



Dorset Council Local Plan



Wareham 2021 Consultation Summary of Responses

January 2023



Dorset
Council

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1. Wareham

1.1. Introduction

Transport and access

South West Transport Network and Rail Future Severnside

- Wareham has good rail links to Dorchester South - for Dorchester West, Yeovil Pen Mill for Yeovil Junction, and on to Exeter, Bath, and Bristol, as well as Weymouth.
- Rail links to Poole, Bournemouth, Christchurch, Southampton, and London Waterloo.
- Bus links to Poole and Weymouth.
- The Wareham to Swanage railway needs to be 363 days a week.

Public response

- Suggestion of highway and speed improvements at the causeway over the river meadows - to improve highway safety.

Wareham Neighbourhood Plan

Carter Jonas on behalf of Welbeck Land

- Neighbourhood Plan is taking the lead over the strategic plan – there is a risk the plans will contradict one another.

Paragraph 15.1.3 - Environmental issues

RSPB

- Welcome and support recognition of the proximity of Wareham to ‘heathland buffers’ and the town’s location within the Poole Harbour hydrological catchment.
- It might be clearer and more consistent to refer to the Dorset heathlands 400 m and 5 km buffers where this is appropriate.

1.2. Vision

Public response

- Support for the plans for the town.

1.3. Development Strategy

Development Strategy

Carter Jonas on behalf of Welbeck Land

- Consider allocating smaller plots of land within that what is proposed.
- Wareham now has nowhere to expand.

Welbeck Strategic Land

- Should consider smaller parcels of land that are deliverable rather than broad swathes of land.

Public response

- Support for the plans for the town.

Scale of housing

Welbeck Strategic Land

- Allocation of 300 homes in LP for Wareham is too low.

Housing need and delivery

Wareham Town Council/Wareham Town Trust/Wareham Neighbourhood Plan Steering Group

- The Housing Requirement of 359 proposed in the Dorset Local Plan is supported - the calculation of the housing requirement by Dorset Council should be forwarded to the Neighbourhood Plan Examiner.

South West Transport Network and Rail Future Severnside

- Wareham can take limited housing growth but especially affordable housing and market housing.

Carter Jonas on behalf of Welbeck Land

- Different housing requirements for housing in Wareham are expressed throughout the plan.
- Plan is too reliant on Wareham Neighbourhood Plan housing when it is not guaranteed to be made, and having lower standards to meet through this process not including infrastructure etc..
- Other sites are mainly brownfield and not viable.

Welbeck Strategic Land

- Should allocate NP sites in LP to give certainty.
- Significant uncertainty of Wareham NP sites being delivered.

Public response

- Concern with affordability of new housing in the Wareham area - unaffordable to local working people.
- Concern with impacts of housing being bought as second homes - causing the local shop to close.
- No need for small housing.
- New homes should go to locals and be social housing.
- Need for homes for older people.

Second homes

Public response

- Concern with impacts of housing being bought as second homes - causing the local shop to close.
- Second homes need to be in constant use.

Green Belt release

Wareham Town Council/Wareham Town Trust/Wareham Neighbourhood Plan Steering Group

- That there are no exceptional circumstances to justify a change to the Green Belt at Wareham is strongly supported.

Carter Jonas on behalf of Welbeck Land

- The GB studies show there are exceptional circumstances for release of green belt.

Ecology and biodiversity

Natural England

- The section should also note that Wareham 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.

RSPB

- In relation to potential housing sites on the north side of Wareham, it is unclear why a further SANG is not proposed given its close proximity to the 400 m Dorset heathland buffer.
- Nor is it clear what additional HIP any financial contribution will go towards. We seek further clarity on these two points and must OBJECT in the meantime.

Bog Lane SANG

Natural England

- Paragraph 15.3.3. The size and location of the proposed extension of the Bog Lane SANG should be described and shown within the proposals map.

RSPB

- We welcome and SUPPORT the proposed SANG extension at Bog Lane provided it is sufficient to provide the mitigation necessary for new residents.

Amphibian and Reptile Conservation

- Bog Lane SANG is c.5km from Wareham.
- Heathland SSSIs in Wareham Forest are closer and easier to access.
- The SANG is only 20m from a heathland SSSI.
- If the SANG does not function effectively, or SANG principles are undermined they may not be effective mitigation in the Dorset Heathlands Planning Framework.

Carter Jonas on behalf of Welbeck Land

- Significant concerns over Bog Lane and its' appropriateness for SANG.

Community and infrastructure

Public response

- Concern with loss of culture in Wareham.
- Area suffers from elderly demographic which will increase, immigration is straining local services and increasing second home ownership.

1.4. Policy WAR1: Town Centre Strategy

Policy approach

Wareham Town Council/Wareham Town Trust/Wareham Neighbourhood Plan

Steering Group

- Suggestion that the policy is strengthened in the light of retail changes caused by COVID 19 and the recent significant increase in town centre floor space through the conversion of the former Barclays Bank.
- Should state that “retail development outside the Town Centre boundary will only be supported where it will not have a significant adverse effect on the vitality and viability of Wareham Town Centre and the Carey Local Centre” in line with Neighbourhood Plan Policy TC4.

Natural England

- No objection to the principle of the policy, however, it should be expanded to include mention of the requirement for development to be in compliance with the Dorset Heathlands and Poole Harbour nutrients / recreation SPDs.

Historic England

- Suggested changes to criterion:
 - the proposed use and associated works would conserve and enhance the significance ~~not harm the historic interest and character~~ of the conservation area, scheduled monuments and listed buildings, including their settings; and...

RSPB

- Wish to see the text of para 15.3.3 included in policy WAR1. This would provide greater weight to the SANGS and HIP requirements.

Public response

- Lack of mention of self/custom build.

Retail need

Public response

- No need for more convenience retail.
- Consider impact of more coffee shops and estate agents.
- Allow retail to revert back to housing where retail is not viable.

Heritage impact

Historic England

- Welcome the inclusion of a criterion in Policy WAR1 requiring impacts on the conservation area and listed buildings to be considered.
- However, this should also include reference to the town centre’s scheduled monuments and to the setting of these and listed buildings.
- The Conservation Area Character Appraisal (2012) could also be mentioned in the supporting text.
- Consideration could also be given to updating this Appraisal and preparing a Conservation Area Management Plan.

- The criterion could also be more positively worded to better reflect the terminology used in chapter 16 of the NPPF 2019.

Character

Public response

- Need to retain the character of Wareham.

Environmental issues

Wessex Water

- Any improvements within town centers must seek to reduce surface water flow from impermeable areas with the use of SuDS providing multi benefits.

Public response

- General concern with flooding.

Transport and access

Public response

- Retain level crossing at Wareham Station to ensure pedestrian and cycle focus.
- Objects to anything that restricts access to the water.

Infrastructure

Wessex Water

- Existing apparatus must be protected with appropriate easements observed. Any damage to our apparatus by third parties will result in compensation claim.

1.5. Main Development Opportunities

General comments

Wareham Town Council/Wareham Town Trust/Wareham Neighbourhood Plan Steering Group

- Dorset Council are asked to consider removing the protection from the south side of Johns to allow, in the longer-term when owners wish, housing development subject to the provision of suitable heathland mitigation measures.
- Support development sites that prioritise the reuse of vacant and underused previously developed land.

Carter Jonas on behalf of Welbeck Land

- Sites are mainly brownfield and not viable.

Public response

- Need to preserve the countryside.
- Concern with development opposite Northport.

Westminster Road Industrial Estate and John's Road

Carter Jonas on behalf of Welbeck Land

- Westminster Road is more viable as it is.

Former Middle School site

Sport England

- Sport England is working with Dorset council on the redevelopment of the middle school site.
- Advocates a land swap to create a more sustainable sports hub with the cricket club to the east.
- Issue with development in the middle splitting two sports grounds, which is not ideal and therefore it would be good to try and resolve this now if possible.

Public response

- Need to retain the Middle School playing field.
- The Secondary School should benefit from funds raised through development of old middle school site.

Health Centre and Community Hospital site

Carter Jonas on behalf of Welbeck Land

- Wareham Health Hub significantly behind schedule and questions its deliverability and viability.

Autopoint Garage and former gas works

Public response

- The former Gasworks on North Street are contaminated land.

1.6. Omission sites

Land at North Wareham (LA/WARE/o10 & LA/WARE/o11)

Carter Jonas on behalf of Welbeck Land

- Promoting the potential for the development of land at North Wareham and Sandford for residential and associated development acting on behalf of Charborough Estate.
- Two land parcels at North Wareham, as evidenced by discussions and site walkover with senior officials at Natural England, are capable of coming forward independently of each other with suitable ecological mitigation or combined.
- The harm to the significance of 'Scheduled Monument' is considered 'less than substantial' with a clear public benefit of housing delivery and a SANG.
- Landscape impacts are mitigatable.

Land at Sandford Lane (LA/WARE/oo2)

Ken Parke on behalf of Wessex Water

- Allocate land at Sandford Lane for essential infrastructure for Wessex Water.
- Submitting sites for consideration.
- Would like confirmation that due process was followed.