



Dorset Council Local Plan



Upton 2021 Consultation Summary of Responses

January 2023



Dorset
Council

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1. Upton

1.1. Introduction

Introduction

Lytchett Minster and Upton Town Council

- The Plan’s description of Upton is that “the town of Upton is [also] largely suburban in character, but is served by a town center (sic) and other local facilities, including schools”. This is geographically accurate, but incomplete.
- The Town Council and parish is Lytchett Minster and Upton.
- The plan effectively uses the by-pass which conspicuously defines the northern limits of Upton to herd it into the BPC conurbation, and there is little in the plan which has significance for the parish, which remains ‘on the edge’.
- This is an example of the broadly inward-looking orientation of the plan.
- There is no indication of any intention to actively interact with (and exploit) the 500,000 population of the South-east Dorset conurbation.

Turley on behalf of Wyatt Homes

- We agree that Upton should be considered a town in its own right with a separate identity from Poole.

Public response

- Why are Lytchett Matravers and Minster together - Minster is part of LM and Upton parish?

1.2. Vision

- No comments

1.3. Development Strategy

Strategy

Lytchett Minster and Upton Town Council

- Upton is now at capacity, and, other than the 92 dwellings already incorporated into the Purbeck Plan no further development sites are available.

Poole Harbour Recreation zone

Natural England

- The section should also note that Upton lies within the Poole Harbour Recreation Zone and therefore new development will need to contribute to the mitigation measures set out in the Poole Harbour Recreation 2019-2024 SPD.

Public response

- Will merge with Poole.
- Concern that Upton is too small to expect so much development to take place and will be over-populated.
- I do not like the idea of being put in the same category as Poole as we are Purbeck district and have entirely different needs to Poole.

1.4. Town Centre Strategy

Town centre

Lytchett Minster and Upton Town Council

- With regard to 9.4.2 – the proposed town square originally identified in the Town Plan and subsequently in the Purbeck Local Plan – this information should be removed, as, following extensive consultation, there is no realistic possibility of this aspiration coming to fruition over the lifetime of the plan.
- Whilst a town centre, or campus style central area is correctly identified as a desirable development for the town, community cohesion, partnership working and substantial funding will be required to see this vision realised.

Public response

- No town centre in front of 15-33 Poole Road - land not available.
- Against town centre in proposed area - would bring anti-social behaviour from Co-op across the road to residents doorsteps. Town centre not wanted or needed.
- Support creation of town centre space but will need a very radical rearrangement of traffic flows, in order to make a pedestrian friendly centre.

1.5. Main Development opportunities

The following sections include summaries of representation received regarding the following policies:

- Town wide issues
- Policy UPTN1 Land at French's Farm, Upton

1.6. Town wide issues

Infrastructure

Lytchett Minster and Upton Town Council

- The 350 and 400 dwellings planned for development in Lytchett Matravers and Corfe Mullen respectively will have a significant impact on the Town and its infrastructure.

Public response

- Smaller towns like Wimborne and Corfe Mullen and Upton are growing rapidly but the infrastructure is not being provided to support it.
- The range of services and facilities are severely lacking and need to be addressed.
- Lost many facilities and services to housing over the years.
- Upton saturated with new developments without infrastructure - no new developments needed, need to preserve rural aspects of Upton.
- I think that the number of new properties for Upton is sustainable as long as the Doctors, roads and schools are updated.

Health

Public response

- Smaller towns like Wimborne and Corfe Mullen and Upton are growing. It could mean 1600 people needing a doctor, and no new doctor's surgeries have been allocated.

- Supports investment in local health care.
- Doctors at capacity.
- Will the surgery be expanded and how?

Education

Lytchett Minster and Upton Town Council

- The capacity of the secondary school at Lytchett Minster which serves Lytchett Minster and Upton as well as Lytchett Matravers (and takes students from much further afield, outside of the locality) will be impacted as households increase.

Public response

- If schools expanded, we will need replacement open space.
- Smaller towns like Wimborne and Corfe Mullen and Upton are growing. 400 houses could mean 800 children - and no schools are catered for and all schools in these areas are over-subscribed.

Transport

Lytchett Minster and Upton Town Council

- There will be increased pressure on the feeder roads to this school.
- The Town Council continues to highlight the pressure on Poole Road and Blandford Road South from both high traffic volumes and air pollution.

Public response

- Local roads won't cope with additional traffic; - rat run.
- Identifies a need for management of traffic on local roads.

Parking Standards

Lytchett Minster and Upton Town Council

- The Town Council is concerned about the Dorset Council Windfall Development Policy particularly when considered with the Dorset Council Parking Standards.
- As more windfall development is undertaken in the town, additional pressures on parking in the town – which has no public car park facilities – is generated.
- There is already much local angst brought about by on-site and overflow parking from local developments, which not only impacts on traffic flow, but also creates issues around safety.

Footpaths & cycle ways

Lytchett Minster and Upton Town Council

- The issue of a cycleway connecting Lytchett Matravers, into Lytchett Minster School should be a high priority to enable a safer schools route.

Public response

- Cycleway along Upton bypass of little use, need cycle route along Dorchester Road extending route from Bakers Arms roundabout to Upton House and Country Park.
- Appears to be little tangible support for government cycling and walking strategy.
- Pedestrian and cycleway access between Upton and Lytchett Minster poor due to severed route between Watery and Old Watery Lane.

Employment

Public response

- It also means people living in these areas need jobs - where are the companies that will employ them?

- UPTN / Appendix 6 - Employment site on Factory Road, Upton serves more than just Upton creating additional congestion.

Open space

Public response

- Further homes would create pressures on recreational spaces.

1.7. Policy UPTN1: Land at French's Farm, Policeman's Lane, Upton

Principle of development

Wyatt Homes

- Wyatt Homes fully supports the allocation of site UPTN1 (Land at Frenches Farm, Policemans Lane), which carries forward the sites allocation within the emerging Purbeck Local Plan (policy H7).
- The site provides an excellent opportunity to provide market and affordable housing in response to the significant needs of the area and to address under delivery of housing within the Purbeck area.
- This under delivery is evidenced through the recent Housing Delivery Test result of 74% (January 2021) resulting in the presumption in favour of sustainable development being applied.
- Wyatt Homes has submitted a full planning application for 92 dwellings on the land at Policemans Lane, Upton. The application was registered in January 2020 (app ref 6/2019/0717) and is supported by a comprehensive suite of technical documents.
- The application is currently awaiting determination pending the completion of the Purbeck Local Plan examination.
- This is the second phase of development at Policemans Lane and much of the infrastructure for phase 2 (SANG, drainage systems, utilities connections, acoustic fence etc) is already in place from the phase 1 development.
- This means that Wyatt Homes are in a position to commence construction swiftly following grant of planning permission and discharge of pre-commencement conditions.

Public response

- Proposed Green Belt release could be justified here because of its size.

Poole Harbour Habitats Site

Natural England

- Natural England has no objection to the allocation. The policy should, however, include reference to the need to achieve nitrogen neutrality and make the appropriate contributions to mitigate recreational impacts on the Poole Harbour Habitats sites.

RSPB

- We welcome the requirement to make any development in Upton nitrogen neutral. We wish to see the text of paragraph 9.3.4 included in policy UPTN1.
- The policy should require that any nitrate offset measures should be in place and having effect before any houses are occupied.

Dorset Wildlife Trust

- We welcome the recognition of requirements for nitrogen neutrality
- Nitrogen neutrality should be included in the policy.

Public response

- Development has the potential for adverse impacts on Poole Harbour habitat site.

Strategic Alternative Natural Green Space (SANG)

Dorset Wildlife Trust

- We welcome the recognition of requirements for nitrogen neutrality and SANGS, with a coordinated approach to greenspaces between developers, Dorset Council and Natural England.
- Although the SANG is already in place, we consider that for consistency across the Local plan requirements for SANG should be included in the policy.

RSPB

- We welcome the recognition of the need for SANGS as part of the UPTN1 allocation and the need for a coordinated masterplan approach.
- It is critical that all SANGS are secured before plan adoption to ensure certainty of delivery and we therefore welcome the statement in paragraph 9.5.2 that this has been achieved.
- We wish to see the text of paragraph 9.3.3 included in policy UPTN1.

Lytchett Minster and Upton Town Council

- It should also be noted that whilst the SANG capacity may be sufficient, the parking and accesses to the SANG are not.

Public response

- SANG may not be feasible if Green Belt reduced.

Wildlife

Lytchett Minster and Upton Town Council

- It is highly likely that ornithological interest and the closeness to Lytchett Bay will increase visitor footfall and associated traffic over the term of this plan.
- The significance of ornithology in the former Purbeck area has not been recognised.
- The area from RSPB Arne around the north shore of Lytchett Bay is of growing national importance and interest, with the establishment of an osprey colony.

Flood risk

Environment Agency

- Modelling of the ordinary watercourses and coastal flood risk is required in the SFRA in order to better understand current and future flood risk. Given the coastal flood risk, FZ2 cannot be assumed to become FZ3 in future – outlines may be much larger.

Public response

- Flooding in existing properties.

Green / Blue Infrastructure

Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.
- Enhancing any wetland features in the site should be considered.

Public Transport

Go South Coast Buses

- Support subject to amendments - site lies around 420m from public transport on Dorchester Road for service 40 - emphasise the need for good cycle and pedestrian links from site to nearby bus infrastructure which is not currently in the supporting text.

Footpath and cycle Paths

Public response

- No safe link to and integrated RoW network.

Noise

Public response

- Support need for housing in general but this site not suitable due to proximity to very noisy road, resurface road and reduce speed to 40mph.
- Will there be additional sound deadening measures.
- Policy should specifically refer to the prevention of traffic noise.
- noise from the road disturbs existing residents when in their gardens/if they leave their windows open.
- Seeks further noise mitigation measures for the remaining part of the site.

Design

Public response

- Suggestion that the policy should be designed to respect the residents already living in the area.

1.8. Omission sites

Land east of Watery Lane, Upton (LA/LMUP/007)

Turley on behalf of Wyatt Homes

- In relation to Land east of Watery Lane, this site should be allocated for around 15 dwellings and public open space, with the development layout and design ensuring that the relevant flooding risks are avoided or mitigated.
- Land east of Watery Lane is sustainably located at the edge of Upton, which is Tier 1 settlement with a good range of shops and services and places of employment.
- Wyatt Homes have full control of the Site are committed to the proposals and approach outlined within the Vision Framework for Policemans Lane, Upton.
- Vehicular access would be taken across Watery Lane and through the Policemans Lane development.
- Would allow for improved pedestrian and cycle connectivity.
- As a result of this allocation (and Frenches Farm) Wyatt Homes would be able to extend the Upton SANG- 2.37 hectares.
- Supporting documents submitted include; A range of technical surveys and studies to support the proposals have already been completed; A location plan and indicative land budget showing Land east of Watery Lane (this is referred to on the plan as "Policemans Lane Phase 3") – see Appendix 1; A Delivery Framework: Land at Policemans Lane, Upton (December 2018) – Available upon request.

Land at Frenches Farm, Upton (LA/LMUP/002)

Turley on behalf of Wyatt Homes

- In relation to Land at Frenches Farm, this site should be allocated for mixed-use development comprising a new 64-bed nursing home for those with advanced dementia or complex needs (and low mobility) and an employment area comprising 1.0 hectares, to provide for small light-industrial units and workshops.
- Land at Frenches Farm is sustainably located at the south-western edge of Upton which is Tier 1 settlement with a good range of shops and services.
- This site represents a valuable opportunity to deliver a well-designed mixed-use development comprising 1.0 hectares of employment space and a 64-bed nursing home for those with advanced dementia or complex needs.
- Between the two local authority areas, up to 241 hectares of new employment land is anticipated to be required by Dorset and BCP Councils to 2038. Much of this requirement will be for industrial workspace and this need will include the need for smaller business units and workshops.
- In addition to the employment area, a nursing home would be developed. This would focussing on either those with advanced dementia or the frail elderly with complex needs, rather than a 'retirement living' development for the more independent elderly.
- Employment uses are not identified within the Dorset Heathlands SPD as being likely to result in significant adverse impacts on the SPA.
- Appendix B of the Dorset Heathlands SPD (adopted March 2020) confirms that certain types of Use Class C2 accommodation could be acceptable within the 400m buffer zone.
- Whilst the site is within 400 metres of the protected heathlands, the forms of development promoted are not excluded from this buffer zone.
- There is scope to extend the existing Upton SANG which is directly adjacent to both sites and is therefore closer to the proposed development than is the nearest protected heathland area.
- The recent joint Strategic Green Belt Assessment concluded that Parcel UP1 which contains the site made at best a 'moderate' contribution to the wider Green Belt and that there is weak distinction between the parcel and the inset area.
- Provide for an extension to the existing Upton SANG to compensate for and ameliorate the loss of Green Belt.
- Supporting documents submitted include; A location plan of Land at Frenches Farm – see Appendix 2; An annotated concept sketch plan for Land at Frenches Farm – see Appendix 3; A coloured sketch plan for Land at Frenches Farm – see Appendix 4; a An extract of the Purbeck District Council SHLAA (2019) for Land at Frenches Farm – see Appendix 5.