1. This Memorandum of Understanding (MOU) relates to the allocation of land at Wool (Policy H5). It has been prepared by Dorset Council and Savills who are acting on behalf of the Lulworth Estate, Redwood Partnership and Andrew Jackson who are the owners of the land encompassed in the Wool H5 draft allocation (hereafter referred to as 'the landowners'). Where relevant, reference is also made to other separate Statements of Common Ground (SoCG) with Natural England (NE) and the Lead Local Flood Authority (LLFA) and correspondence with Historic England and the Nuclear Decommissioning Authority.
2. This MOU documents those matters agreed with regard to the Purbeck Local Plan 2018-2034 (PLP) and supporting documents to assist the Inspector during the examination of the aforementioned PLP.
3. The Council proposes the site for allocation for housing development in the PLP having considered reasonable alternatives, assessed the relevant evidence, and consulted with stakeholders and the community.
4. Dorset Council recommends that the MOU should be read in conjunction with the site assessments in the Strategic Housing Land Availability Assessment (SHLAA) as referenced in table 1 below.

Background / context

5. The Policy H5 Wool site is located to the west of Wool, between Wool and East Burton and in the vicinity of the East Burton roundabout all within the Purbeck Rural Centre¹. The site comprises four main land parcels as set out in the annotated plan at figure 1 (below) and as described in summary table 1 (below). The site has an overall area of approximately 36 hectares.
6. An area suitable for a Suitable Alternative Natural Greenspace (SANG) has also been secured on land in the control of the landowners immediately to the south of the Wool housing allocation and has been agreed in principle with Natural England and Historic England, as described later in this MOU (see appendix 3).

¹ This is a sub-market defined in the CIL Draft Charging Schedule and Priorities for Spending, January 2019, though it should be noted that the proposed allocations at Wool are zero rated for CIL.

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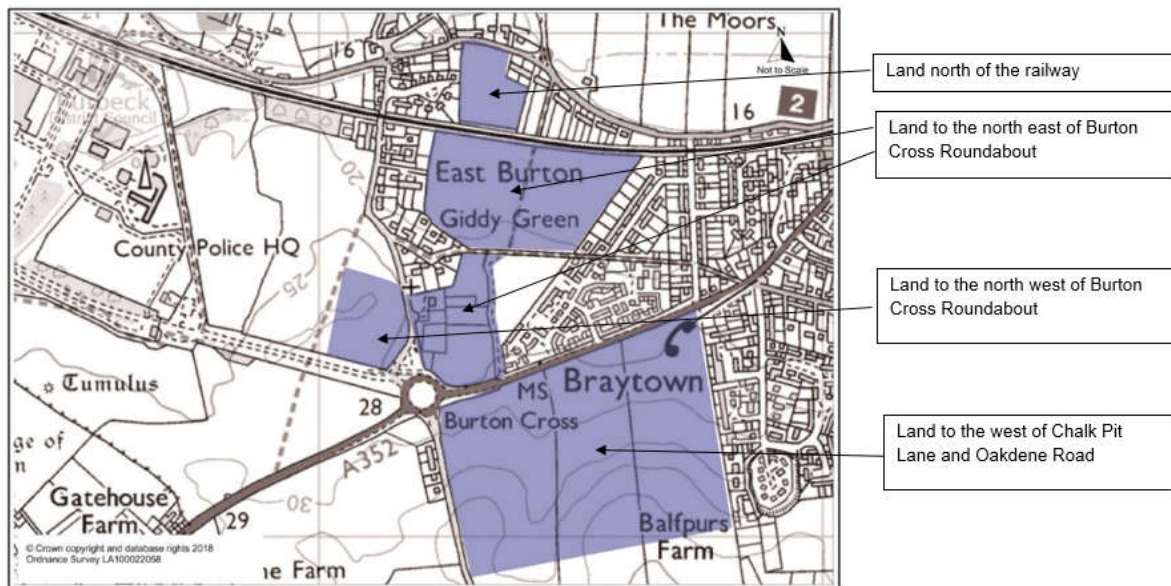





Figure 1 – H5 Wool – components

Masterplan extract (see Appendix 1)	Purbeck Local Plan Submission Version January 2019 – Policy H5 Wool	Purbeck DC SHLAA (Jan. 2019) land parcel reference	Size	Use/Features	Adjoining Uses
	Land to the north of the railway line – up to 30 homes	SHLAA/0085	c.1.8 ha	Agricultural – grazing	East Burton Road to the north, railway to the south, residential to east, residential (Sandhills Crescent) to the west

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Masterplan extract (see Appendix 1)	Purbeck Local Plan Submission Version January 2019 – Policy H5 Wool	Purbeck DC SHLAA (Jan. 2019) land parcel reference	Size	Use/Features	Adjoining Uses
	Land to the north west of Burton Cross Roundabout – up to 30 homes	A sub-component of SHLAA/0099	c.2.3 ha	Agricultural – cropped North/south footpath to west	Burton Road and residential development to the east, Dorset Innovation Park access road to south, agricultural to north and west
	Land to the north east of Burton Cross Roundabout – up to 90 homes	(north) SHLAA/0086	c.7.6 ha	Agricultural-cropped North-south footpath dissects site Culverted watercourse Surface water issues	Railway line to the north, rear gardens of houses off Frome Avenue to the east, and Giddy Green Road/Giddy Green Lane / The Alisons to the west; east-west footpath to south
		(south) SHLAA/0123	C 3.3 ha	Agricultural – grazing, Domestic property and curtilage.	East-west footpath to north, Dorchester Road to south, agricultural field to east, Burton Road to west.

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Masterplan extract (see Appendix 1)	Purbeck Local Plan Submission Version January 2019 – Policy H5 Wool	Purbeck DC SHLAA (Jan. 2019) land parcel reference	Size	Use/Features	Adjoining Uses
	Land to the west of Chalk Pit Lane and Oakdene Road – up to 320 homes and a 65 bed care home	SHLAA/0081	20 ha	Agricultural – cropped Winfrith sea discharge pipeline on western boundary	Dorchester Road and residential development to the north, road to New Buildings to the west, rear gardens to residential properties on Chalk Pit Lane and Oakdene Road to the east.

Table 1 - Key features relating to the H5 Wool component land parcels.

- Development of the H5 Wool allocation is expected to deliver a high quality, sustainable development as an extension to the existing settlement of Wool which is defined as a key service village at the second tier of the settlement hierarchy². An objective of detailed design and layout will be to integrate the development into the existing settlement to respect the nearby listed buildings within East Burton, the setting of the nearby AONB and provide an appropriate entry point to the settlement.
- The Council, landowners and other stakeholders are committed to working collaboratively and constructively to ensure delivery of the proposed allocation.

Strategic matters on which the parties agree

Proposed development

- Wool is designated as a key service village, and with a population of c. 5,761³ is the largest of the second tier settlements. It offers a range of services and facilities including: mainline railway station, pre-school, two primary schools, community centre (the D’Urberville Centre), GP surgery (the Wellbridge Practice), post office as well as employment opportunities at the Dorset Innovation Park. It also has a small number of shops that can meet some day to day needs. This status, together with the context of the significant ecological, green belt, heritage, landscape and flooding constraints⁴ across a

² The settlement hierarchy is defined in the Draft Local Plan Glossary at page 130 [SD01a]. Key Service Villages are at the second tier of the hierarchy and are defined in the glossary as follows: ‘key service villages have the highest level of services and population and should be the focus of development’.

³ Dorset Statistics, area profile for Wool (as of 17.05.2019) can be accessed via <https://apps.geowessex.com/stats/AreaProfiles/Parish/wool>

⁴ Housing Background Paper paragraph 48 [SD19]

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wide area of the former District results in Wool being an appropriate location for development as it is not subject to these constraint designations.

10. Wool is allocated in the Draft Purbeck Local Plan for a total of 470 homes, a 65 bed care home, community facilities and supporting infrastructure across the four main land parcels. It is one of four main allocations specified in policy H2: The housing land supply. Associated community facilities, retail, and a SANG will also be provided to meet the needs generated by the development to include provision for a local neighbourhood centre, open space and surface water management.
11. The identification of this site follows an assessment of potential locations/settlements across Purbeck with the lowest constraints and highest infrastructure capacity⁵ and a subsequent site selection process⁶ drawing upon the SHLAA and considering absolute constraints, major policy constraints, deliverability, preferred sites, public consultation, SA and HRA. In terms of the potential quantum of residential development at Wool, PDC previous consultations⁷ set out three distinct scales of housing across six main land parcels all in the control of the landowners: 470 homes, 650 homes and 800 homes.
12. The parties agree that the H5 Wool allocation is suitable, available and deliverable (in accordance with the trajectory set out in the delivery section below) for 470 houses, a 65 bed care home, community facilities, retail provision and supporting infrastructure. It is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development as confirmed by MOU/correspondence with statutory consultees, highways evidence and indicative masterplans (see appendices).

The allocation and proposed planning application

13. It is intended that a planning application for a residential development complying with the emerging policy will be submitted as soon as the Purbeck Local Plan is found sound in order to promote early delivery of much needed housing within the Dorset Council area.
14. A comprehensive indicative masterplan for the site is attached at appendix 1. It provides detail on the nature of the proposed development in terms of illustrating how the housing, care home, appropriate community facilities, surface water drainage, retail provision, infrastructure, open space and SANG can be provided for on the site.
15. There is a clear intention and demonstrable ability to develop the site if allocated. Both parties are committed to facilitating the early delivery of the site and the essential infrastructure required as part of the development at the earliest opportunity.

Housing Mix

16. With regards to policy H11, both parties agree that the site should provide a range of different size dwellings and tenure.

⁵ Environmental and Infrastructure Capacity Study [SD16]

⁶ Housing Background Paper, paragraph 60 [SD19]

⁷ New Homes for Purbeck Consultation, January 2018 accessed via:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/consultations/new-homes-for-purbeck-consultation-document-january-2018.pdf>

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17. Both parties agree that the site should provide a sensitively designed care home, and an appropriate location has been identified in the indicative masterplan at appendix 1, on that part of the 'land to the west of Chalk Pit Lane and Oakdene Road' adjoining the local neighbourhood centre and fronting Dorchester Road.
18. Other matters are not currently agreed as set out in more detail in the 'Area's of Disagreement' section below.

Physical requirements

19. All parties agree that the proposed development can make the necessary provision for water and drainage infrastructure, including sewerage via the mains sewer system and surface water drainage via a sustainable drainage system.
20. The H5 Wool site is entirely within Flood Zone 1 (i.e. lowest risk). The SFRA⁸ identifies that surface water flooding issues require consideration, particularly on the land to the north east of Burton Cross roundabout. The landowners finalised a Flood Risk and Surface Water Technical Overview Report in close consultation with the LLFA between September 2015 and March 2018, and used this to inform the site layout and surface water management infrastructure shown in the indicative masterplans at appendix 1, which are also agreed with the LLFA (see 'LLFA supplementary SoCG' at appendix 2).
21. The LLFA SoCG at appendix 2 confirms that the site layout incorporates the required sequential approach to avoid placing residential development in higher surface water flood risk areas and that the proposed surface water drainage system and management regime is viable and deliverable and that it can deliver betterment by alleviating some existing localised surface water flooding issues within Wool.
22. All parties agree that the requirements of Policy E4: Flood Risk and E5: Sustainable Drainage Systems are achievable.

Transport

23. Both parties agree that the site is well located in relation to a number of the existing facilities in Wool and that these are accessible by sustainable travel options.
24. A comprehensive Transport Assessment (TA) will be submitted with the outline planning application following the agreement of its scope with the Highway Authority and Highways England and will build on the traffic surveys and other work completed to date. It will take into account the objectives of the Local Transport Plan (LTP) 3 and the Highways England Strategic Road Network Modelling 2017. The assessment will fully investigate the detailed transport effects of the development on the wider transport network including queuing at the level crossing at Wool building on the DCC report '*The Potential Traffic Impacts of Development in the Wool Area- Trip Queue Analysis*' (February 2016)⁹ which concluded that the impacts would not be severe and confirmed no in principle objection to the potential for 1000 dwellings at Wool (well beyond the 470 units now specified in Policy H5 Wool), plus growth of employment land at the Dorset Innovation Park.

⁸ Strategic Flood Risk Assessment [SD17]

⁹ As referenced in the Transport Background Paper [SD29]

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25. The Purbeck Transport Modelling Spatial Model Report¹⁰, also reflected these conclusions and recommended where there are negative impacts, mitigation to offset adverse effects arising from the development 'such as improving walking, cycling and public transport links to and from the development site' should be provided.
26. This is further supported by advice received from Dorset Council Highways response to the regulation 19 publication draft (PLPP286), both parties agree that the development proposals should be supported by a package of transport network improvements necessary to accommodate the scale of the development and to enable as many trips as possible to take place by sustainable modes of transport. This will include measures to positively promote cycling, walking and public transport use, taking into account the objectives of LTP 3 and findings of the strategic studies outlined above.
27. The TA will also identify appropriate measures to safely accommodate additional traffic emanating from the new development, building on the existing access strategy work (including site access drawings for each component land parcel) already agreed in writing with the Highways Authority as being safe and suitable.

Social, community and retail

28. Both parties acknowledge that the requirement of policy I1 is for the development to provide contributions towards education provision through a section 106 contribution towards the capital costs of servicing an increasing pupil population at a rate of £6,161 for each qualifying unit. The education authority has confirmed that the preferred approach would be to extend the existing Wool C of E Primary School, 23 High Street, Wool. In addition, whilst the view of the education authority is that 470 homes would not generate the need for a primary school on its own, the masterplanning completed by the landowners indicates a possible school site should that be required in the future.
29. Both parties agree that, in accordance with policy I1, no contributions are required towards GP or other forms of healthcare provision.
30. Policy H5: Wool currently proposes that developers should explore opportunities to provide a community hub that includes community and shopping facilities, on the Land to the west of Chalk Pit Lane and Oakdene Road.
31. The Wool Neighbourhood Plan group's primary objective at present is to enable connections between the existing residents of Wool and future residents of Wool. This will entail providing links between areas of the village and ensuring the community has a focal point. The current village hall is situated within an 800 metre walk¹¹ from the land to the west of Chalk Pit Lane and Oakdene Road. Discussions with the Parish Council/Neighbourhood Plan group (including Reg. 19 comments PLPP550, PLPP567) indicates a lack of funds for maintaining this hall.

¹⁰ Transport Modelling Spatial Report (2016) accessed via: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/evidence-library/pdfs/gathered/options/evidence/transport-modelling-spatial-model-report-2016.pdf>

¹¹ As the site is dispersed, distances are measured from Dorchester Road (A352) at the junction with Toll Gate and are the distances covered walking by road/footpath rather than straight line distances.

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32. Policy I7 reinforces the expectation that where a development creates its own pressures provision will be provided on-site, but also provides opportunities for alternatives to on-site provision if an applicant provides robust justification. One approach to this policy could be to provide reasonable and appropriate contributions towards the existing D'Urberville Hall to ensure that is fit for purpose. The Council is in conversation with the Trustees of the D'Urberville Hall to determine whether this approach would be suitable and appropriate for the planning application to propose.
33. Policy EE3: Vibrant town and local centres encourages an additional 700sqm of retail convenience floorspace at Wool and Moreton Station / Redbridge Pit. This could mean a requirement of approximately 350sqm of retail space, if both sites provide half each. Both parties agree that the masterplanning work completed by the landowners has identified an appropriate location for c.350sqm for retail floorspace on the 'land to the west of Chalk Pit Lane and Oakdene Road' fronting Dorchester Road.

Green infrastructure

34. Both parties agree that the development will include significant provision of appropriately located open space, with a particular focus of provision being on the 'land to the north east of Burton Cross Roundabout' where 6.07 hectares of open space including 1.41 ha of dual use flood storage areas has been identified in the concept masterplans prepared by the landowners (see appendix 1). This area will include improved ecological habitats, playing fields and associated parking and facilities. The concept masterplans also confirm the provision of strategic landscaping and open space across the wider Site, including further notable provision on the western and southern boundaries of the 'land to the west of Chalk Pit Lane' and also the provision of LEAPs and NEAPs. Overall public open space provision across the wider Site totals some 11.98 ha, with the LEAPS, NEAPS and playing field provision totalling a further 2.68 hectares.

SANG

35. Both parties agree that a Suitable Alternative Natural Greenspace (SANG) of approximately 32.7 hectares, incorporating a 2.7km (minimum) circular walk, has been identified within land in the landowners control to the south of the H5 Wool allocation, and that this has been agreed in principle with the key statutory consultees of Natural England and Historic England (see supplementary SoCG/consultation and SANG concept masterplan at appendix 3). The SANG will immediately adjoin the H5 allocation (specifically the 'land to the west of Chalk Pit Lane') and will incorporate an existing cultivated agricultural field (which is designated as a Scheduled Ancient Monument) of 17 hectares and the adjoining northern component of Coombe Wood of 15.7 hectares.
36. Both parties and Natural England agree the SANG is sufficient to mitigate impacts from potential recreational pressure on the nearby Dorset Heaths European Sites.
37. Both parties and Natural England agree that the SANG will provide a greater opportunity to increase biodiversity and deliver other enhancements to Coombe Wood (including the replanted ancient woodland sub-component which makes up approximately 12.2 ha of the SANG) than the current commercial forestry use, subject to the agreement of an appropriate management plan.

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Both parties and Historic England agree that the SANG would provide greater protection for the SAM than the current agricultural use which includes tillage, subject to the agreement of an appropriate management plan. Both parties and Historic England agree that the SANG would provide the opportunity for new public interpretation facilities to increase appreciation of the heritage asset.

Ecology

38. Both parties agree that no significant ecological constraints have been identified in the 2015 Ecological delivery report¹². A recent update is almost complete and it too confirms there are no significant ecological constraints. It is anticipated that this report will be ready to share at public hearings. The constraints that have been identified within the reports can be accommodated within the proposed development. Ecological enhancements will be provided as part of the proposed development, with a focus on enhancing the ecological value of the proposed areas of open space, strategic landscaping and sustainable drainage system. The ecological appraisal to be submitted in support of the planning application will build off the extensive ecological surveying undertaken at the site and SANG over a period of three years.
40. Both parties and Natural England agree that the development must be nitrogen neutral to adhere to the Council's Nitrogen SPD. The proposals can comply by taking approximately 53 hectares of existing agricultural land out of production (comprising the 36 hectares of land allocated by policy H5 and that sub-component of the SANG proposed on agricultural land of 17 hectares). If any further provision is required, this can be met by section 106 contribution.

Landscape

41. Both parties agree that there are no significant landscape constraints to the development of the site. Whilst the edge of the AONB lies to the south of the most southerly land parcel, a combination of the ridge to the south and the northerly aspect of the site is such that direct visibility is extremely limited.
42. Both parties agree development will incorporate significant strategic landscape and open space provision, retain and reinforce existing hedgerows and establish new areas of substantial planting.
43. The landscape and visual impact assessment and landscaping proposals to be submitted with the planning application will build off the work set out in the Wool Concept Framework¹³, which has informed the indicative masterplans at appendix 3.

Archaeological and historical interest

44. Both parties agree that the entire site and adjoining Scheduled Ancient Monument (Romano-British Settlement) to the south have been subject to recent geophysical surveys, and that the potential for archaeological interest is confirmed as limited to the SAM and the adjoining land parcel to the north: 'land to the west of Chalk Pit Lane and

¹² Submitted response at regulation 18 consultation (2016): Land at Wool, Ecological Deliverability Report, 2015, EAD Ecology

¹³ Submitted response at regulation 18 consultation (2016): Wool Concept Framework,

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Oakdene Road'. Both parties agree that archaeological trial trenching completed on the 'land to the west of Chalk Pit Lane and Oakdene Road' in September 2018¹⁴ has confirmed a low potential for archaeological remains.

45. Historic England confirms (see appendix 3) that it has no in principle objection to the landowners' indicative masterplan layout for the 'land to the west of Chalk Pit Lane and Oakdene Road' and supports the indicative layout proposals which illustrate an irregular southern boundary to the housing development on this land parcel, shaped to the landform and therefore minimising any intrusive impact on the SAM.
46. Both parties agree that with the adoption of the mitigation set out in the previously submitted Heritage Appraisal¹⁵ comprising: further investigation at planning application stage; sensitive and sympathetic design, layout, scale, density and architectural design (drawing upon the existing concept masterplan); the significance of the heritage assets across Wool can be conserved and enhanced.
47. Both parties agree that enhancements to the SAM land are likely to incur costs which will comprise a contribution through a S106 payment.

Other constraints

48. The Winfrith sea discharge pipelines are located on the western edge of the 'land to the west of Chalk Pit Lane and Oakdene Road'. The Nuclear Decommissioning Authority (NDA) and Magnox have stated (see appendix 4) their intention to decommission the redundant pipelines and that they are currently undertaking an options assessment to determine the best remediation solution, which includes engaging with landowners and stakeholders. They have also confirmed that the results from historic annual pressure testing of the pipelines has confirmed their integrity and hence does not lead Magnox to believe that there is any land contamination present.
49. Both parties and the NDA agree that the 20 metre buffer indicatively shown in the landowners concept masterplan at appendix 1 supports and does not prejudice any future remediation solution, that the buffer zone is considered an adequate safeguarding buffer to future housing development and that NDA/Magnox does not perceive any material impact.
50. Both parties agree that development within the vicinity of the Winfrith sea discharge pipeline located on the western edge of the 'land to the west of Chalk Pit Lane and Oakdene Road' should be one of the later phases of development.

Viability

51. Both parties acknowledge the current wording to policy H5 that allows the consideration of site specific factors that may affect viability at the application stage through the submission of a financial viability appraisal, is useful.

¹⁴ Land South of Dorchester Road Wool, Results of a Trial Trench Evaluation, AC Archaeology, September 2018

¹⁵ Submitted response at regulation 19 publication (2018): Wool Urban Extension Heritage Appraisal, Savills, March 2018

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52. Other matters are not currently agreed as set out in more detail in the 'Area's of disagreement' section below.

Delivery

53. Both parties acknowledge that this site has been chosen as a result of the site selection process which identified the site as a preferred location for future development with the potential for significant sustainability benefits overall.

54. The parties agree that the H5 Wool allocation is capable of delivery of dwellings within the Plan period and that the level of homes proposed for allocation in the Plan (470 homes) would have the following trajectory. Both parties agree with the following trajectory of housing as a minimum.

April 2018-April 2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
0	0	20	65	65	65	65	65	65
2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034		
60	0	0	0	0	0	0		

55. The assumptions on the sites availability and deliverability are guided by:

- a. confirmation by the landowners (and their agents) of land ownership and that there are no legal or ownership issues that are likely to delay delivery of homes on the Wool site;
- b. a significant amount of preparatory work in order to demonstrate the suitability of the Wool housing sites;
- c. characteristics and nature of the Wool housing site having no physical constraints that could act as a barrier to delivering homes; and
- d. evidence relating to the housing market in Dorset.

SD14 - Proposed modifications

56. The parties agree to the Council's suggested possible changes to the plan [SD14] (as specified when it was submitted on 28 January 2019):

- MM5 - Policy H3: New housing development requirements – amends to text regarding electric vehicle charging points, requiring details of charging points [where possible](#).

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- MM16 - Preamble to Policy I4: Recreation, sport and open space paragraph 253 – amends to the text stating playing pitch strategy will be completed by July 2019 and the expectation that ‘where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected to meet the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.’
- MM17 – Policy I4: Recreation, sport and open space – amends text to ensure consistency with the drafting of policy H3, clause f. ‘Residential development will be required to make provision for formal and informal recreation, sport and/or open space facilities on-site ~~to achieve the identified~~ following Fields in Trust benchmark guidelines’.

Areas of disagreement

Capacity of sites available at Wool

57. The landowners believe the identified number for Wool in policy V1, H2 and H5 should be a minimum rather than a maximum target to ensure the housing need is fully met by allowing for under delivery of other homes elsewhere in the plan area. (Comment reference PLPP500 of Savills response to the pre-submission draft Purbeck Local Plan).
58. The landowners believe there is an over reliance in policy H2 on the proposed delivery of 933 homes through unidentified small sites next to existing settlements and windfall within existing settlements. They would like the examiner to appreciate that at least 800 homes could be delivered at Wool (as confirmed in the response reference PLPP500 to the pre-submission draft Purbeck Local Plan) without an unacceptable impact arising (i.e. 330 above the current 470 allocation).
59. It is the Council’s strategy to provide 470 homes at Wool.

Viability

60. The Council believe the Policy H5 Wool requirements, and the other policy requirements set out in the Local Plan and IDP are necessary to make this development acceptable and are viable.
61. The landowners have concerns over the site specific costings and other assumptions used in the DSP Viability assessment that may impact on viability and have requested further information. This includes further confirmation, detail and agreement as to the key assumptions used in the viability assessment, (including section 106 costs, evidence to support existing use values/benchmark land values, inadequate viability buffer, build costs, infrastructure costs, a need for a more balanced affordable housing tenure, cost allowance for external works, developers contingency, promotion costs) and corrections of the apparent inconsistencies between the site specific policies and IDP.
62. The Council recognise that more detail on costings would be helpful however this is unlikely given the time restrictions at this stage. In the absence of such detail the Council’s consultants DSP applied a contingency to their calculations.

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Policy H11 Affordable housing

63. The Council believe the site can support 40% affordable housing and the suggested tenure mix in Policy H9.
64. The landowners believe 30% affordable housing is a more realistic expectation than the 40% proposed in the plan based on their own viability assessments. In addition, while likely development costs are a key determining factor in reaching this conclusion so is the Council's current Affordable Housing tenure mix, with the current policy allowing for only 25% shared ownership. The landowners believe viability would be improved by increasing this level and consider a housing tenure mix of 10% social rent, 20% affordable rent and 70% shared ownership more appropriate.

Policy E12 Design detailed policy wording

65. The landowners believe that the reference at criterion (e) to avoiding and mitigating any harmful impacts is unduly onerous and would be better qualified in terms of 'significant' unacceptable impacts.
66. The Wool landowners are concerned at the supporting text at paragraph 104 referencing the applicability of various supplementary planning documents alongside policy E12, including the District Design Guide 2014, the DCC residential car parking strategy 2012 and, in particular, the Wool Townscape Character SPD 2012¹⁶. The Wool landowners are concerned that the use of these documents which pre-date the NPPF is neither justified nor consistent with National Policy, and that the reference that they should be 'read alongside' policy E12 is ambiguous. The Wool landowners believe that these documents should consequently have little weight.

¹⁶ Purbeck Townscape Character Appraisals (2012) can be accessed via:
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/guidance-and-supplementary-planning-documents/purbeck-townscape-character-appraisals.aspx>

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Declaration

Signed on behalf of the Wool Landowners

Andrew Fido	Director, Savills		7 June 2019
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Name, Position, Signature, Date

Signed on behalf of Dorset Council

Anna Lee	Planning policy manager		7 June 2019
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Name, Position, Signature, Date

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Appendix 1 – Wool Vision Plan: 470 homes, 65 bed care home, retail and community facilities, landscaping and sustainable drainage system



Approximate Total no. of new dwellings:	470 homes
Total housing area:	13.22ha

title: Wool Vision Plan - 470 homes

project: Wool Development

revision: A (6 June 2019)

client: Weld Estate/Redwood Partnership

date: 28 March 2019

job no: WIPL 425429

drawn by: SM/VT

drawing no: MP003

checked by: RB

- Land reserved for future school, if required
- Neighbourhood Equipped Area for Play
- Local Equipped Area for Play
- Public open space
- SuDS basin/public open space
- SuDS swale
- Existing public right of way
- Proposed pedestrian and cycle link to wider countryside/rights of way
- Site Boundary
- Scale 1:5000 @A3
- 20m buffer from pipeline centre (suggested maximum working area to allow pipeline removal)

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Appendix 2 – Statement of Common Ground with Lead Local Flood Authority

Purbeck Local Plan Examination

Statement of Common Ground between the Wool Landowners/Promoters and Dorset Council as Lead Local Flood Authority

April 2019

1 General

- 1.1 This statement of common ground (SoCG) has been prepared to assist the Inspector at the Purbeck Local Plan Examination.
- 1.2 The statement will aid discussion on Matters relating to Policy H5: Wool.
- 1.3 For ease of reference this SoCG includes the following:
 - relevant extracts of policy H5 Wool from the Submission Version Purbeck Local Plan (January 2019).
 - 470 dwelling indicative masterplan submitted by the Wool promoters/landowners at the Regulation 19 Stage ('Wool Vision Plan – 470 houses' (MP001), December 2018).
 - 650 dwelling indicative masterplan submitted by the Wool promoters/landowners at the Regulation 19 Stage ('Wool Vision Plan – 650 houses' (MP002), December 2018)
 - the original 1000 dwelling layout from the Wool Concept Framework previously submitted by the Wool promoters/landowners earlier in the Local Plan process ('Site analysis plan', August 2016).

2 The Key issues

- 2.1 The purpose of this SoCG is to set out the agreed position between Dorset Council (formally Dorset County Council) as Lead Local Flood Authority (LLFA) and the promoters/landowners of the Wool Housing Allocation H5 (Lulworth Estate, Redwood Partnership, and Mr Andrew Jackson– 'The Wool Promoters').
- 2.2 Dorset Council, as LLFA, has been in close communication with both Purbeck DC and the Wool Promoters regarding a potential housing allocation at Wool throughout the Local Plan process.
- 2.3 To inform their submissions, the Wool promoters first instructed Peter Brett Associates in 2015 to report on drainage and flood risk matters, recommend an appropriate drainage strategy and to liaise and agree matters with Dorset Council as LLFA for the land being promoted by the Wool Promoters for up to 1000 dwellings.
- 2.4 This work comprised intrusive investigations, soakaway testing, topographical surveys, hydrological modelling and a sequence of meetings which allowed the confirmation of an appropriate drainage strategy including the calculation of appropriately sized detention basins, connecting swales and a maintenance regime to support proposals for up to 1000 dwellings.
- 2.5 This work culminated in the report entitled 'PBA Flood Risk and SW Technical Overview Rev J' (09.03.2018) submitted at the Regulation 18 stage by the Wool Consortium, which supported the indicative masterplan layout for up to 1000 dwellings (i.e. as indicatively shown in the attached Wool Concept Framework Site analysis plan', August 2016). The LLFA reported no objection to the PBA report on 20 July 2018.

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Statement of Common Ground between the Wool Landowners/Promoters and Dorset Council as Lead Local Flood Authority

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- 2.6 The indicative masterplans subsequently submitted at the Regulation 19 stage (3 December 2018) entitled 'Wool Vision Plan – 470 houses' (MP001) and 'Wool Vision Plan – 650 houses' (MP002) incorporate the relevant drainage infrastructure and strategy for these smaller components of the wider Site. Of these the 470 unit variant accords with the land identified in the Purbeck Local Plan under policy H5 Wool.

3 Agreed position

- 3.1 Although the LLFA did not make a formal representation at the Regulation 19 stage, it can confirm it has no objection to the H5 Wool Housing Allocation on surface water management for 470 houses.
- 3.2 Should the Inspector be minded to allocate additional land at Wool, the LLFA confirms it also has no objection for proposals for up to 1000 dwellings as previously indicated by the Wool Consortium (i.e. as indicatively shown in the attached Wool Concept Framework Site analysis plan', August 2016).
- 3.3 In both cases, the LLFA can confirm its position of no objection on the basis of the implementation of the drainage strategy and mitigation measures set out in the previously agreed 'PBA Flood Risk and SW Technical Overview Rev J' which can be summarised as follows:
- Overall, the areas proposed for development under policy H5 Wool have a relatively low risk of flooding from all sources and there are no reasons in principle to prevent residential development.
 - As indicated by the LLFA, there are localised surface water flooding issues both on and off site and these should be taken in to consideration when producing development proposals. The LLFA confirmed that with the adoption of a sequential approach the higher risk areas are avoided and that, the proposed surface water drainage system and management regime is regarded as viable and deliverable. This proposal could be implemented as part of the proposed residential development to safely manage surface water flood risk.
 - There is an opportunity to offer betterment and alleviate the existing localised flooding issues within Wool through developing sympathetic surface water drainage strategies that take these issues into consideration. Flood risk for existing residents to the north east of H5 will be reduced by opening the existing culverted watercourse running north-south through the H5 allocation from the A352 Dorchester Road to the railway. This could be as part of a wider green infrastructure strategy to reduce the current risk of overland flow occurring as a result of the blockage of inlets, outlets or the culvert itself.
 - As it is expected that infiltration will not be a viable strategy for discharging development surface water, the drainage of the development areas allocated under policy H5 would be reliant upon an existing culvert passing under the railway that conveys flows onward to the River Frome. Detailed hydrological and hydraulic assessment (including surveys of the critical drainage infrastructure) together with modelling work completed by PBA has demonstrated that this culvert

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and the downstream network could convey acceptable flows from the H5 Wool development subject to a regular schedule of maintenance and agreement of the detailed design. The Wool Promoters have provided sufficient evidence of land ownership to confirm the necessary maintenance can be undertaken. Any shortfall in capacity for the 1 in 100 + 40% rainfall event is to be addressed by storing water within the proposed H5 development area to the south of the railway.

- Utilising the principles of the SuDS Management Train will help to minimise peak discharges and volumes arising from any development.

3.4 The above strategy (including the estimated necessary storage volumes for each of the individual component development parcels) has been incorporated into the indicative master planning work for both 470 and 650 dwellings (see attached drawings), which was submitted by the Wool Promoters at the Regulation 19 stage.

3.5 Overall, the LLFA agree with the conclusions and mitigation measures set out in the PBA reporting, and that providing these measures are implemented in a form similar to that shown in the indicative master planning completed by the WoolPromoters, the LLFA has no objection on flooding grounds to the inclusion of these sites within the Local Plan.

3.6 At the planning application stage a Flood Risk Assessment and Drainage Strategy will be required to confirm the final details, requiring close liaison between applicant and the LLFA.

4 Declaration

Signed on behalf of the Wool Promoters

Andrew Fido	Director, Savills		07/05/19
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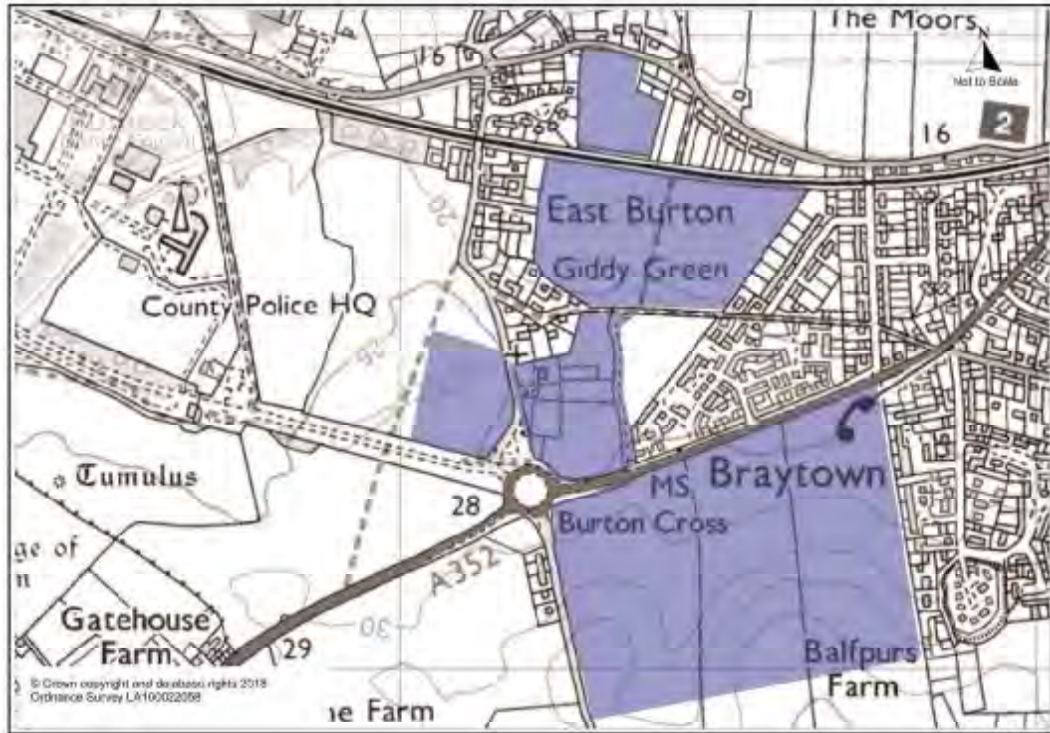
Name, Position, Signature, Date

Signed on behalf of Dorset Council as Lead Local Flood Authority

Brian Richards	Flood Risk Manager		07/05/19
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Name, Position, Signature, Date

Wool - 470 homes, 65 bed care home, SANG, community hub and recreational space



- 127** The Council has identified four suitable sites for 470 homes around the western edges of Wool. The sites cover an area of around 36 hectares.

Land to the west of Chalk Pit Lane and Oakdene Road

- 128** The largest of the four sites (positioned to the west of Chalk Pit Lane and Oakdene Road) is currently used as agricultural land. Ground levels fall from the southern side of the site toward its north eastern corner. The northern, eastern and western edges of the site are enclosed by mature hedgerows. The Council considers that this site is suitable for up to 320 homes.

Land to the north east of Burton Cross Roundabout

- 129** Ground levels fall across the site from south to north. The site has an irregular shape which extends northward from Burton Cross Roundabout up to the railway line. The land is currently in use by a mix of uses that include agricultural pasture and a house / garden. The Council considers that this site is suitable for up to 90 homes.

Land to the north west of Burton Cross Roundabout

- 130** The site forms part of a larger agricultural field that extends to the west and north. Ground levels fall gently across the site from south to north. The southern side of the site faces onto the access into Dorset Innovation Park. The Council considers that this site is suitable for up to 30 homes.

Chapter 4: Housing

Land to the north of the railway line

- 131** The site is currently used as an agricultural field situated between the northern side of the railway line and East Burton Road. The Council considers that this site is suitable for up to 30 homes.
- 132** There are a number of designated heritage assets around all of these sites including: Romano British Settlement (scheduled monument) (positioned to the south of the largest site), grade II listed buildings in East Burton and barrows in the surrounding area (scheduled monuments). The River Frome, and number of other ordinary water courses, run through water meadows to the north of the sites. The land around the banks of these rivers is prone to flooding. The fields to the south of the railway line (between East Burton and Wool) are also at risk from surface and groundwater flooding. Surface water from the sites that the Council has identified for new homes drains into these fields. The railway embankment restricts the northward flows of surface water from these fields into the River Frome, and those ordinary watercourses to the north.
- 133** The site falls inside the catchment areas for Wool CE VA Primary School and The Purbeck School. The size and capacity of these schools, means that financial contributions are needed for extensions to schools. The level of contribution per new home will be calculated by applying Policy I1.



Approximate Total no. of new dwellings:	650 homes
Total housing area:	18.15ha

title: Wool Vision Plan - 650 homes

project: Wool Masterplan revision: -

client: Weld Estate/Redwood Partnership date: 03 December 2018

job no: WIPL 425429 drawn by: SM

drawing no: MP002 checked by: RB

- Land reserved for future school, if required
- Neighbourhood Equipped Area for Play
- Local Equipped Area for Play
- Public open space
- SuDS basin/public open space
- SuDS swale
- Existing public right of way
- Proposed pedestrian and cycle link to wider countryside/rights of way
- Site Boundary
- Scale 1:5000 @A3



title Illustrative Masterplan
 project Wool Masterplan
 client Weld Estate/Redwood Partnership
 job no WPL 262769
 drawing no MP001
 revision C (07 Mar 2018)
 date 07 Jan 2016
 drawn by SP/ SM
 checked by CO/ RB

- Development Parcels
- Public Open Space
- School Grounds
- Existing Road
- Proposed Primary Street
- Proposed Secondary Street
- Public Rights of Way
- Proposed Footpath
- Trees/ Hedgerows
- Listed Buildings

- Proposed Local centre
- Vehicle Access Point
- Cycle and Pedestrian Access
- Allotment
- Sport Pitches

- NEAP
- LEAP
- Area of Natural Play
- SuDS
- Community Garden

- Food Store
- Community Centre & Village Hall
- The Wellbridge Practice
- Site Boundary
- Scale 1:5000 @A3

Memorandum of Understanding between Dorset Council and Savills (on behalf of the owners of the land encompassed in the Wool H5 draft allocation)

Appendix 3 – Statement of common ground with Natural England, SANG concept plan and Historic England correspondence

Purbeck Local Plan Examination

Statement of Common Ground between the Wool Landowners, Natural England and Dorset Council regarding the provision of a SANG in connection with the Wool H5 Allocation

June 2018

1 General

- 1.1 This statement of common ground (SoCG) has been prepared to assist the Inspector at the Purbeck Local Plan Examination.
- 1.2 The statement will aid discussion on Matters relating to Policy H5: Wool.
- 1.3 For ease of reference this SoCG includes the following:
 - Appendix 1 - Wool SANG concept plan (S004)
 - Appendix 2 – Correspondence from Keith Miller, Inspector of Ancient Monuments, Historic England (email dated 24.April 2019).

2 The Key issues

- 2.1 The purpose of this SoCG is to set out the agreed position between Natural England, Dorset Council (formally Purbeck District Council) and the landowners of the Wool Housing Allocation H5 (Lulworth Estate, Redwood Partnership, and Mr Andrew Jackson– ‘The Wool Promoters’). Relevant correspondence with Historic England is also appended.
- 2.2 Natural England has been in close communication with both the former Purbeck DC (now Dorset Council) and the Wool landowners regarding a potential housing allocation at Wool throughout the Local Plan process, particularly with regards to the requirement for a Suitable Alternative Natural Greenspace (SANG) sufficient to mitigate potential adverse impacts on the Dorset Heathland European Sites as a result of increased recreational pressure from the proposed Wool development.

3 Agreed position

- 3.1 In terms of the SANG proposed at Wool in connection with emerging PLP policy H5 Wool, whilst the use of up to 48 hectares of Coombe Wood (including up to 44.5 hectares of Replanted Ancient Woodland) as a SANG (as referenced in the Habitats Regulation Assessment [SD03] at para 5.3) remains appropriate, the latest SANG concept proposal discussed and agreed in principle between Natural England and the landowners has since evolved.
- 3.2 In summary, the latest SANG concept now includes the agricultural fields between the H5 Wool allocation and Coombe Wood (which is the site of a Romano-British Scheduled Ancient Monument located beneath the field), and as a result requires a much reduced area of Coombe Wood. The relevant area is identified in the attached concept plan (S004).
- 3.3 This revised proposal has the following benefits:
 - a. secures the future management of the heritage assets within the SAM whilst also protecting them from the damage otherwise arising from tillage, as agreed in

Purbeck Local Plan Examination

Statement of Common Ground between the Wool Landowners, Natural England and Dorset Council regarding the provision of a SANG in connection with the Wool H5 Allocation

June 2018

writing with Historic England (see attached confirmatory email from Keith Miller dated 24 April 2019).

- b. results in less land being needed from Coombe Wood and therefore less of the designated Coombe Wood Replanted Ancient Woodland.
 - c. when combined with the H5 Wool allocated area for housing and open space results in reduced payments required towards nitrogen offsetting.
 - d. allows a larger number of the most proximate residents to walk to the SANG.
- 3.4 It is therefore agreed that the northern portion of Coombe Wood and the Scheduled Ancient Monument Area are combined and managed as Suitable Alternative Natural Greenspace (SANG) to mitigate potential adverse impacts on the Dorset Heathland European Sites as a result of increased recreational pressure from the proposed Wool development. The principles of the proposed SANG have been agreed with Natural England and Historic England, and no overriding ecological or cultural heritage constraints that would preclude development of Coombe Wood and the Scheduled Monument area as a SANG have been identified.
- 3.5 Coombe Wood is currently subject to management as commercial forestry and there is also some limited informal public access along the central track within the site. The development of the proposed SANG presents a significant opportunity to implement management to enhance the biodiversity value of the site, e.g. through the restoration of existing plantation coniferous woodland to native broadleaved woodland towards meeting Ancient Woodland criteria, and creation of a series of rides and glades along proposed walking routes. Where features of biodiversity importance have been identified (e.g. trees with bat roost potential and badger setts), detailed design and appropriate management (e.g. routing of footpaths and retention of existing broadleaved trees) would ensure that these features are protected and enhanced.
- 3.6 The implementation of the SANG across Coombe Wood and the SAM would be achieved through implementation of a management plan, to be agreed with Natural England, Dorset Council and Historic England in consultation with Forestry Commission and would build upon the proposals in the attached concept plan (S004). It is expected that the Lulworth Estate would be responsible for the in-perpetuity management of the SANG; with 'step in' rights, should these be required, also agreed with Dorset Council in the event that Lulworth Estate were unable to undertake the required management.
- 3.7 In terms of the actual area splits, the SANG is now as follows:

LATEST SANG CONCEPT TOTAL AREA for 470 houses: a total area of 32.7 hectares (as per attached plan S004) of which:

-agricultural fields designated as Scheduled Ancient Monument land comprise 17 hectares

Purbeck Local Plan Examination

Statement of Common Ground between the Wool Landowners, Natural England and Dorset Council regarding the provision of a SANG in connection with the Wool H5 Allocation

June 2018

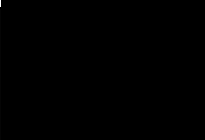
-Coombe Wood area is 15.7 hectares (of which Replanted Ancient Woodland area is 12.2 hectares)

-A walk of 2.7km (minimum) is possible. Phased implementation is expected.

- 3.8 In comparison the SANG referenced in the HRA ([SD03] at para 5.3) was entirely within Coombe Wood, totalled up to 48 hectares (as it was designed for up to 1000 homes) of which up to 44.5 hectares comprised Replanted Ancient Woodland. Thus the area of Coombe Wood Replanted Ancient Woodland now required for SANG (for 470 homes as per attached plan S004) has reduced from 44.5 hectares to 12.2 hectares as compared to the original proposals.
- 3.9 Natural England confirm that the proposed mitigation will avoid harm to the designated European and international sites comprising the Dorset Heathlands SPA/Ramsar and Dorset Heaths SAC as well as securing nutrient neutrality in respect of Poole Harbour SPA/Ramsar. Further the establishment of a restoration programme in Coombe Woodland to take the status from planted Ancient Woodland (PAW) to Ancient Woodland is welcomed.

4 Declaration

Signed on behalf of the Wool Landowners

Andrew Fido	Director, Savills		5 May 2019
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Name, Position, Signature, Date

Signed on behalf of Natural England

Nick Squirrell	Lead Advisor		5 May 2019
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Name, Position, Signature, Date

Signed on behalf of Dorset Council

Anna Lee	Planning policy manager		7 June 2019
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Name, Position, Signature, Date

Purbeck Local Plan Examination

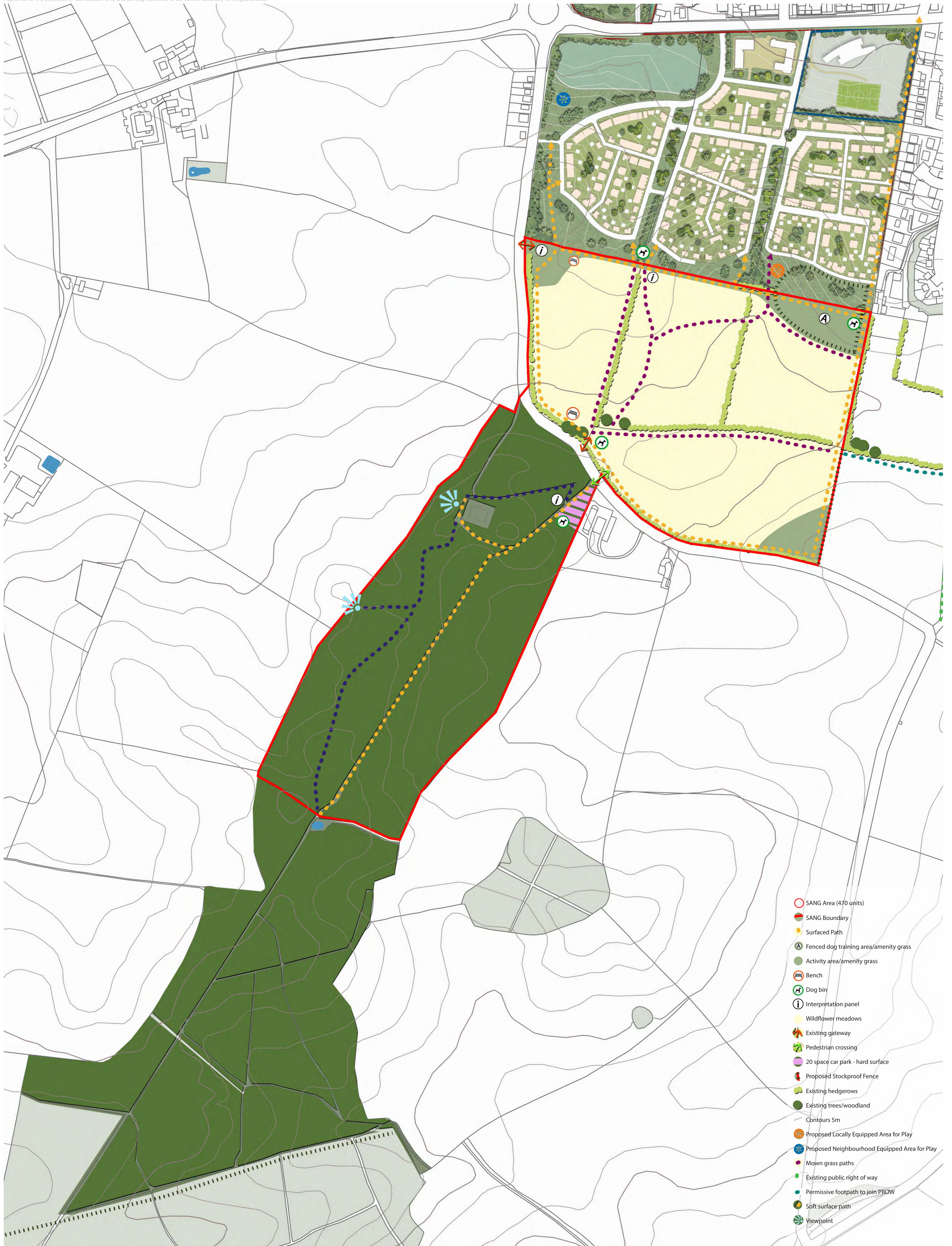
Statement of Common Ground between the Wool Landowners, Natural England and Dorset Council regarding the provision of a SANG in connection with the Wool H5 Allocation

June 2018

Appendices:

Appendix 1 - Wool SANG concept plan (S004)

Appendix 2 – Correspondence from Keith Miller, Inspector of Ancient Monuments, Historic England (email dated 24.April 2019).



From: [Philip Evans](mailto:Philip.Evans@savills.com)
To: [Andrew Fido](mailto:Andrew.Fido@savills.com)
Subject: FW: Land at Wool - SANG proposals
Date: 24 April 2019 14:51:02

From: Miller, Keith [mailto:Keith.Miller@HistoricEngland.org.uk]
Sent: 24 April 2019 14:45
To: Philip Evans <philip.evans@savills.com>
Cc: Nikki Cook <NCook@savills.com>
Subject: RE: Land at Wool - SANG proposals

Dear Phil

Thank you for your call this morning re- the latest proposals sent through by Nikki Cook on 5 April 2019.

I can confirm that Historic England has no objection in principle to the presently proposed layout of the development in this area, with the irregular southern boundary of the housing development shaped to fit the landform and to minimise intrusive impact on the archaeological site to the south.

We welcome the inclusion of the scheduled monument containing the Romano-British settlement in the SANG and confirm Historic England's agreement in principle to these proposals in the SANG concept site plan drawing by Savills, ref S001, dated 02.04.2019, and the document *Proposed SANG - Context & Designations*, dated 2014 (the latter in relation to Coombe Wood only: the details of the Scheduled Monument area shown in the plans in this document have been superseded by the 2019 concept plan).

We consider that the new SANG concept plans provide sufficient comfort that a SANG can be accommodated in principle as indicated (subject to obtaining the necessary consents).

The above-mentioned 2019 concept site plan indicates that various items are proposed:

- a surfaced external boundary path,
- a fenced dog training area/amenity grass area in the north east corner,
- locations for benches, dog bins and interpretation signs.
- a new stock proof fence on the eastern boundary of the southern section,
- amenity grass activity areas in the north west and south east corner.

The concept site plan indicates that these items are located at the periphery of the monument site in places where archaeological field survey indicates that the archaeological resource is less extensive. This approach is welcomed, and we do not anticipate any problems with implementing these proposals which seek to minimise potential impacts on archaeological remains and will be beneficial for the conservation of the heritage site and its public accessibility and presentation.

Scheduled Monument Consent (SMC) will be needed for these items (irrespective of any planning permission or other consents which may be required), and we anticipate that details of the design, materials and installation of the items will be agreed through the SMC process. The SMC application for these items should also include proposals for a Monument Management Plan which would cover the future maintenance of these items, and management of the site (meadows, hedges, trees; the control of burrowing animals; a policy for unauthorised metal-detecting or other ground disturbances etc.). The Monument Management Plan will clearly need to be closely integrated with other aspects of management, such as ecology and access, and as such could form part of an overall integrated SANG Management Plan, but it also needs to be a stand-alone document.

I hope this helps. If you have any queries, please do not hesitate to get in touch.

PS to be on the safe side, I've copied this to Nikki's email address in case it is still active.

Regards

Keith

Keith Miller
Inspector of Ancient Monuments
Direct Line: 0117 975 0670
Mobile: 07748 472997

Historic England | South West
29 Queen Square | Bristol | BS1 4ND
<https://historicengland.org.uk/southwest>

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From: Nikki Cook [<mailto:NCook@savills.com>]
Sent: 05 April 2019 13:53
To: Miller, Keith
Subject: Land at Wool

Dear Keith

Hope you are well.

Thank you for your telephone call last week and sorry not to get back to you sooner but I was

struck down by a gastric flu bug! All better now though.

Please find attached for info a first draft Concept Plan for a SANG at Wool on the SM (Romano-British Settlement). Please note that the SANG will also continue further south in to Coombe Wood, proposals for which are on an additional drawing which we are currently discussing in tandem with Natural England. To aid orientation I also attach a constraints plan for context, together with an extract of the Purbeck Local Plan (submission draft).

In terms of the proposals please note:

1. The proposed external boundary path would be surfaced in a material to be agreed with Historic England that would be entirely distinct from the archaeological features/materials expected to be found within the SM.
2. In the north east corner we have indicated a fenced dog training area/amenity grass.
3. Elsewhere we have identified locations for benches, dog bins and interpretation signs.
4. A new stock proof fence is indicated on the eastern boundary (southern section) to sub-divide this field.
5. Amenity grass activity areas are also indicated in the north west and south east corner.
6. The remainder of the site is indicated as wildflower meadows.

Proposals 1-5 are deliberately located at the periphery of the SM where the archaeological resource is indicated by geophys to be less extensive. A detailed methodology for the precise installation of the features can be agreed as necessary, and your view on this, and what would be suitable for SMC purposes, would be much appreciated.

The attached SANG concept drawing has the status of a first indicative draft for comment, and we would be grateful to obtain Historic England's agreement in principle to these proposals, plus any initial comments you may wish to provide. These comments could then be addressed in a second draft which, together with a management plan, is intended to form the basis for a future application for Scheduled Monument Consent and future SANG planning application.

However, the most pressing issue for us is to obtain a brief statement of common ground with both HE and Natural England confirming that the SANG concept plans provide sufficient comfort that a SANG can be accommodated in principle at the indicated locations (subject to obtaining the necessary consents), suitable for us to table at the Purbeck Local Plan Examination as necessary.

Happy to discuss. Best number to call me on is 07729 429817.

Best wishes,

Nikki

Dr Nikki Cook MCIfA
Principal Heritage & Archaeology Consultant

Associate Director - Planning

Savills, Wessex House , Priors Walk , East Borough , Wimborne BH21 1PB

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Memorandum of Understanding between Dorset Council and Savills (on behalf of the owners of the land encompassed in the Wool H5 draft allocation)

Appendix 4 – Correspondence Nuclear Decommissioning Authority

28 May 2019

Ms Helen Nolan
Programme Officer
Purbeck District Council
Planning & Community Services
Westport House, Worgret Road
Wareham
Dorset, BH20 4PP

Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

avisonyoung.co.uk

Dear Ms Nolan,
Purbeck Local Plan Review
Representations on behalf of the Nuclear Decommissioning Authority
and Magnox

We are writing on behalf of the Nuclear Decommissioning Authority ("NDA") and Magnox Limited ("Magnox"), as occupiers and operators of the Winfrith Nuclear Licensed Site, in respect of the Purbeck Local Plan Review. Avison Young are our appointed professional property advisors and provide planning advice across the NDA's UK wide estate.

Overview

This letter relates to the Winfrith Nuclear Licensed Site and associated infrastructure located near Wool, operated by Magnox Limited who is appointed by the NDA to carry out decommissioning and land remediation activities in accordance with a site decommissioning programme.

Representations were made on 28th November 2018 in relation to the Pre-Submission Draft Consultation.

Further representations were also made on 30th April 2019 in relation to following discussions with the promoters/landowners of the Wool Housing Allocation H5 (Lulworth Estate) in connection with the Winfrith Sea Discharge Pipeline which connects the Winfrith facility (to the west of Wool) with the sea (to the south of Wool) and passes through the land identified for 470 homes under policy H5 Wool within the draft Purbeck Local Plan.

NDA and Magnox have remained in discussions with the promoters/landowners for the Wool Housing Allocation H5 and wish to withdraw and replace its earlier representation of 30th April with the following statement:

"Magnox notes the proposed H5 Wool Housing Allocation set out in the Draft Purbeck Local Plan 2018-2034.

It is the intention of NDA/Magnox to decommission the redundant pipelines that are referred to in Criterion g of the policy, which run along the western boundary of the development plot identified as "Land to the

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Regulated by RICS

West of Chalk Pit Land and Oakdene Road" in Policy H5 Wool Housing Allocation.

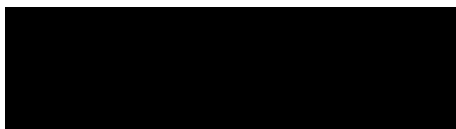
Magnox is currently undertaking an options assessment to determine the best remediation solution, which includes engaging with landowners and stakeholders. No decision has been reached on the future decommissioning strategy for the Sea Discharge Pipelines; therefore no timeframe can be placed on the when decommissioning may take place. The results from historic annual pressure testing of the pipelines has confirmed their integrity and hence does not lead Magnox to believe that there is any land contamination present.

NDA/Magnox is grateful to the Council and Lulworth Estate (in their indicative housing masterplan for the H5 site) for the recognition of our easement and wider buffer zone along the route of the pipeline (drawing reference MP003 dated 28th March 2019), which supports and does not prejudice any future remediation solution.

The buffer zone is considered an adequate safeguarding buffer to future housing development and NDA/Magnox does not perceive any material impact."

If you require any further information in respect of this letter, then please contact us.

Yours sincerely,



Matt Verlander MRTPI
Director
0191 269 0094
matt.verlander@avisonyoung.com
For and on behalf of Avison Young