

Planning Purbeck's Future



Worgret Road, Wareham Development Brief: A Constraints and Scoping Report

Adopted 13th March 2012



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Context

Purpose of this document

1. Purbeck District Council has produced this document to support the Core Strategy, which allocates a settlement extension of approximately 200 dwellings at Worgret Road, Wareham.
2. The objectives of this report are:
 - To clarify the planning and design context relating to the site
 - To identify the known constraints and opportunities within the site
 - To identify the known requirements to be delivered through development of the site
 - To identify the high quality urban design and planning aspirations for the site
 - To identify the scope of work to be taken forward by the developers / agents for the site. This will be produced in consultation with the local community, and be formally agreed by the Parish Council and Purbeck District Council as the basis for the determination of any future planning application. This will be to create a high quality place that reflects the aspirations of the local community.

Vision for the site

To create a development of around 200 new homes that is well linked to nearby community facilities and well related to the existing settlement, whilst maintaining this important edge to Wareham.

Site description

3. Wareham is near to the centre of Purbeck, at the junction of the A351 and A352. The settlement is divided by the valley of the River Piddle. The historic town (which includes the retail and administrative centre) is situated south of the river, and a substantial area of post Second World War suburban development around the railway station is to the north. Wareham is the third largest town in Purbeck (population 5,690) and has a large number of facilities and services. These include a secondary school, sports centre, District Council offices, community hospital and medical centre, emergency services, library, cinema, two medium-sized supermarkets and three industrial estates.
4. The proposed settlement extension at Worgret Road includes some agricultural land (within the by-pass) and a possible area of existing school playing fields at the western edge of the town. This offers around 3 hectares of land, with a further area of up to 2.69ha of existing school playing fields situated to the west of the Middle School currently under consideration for release by Dorset County Council. The final extent of any playing field release is most likely to be confirmed in the spring of 2012, following the completion of a 'Section 77' process (which is necessary in order for Governmental approval of the release of any school land).
5. The site occupies the main western approach to the town and is bounded by the ring road to the west, the Piddle Valley to the north, the Frome Valley to the south, and school and residential development to the east. The site is accessible direct from Worgret Road, but not directly from the A351, or from the Worgret roundabout.
6. Views from the site to the north-west are across open fields. To the west, the site is adjacent to the ring road and overlooks the open fields beyond. To the south lies the Frome Valley. The eastern part of the site includes the current First and Middle School (north of Worgret Road). There is a boundary of poplar trees along the western edge of the playing

fields. There is existing residential development situated to the east of the site. To the south of Worgret Road is the Purbeck School and associated playing fields. This is bounded by the ring road to the west and residential development to the east.

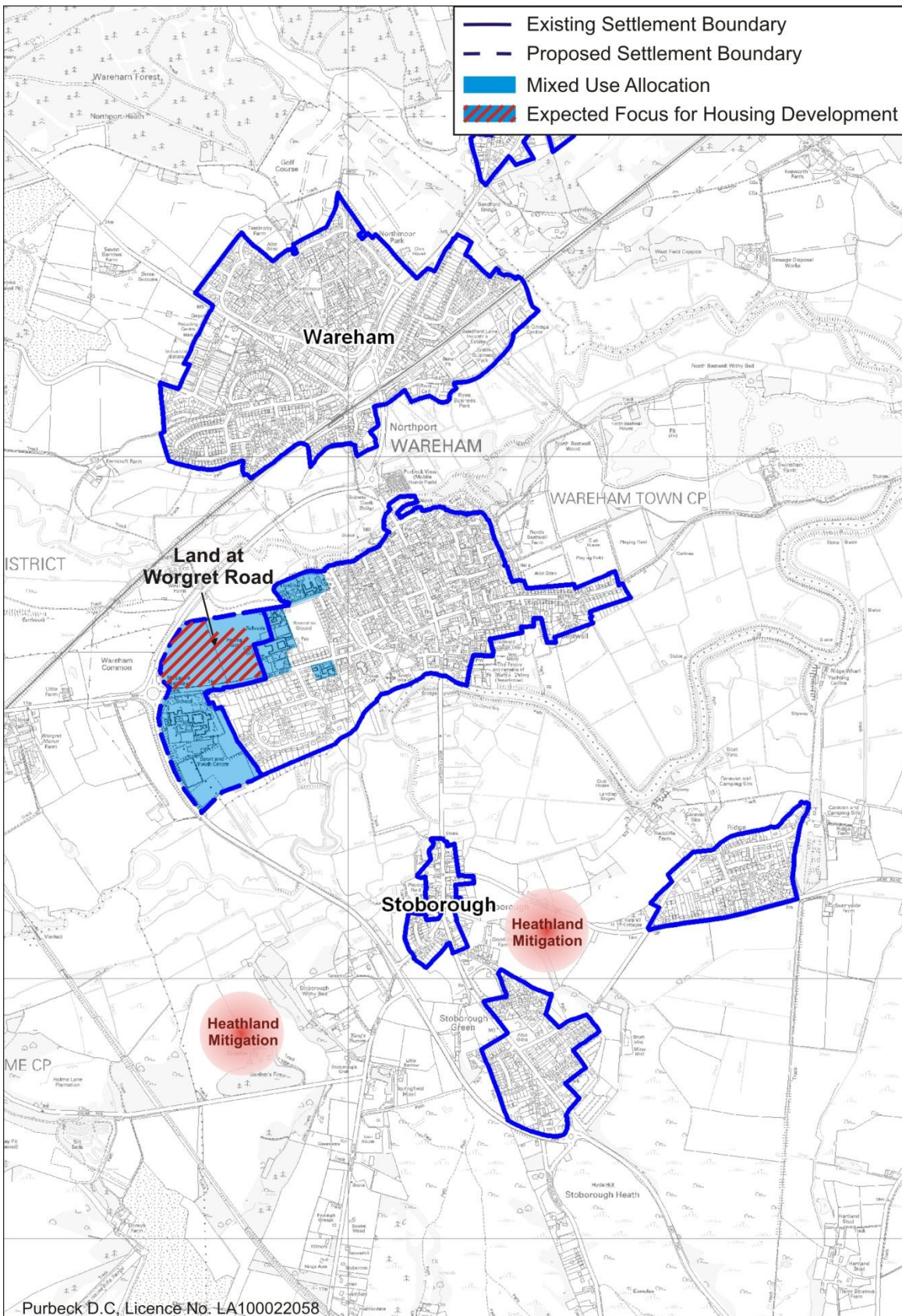


Figure 1: Map showing location of the development site at Worgret Road, Wareham

7. Worgret Road is a primary route serving the town of Wareham. It provides the only access to the Purbeck School and adjacent residential areas. The road is in a 30mph restriction,

and the carriageway is quite wide at the western end. There are numerous access points to individual dwellings and to a number of cul-de-sac residential areas east of the entrance to the Purbeck School. A bus stop outside of the Purbeck School, adjacent to the development site enables travel to the east and west. There are no cycle lanes on Worgret Road. There are no footpaths adjacent to the site along Worgret Road. The town centre of Wareham is within a 10-20 minute walk of the site.

8. The site is currently bordered by low hedgerows to the west, north and south. To the east is a row of poplar trees.



Figure 2: Aerial view of the site at Worgret Road

Planning policy context

National policy and guidance

9. The following list of current national planning policy guidance is considered to be relevant (although not exhaustive) to the development of this site, and should be taken into consideration:
 - Planning Policy Statement 1: Delivering Sustainable Development (2005)
 - Planning and Climate Change – Supplement to Planning Policy Statement 1 (2007)
 - Planning Policy Guidance 2: Green Belts (1995)
 - Planning Policy Statement 3: Housing (2010)
 - Planning Policy Statement 4: Planning for Sustainable Economic Growth (2010)
 - Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)
 - Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)
 - Planning Policy Statement 12: Local Spatial Planning (2008)
 - Planning Policy Guidance 13: Transport (2011)
 - Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2002)
 - Planning Policy Guidance 22: Renewable Energy (2004)
 - Planning Policy Guidance 24: Planning and Noise (1994)
 - Planning Policy Statement 25: Development and Flood Risk (2010)
10. The Localism Bill was enacted in November 2011 and will change the way that planning policy is prepared. Local communities now have the power to prepare their own neighbourhood plan and to directly influence new development in their community. Whilst this document will not have the status of a neighbourhood plan, the principles behind neighbourhood planning should be followed throughout its preparation to ensure ownership by the local community. This will involve significant involvement of the local community and Town Council.
11. In July 2011, the Department of Communities and Local Government (CLG) published a consultation draft on a National Planning Policy Framework. The Framework (when finalised) will replace current national planning policy guidance, statements and some circulars. It sets out the Government's key economic, environmental and social objectives together with the policies to deliver them. The Framework provides a strong presumption in favour of 'Sustainable Development' and addresses key issues such as neighbourhood planning, housing provision, the environment, open space and viability of development. It is uncertain when the final version of the National Planning Policy Framework will be in place. However, it is essential that preparation of the planning application has regard to the content of this framework.

Regional policy and guidance

12. In November 2011 the Localism Bill was enacted, which sought to abolish Regional Strategies. However, they cannot be revoked until a Strategic Environmental Assessment has been produced to assess their loss. Therefore, although Regional Planning Guidance 10 (RPG10) and the Regional Spatial Strategy (RSS) for the South West remain considerations for planning decisions at the current time, it is unlikely that development of Worgret Road will need to conform with their content. Development should instead conform to national and local planning policy and guidance.

Local policy and guidance

13. In October 2010, Purbeck District Council decided to allocate land at Worgret Road in its emerging Core Strategy, as set out in the following extract of Policy CEN: Central Purbeck (incorporating changes made during October 2011):

Policy Cen: Central Purbeck

The role of Wareham will be supported through:

- Realignment of the settlement boundary for the allocation of a mixed-use settlement extension along Worgret Road as shown on Map 11 that will include:
 - 200 dwellings of which a minimum of 50% dwellings are 'affordable' for local people;
 - New open space to mitigate potential impacts upon nearby heathland;
 - Contributions for transport and open space/recreation provision;
 - Highway improvements;
 - Improvements to walking, cycling and public transport access to the site;
 - New or improved community and education facilities;
 - Investigating the potential for the creation of an integrated health care facility and/or new police/fire services;
 - Investigating the potential for a combined heat and power facility that could link with nearby public buildings along with exemplar energy consumption proposals for all built development.

A development brief for the Worgret Road site will be prepared through engagement with the local community and adopted as a Supplementary Planning Document.

- Provision in a subsequent plan(s) for new retail floor space in Wareham town centre.
- The expansion of The Purbeck School with provision for an arts centre, to supplement teaching areas on the main school site, provided on the site of the Wareham Middle School. A primary school will replace The Lady St Marys First School.

South East Dorset Green Belt

The extent of the South East Dorset Green Belt in Purbeck will be maintained subject to the following alterations:

- Redefining the southern and western boundaries of the Green Belt to provide a more robust and justifiable boundary;
- Accommodation of the settlement extension at Worgret Road, Wareham;

14. Other policies in the Core Strategy should also be taken into account.
15. The Core Strategy will be submitted to the Planning Inspectorate for examination in 2012. Adoption should follow later in the year. A full copy of the Core Strategy can be found at: <http://www.dorsetforyou.com/corestrategy/purbeck>
16. The Core Strategy is supported by a detailed evidence base which can be found at: <http://www.dorsetforyou.com/evidence/purbeck>

Design context

National design guidance

17. In addition to the national guidance already listed above, the following advice should also be taken into account in the preparation of the planning application:
- ACPO, various dates: *Secured By Design*.
 - CABE, 2008: *Building for Life Standards*.
 - DfT, 2007: *Manual for Streets*.
 - DETR, 2000: *By Design, Urban Design in the Planning System: Towards Better Practice*.
 - DCLG, 2008: *Code for Sustainable Homes*.

- DTLR, 2001: *By Design, Better Places to Live*.
- ODPM/Home Office, 2003: *Safer Places – the Planning System and Crime Prevention*.
- ODPM, 2003: *Planning and Access for Disabled People: A Good Practice Guide*.

Local design policy and guidance

18. The Core Strategy includes policy D: Design, which considers design requirements. Any development proposals must take them into account.
19. Additional design guidance and evidence (for example, Townscape Character Appraisals) are available in the Core Strategy evidence base which can be found at: <http://www.dorsetforyou.com/evidence/purbeck>

Consultation events

20. On 27 September and 1 October events were held at Corn Exchange, Wareham to invite comments and views on the proposed development. A consultation statement is included in appendix 1 and includes a full breakdown of the feedback received. The three most popular responses were:
 - Opposition to an out-of- town supermarket development
 - Support for affordable housing provision
 - Retention of the Middle School playing fields
21. A summary of the responses is provided in relevant sections below. The consultation feedback should be taken into account when developing the development brief for the site.

Site constraints and opportunities

Housing

22. The site needs to deliver 200 dwellings of which 100 need to be affordable. The likely tenure mix is 90% social or affordable rent and 10% intermediate (e.g. shared equity). Affordable housing needs to be predominantly family housing of 2 or 3 bedrooms.

Consultation feedback about housing

23. People preferred a smaller type of home such as 2-3 bedroom, terraced or semi-detached properties.

Design

Layout

24. Development along Worgret Road should aim to reflect the existing pattern of domestic development in order to create a harmonious entrance to the town, with new properties facing onto and set back from the road. Density may be increased away from the frontage.

Height and massing

25. To reflect the local context, dwellings along Worgret Road should be detached and semi-detached and not exceed two storey units, with the option for accommodation in the roof space.

Details and materials

26. Materials that could reflect the local character are medium red brick with slate, or buff brick with dark red clay tiles. Development should avoid a generic Dorset vernacular format. The use of modern natural finishes, or innovative use of traditional materials within a more contemporary styling, could create a more distinctive scheme.

Consultation feedback about design

27. Comments highlighted preference for large gardens, no more than two storeys and the design should not replicate certain modern housing schemes in Dorset.

Transport

Access, layout and parking

28. Design of the access and layout of the site should be in full accordance with the 'Manual for Streets'. All residential development should be designed to allow direct, attractive, safe routes through the site for pedestrians and cyclists. The design of the streets should naturally enforce low vehicle speeds. Provision of car and cycle parking should be provided in accordance with the Dorset residential parking guidance, which can be found at: www.dorsetforyou.com/402199

Travel plan and transport assessment

29. A residential Travel Plan should be prepared to ensure the use of sustainable travel modes to and from the site as much as possible. Alternatives to single occupancy car trips should be encouraged as far as possible. Details should be provided to show how the developer intends to deal with the residual car trips being generated from the development. Contact should be made with the County Council's Travel Plan Co-ordinator at the earliest opportunity

Development contributions towards improving transport in Purbeck

30. Financial contributions from the development of the site will be required towards the implementation of the Purbeck Transportation Strategy (PTS). The transport schemes to be implemented within this strategy will mitigate the cumulative negative impact of any additional traffic generated by the development on the transport network. Payment of the contribution is not a replacement for the provision of infrastructure, which would normally be paid for by the developer as part of the development. Payments should be made in accordance with the current Interim Guidance “Development contributions towards transport improvements in Purbeck” document which can be found at: www.dorsetforyou.com/396971
31. Relevant PTs transport schemes are:
- Junction and online improvements including the Bakers Arms roundabout and the A351.
 - Improvements to bus service X43 (Swanage – Harmans Cross – Wareham – Wool – Lulworth – Weymouth).
 - Improve Purbeck Breezer bus service 40 (Poole - Upton – Lytchett Minster - Wareham – Corfe Castle – Swanage).
 - Cycleway Wareham - Corfe Castle.
 - Wareham railway station interchange improvements to encourage the use of rail, bus, cycling, and walking.
 - Holton Heath park and ride, and station improvements.
 - Workplace Travel Plans such as Holton Heath and other significant employment sites.
 - Signing strategy to divert traffic away from the A351 through Sandford.
 - Railway reconnection to Swanage.
 - Contributions will be collected by the Council and passed to Dorset County Council for implementation of the PTS.

Site specific transport requirements

32. In addition to the contributions to transport in Purbeck set out above, the developer will be required to provide a number of transport improvements which are considered essential to make the proposed development at Worgret Road acceptable in terms of the provision of sustainable transport opportunities and highway safety. These are set out below and illustrated on Figure 3.

Vehicular access to site

33. Vehicular access points will only be provided to the site from Worgret Road. No direct vehicle access to the bypass will be acceptable. Any new access must be a safe distance from the A351 roundabout.

Improving walking and cycling links

34. The development should provide:
- A new footway along the northern edge of Worgret Road linking the existing footway at Worgret Road roundabout to the existing footway to the east. This would allow people to walk to the town centre. This could be achieved within the existing highway verge.
 - Provision of perimeter footpath / cycleway around the whole of the development to provide a leisure / fitness route for cyclists, joggers, walkers and dog walkers.
 - A signal-controlled pedestrian crossing to the school and sports centre opposite the site.
 - Cycle links from the site to the town centre.

Improving the local road network

35. A new gateway feature should be provided on Worgret Road, just to the east of the roundabout. This would act as a welcome to Wareham and should also help reduce speeds to 30mph to reflect the new urban edge created by the development of this site. Frontage development along Worgret Road should also reinforce the new urban nature of this section of the road to encourage a reduction in traffic speeds.
36. Careful consideration needs to be given to crossing points and vehicular access points to the new development to avoid conflict with the school access.
37. Children from the new development will be crossing the road to go to and from the school. They won't necessarily use the crossings, so a 20-mph speed limit outside the schools along Worgret Road should be applied.

Public transport infrastructure improvements

38. The provision of raised kerbs at both bus stops on Worgret Road, adjacent to the site. Also, the provision of two new shelters with Real Time Passenger Information (RTI) on Worgret Road, adjacent to the site.

Street lighting

39. Street lighting will need to be provided to meet safety requirements in consultation with Dorset County Council.

Consultation feedback about design

40. Some useful feedback was obtained during the consultation events. This included concern about the increased traffic levels generated from the proposed development on Worgret Road. Suggestions were made concerning limiting parking along this route and there was some concern that a gateway feature was inappropriate.

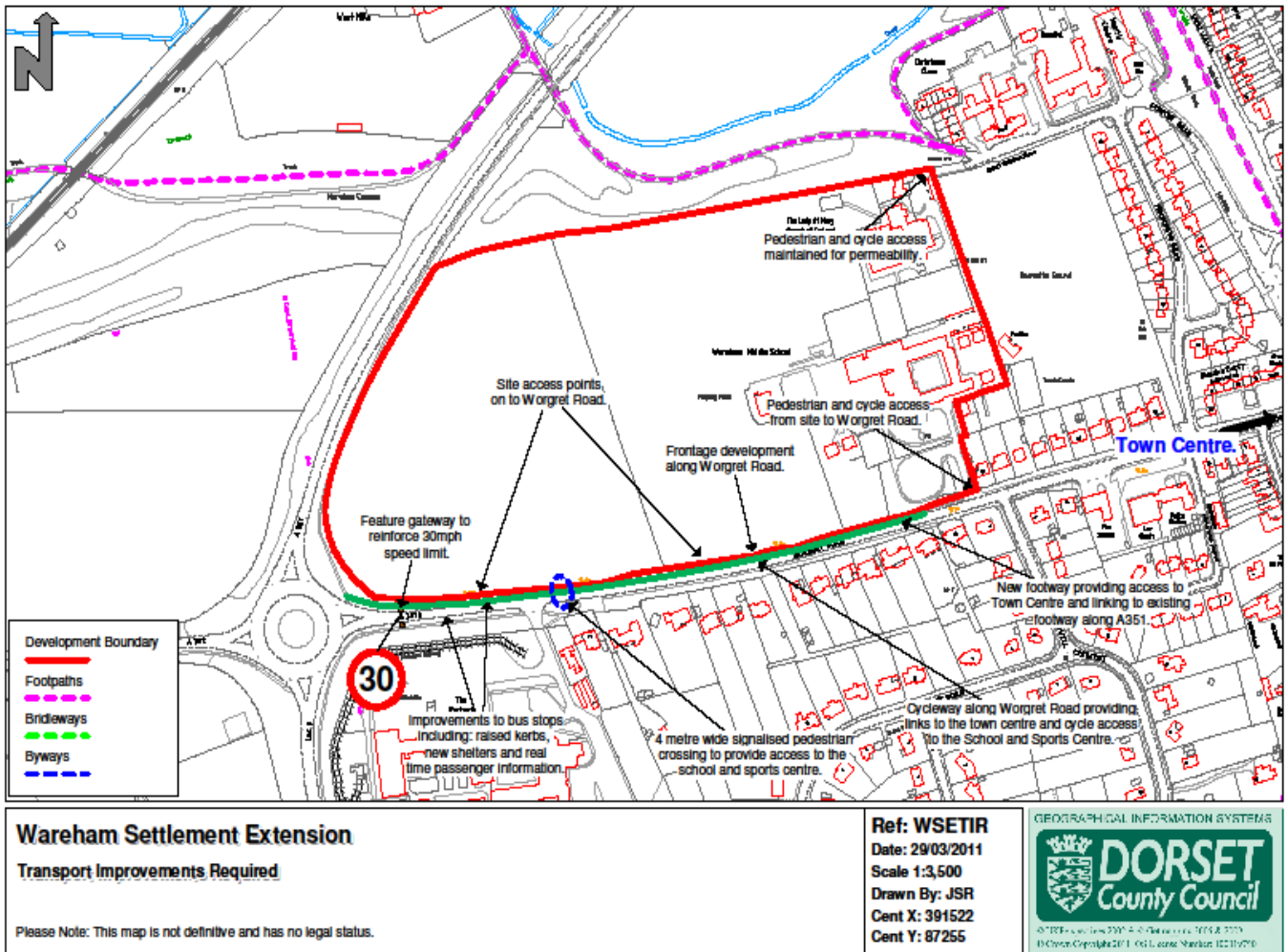


Figure 3: Site specific transport improvements

Public services and community facilities

Education

41. Dorset County Council is remodelling the existing educational provision to create a two-tier school system within the 'Purbeck pyramid' area will reduce then number of surplus school places. For this reason, development is not expected to make a contribution to education infrastructure.

Public services and health facilities

42. NHS Dorset has aspirations for an integrated health care facility, which would require a new site. The hospital, doctors surgery and ambulance station are located to the north of the development site. Currently, no funding has been identified and no timing has been confirmed for such development to take place. Dorset police who are located on Worgret Road have also indicated that they would be interested in relocating into a new public building. Landowners could consider working together in order to achieve this aspiration.

Childrens facilities

43. Consideration should be given to a childrens facilities that link with the nearby school facilities. These could include youth centre, children's centre and a nursery. There is a youth centre at the Purbeck School, an existing SureStart centre and nursery at the Lady St Mary's school and a nursery at the Sports Centre, which could be improved or relocated to a new purpose built facility, provided as part of the development.

Consultation feedback about public services and community facilities

44. A number of comments at the consultation events identified the need for a youth centre and café / young person's drop in centre.

Flood management

45. Purbeck District Council's Strategic Flood Risk Assessment (SFRA) notes that the principal flood risk in Wareham and Stoborough is flooding from the Rivers Frome and Piddle, combined with tidal flooding. There are risks to properties situated near these rivers.
46. It will be necessary for percolation tests to be conducted in order to establish the suitability of the area to support soakaway use.
47. The developers will be required to produce a Flood Risk Assessment (FRA) and are encouraged to liaise closely with the District Council to establish the requirements of the assessment, which must be in accordance with the SFRA. The Council recommends that the FRA is carried out as part of the planning process to identify any issues relating to flood risk and sustainable drainage at an early stage. Requirements of PPS25 and accompanying practice guidance, in particular design, should also be taken into account.

Trees, hedgerows and landscape

48. Purbeck District Council is currently assessing the site and will protect through Tree Preservation Orders healthy trees that have an amenity value. The majority of the trees have good amenity value, but have a limited life expectancy, reducing the likelihood of them being protected by a Tree Preservation Order. An arboricultural implications assessment must be provided by the developer in accordance with 'BS5837 – 2005' providing a reasoned justification for the removal of any trees and mitigation of any loss. It is accepted that there is scope for the removal of certain trees to accommodate development where it can be shown to be essential.
49. The layout of the site should retain the majority of the trees to allow them to develop to their full size over time without being compromised. Encroachment into the root protection areas of the trees to be retained would not be acceptable. The construction of light fencing might be acceptable, subject to the hand digging of foundations.
50. The planting of trees, as new or as replacements, should be an important part of any planning application. Consideration should be given to the species and location of the tree, to ensure that they fulfil their role within the scheme, both in the short and long term. Any scheme submitted will need to detail their spatial location above and below ground.

Nature conservation mitigation

51. Mitigation measures are essential to ensure that the new development does not have an adverse impact upon internationally protected nature conservation sites. In Central Purbeck these are:
- Dorset Heathlands SAC/SPA – specific issues: visitor pressure, water abstraction, water quality and air quality
 - Poole Harbour SPA/Ramsar Site – specific issues: water quality, recreational pressure
52. Mitigation measures are set out in the Core Strategy Habitats Regulations Assessment (September 2011). Implementation will require working with statutory bodies, landowners and neighbouring authorities.
53. To mitigate the impact of development at Worgret Road, a suitable alternative natural green space (SANGs) is required. Two alternative sites are under consideration: Holme Lane and Nutcrack Lane near Stoborough as shown on figure 1. It will be necessary to establish

which of these sites would offer the greatest potential to attract visitors who would otherwise visit Stoborough Heath, Arne Heath and Hartland Moor. It is recommended that further investigation should be undertaken at an early stage in order to ensure that any proposals can satisfy Natural England and the local community. The developer will need to prepare a management plan for the SANG to include car parking, accessibility, signs and landscaping. The plan should be prepared through discussions with Natural England, Purbeck District Council and Arne Parish Council.

54. It is important that the delivery of mitigation measures coincides with delivery of housing, and that the mitigation is in place before the occupation of new housing development.
55. Natural England and the Environment Agency are exploring ways of mitigating the impact of new development upon water quality in Poole Harbour. A financial contribution and/or change in land management practices may be required to ensure the development does not increase nitrogen levels in Poole Harbour.

Recreation and open space

56. Purbeck District Council's Open Space Audit and Playing Pitch Strategy (2006) highlights a shortage in playing pitches in the Wareham area. The Wareham Middle School playing fields are included within the development brief site. The playing fields form part of the existing provision, are well used outside of school hours and are not surplus to requirements. These playing fields should either be retained where they are, or provided elsewhere on the development brief site, or in an accessible location close to the main residential areas of Wareham.
57. The proposed development of housing on the development brief site will generate a consequential need for open space, recreation and sport provision which, if possible, should be provided on site. Where on-site provision is not possible, contributions will be sought for all or part of the requirement. The level of contribution will depend upon the sizes and types of dwellings proposed and can be advised at the planning application stage. For on-site or off-site provision, a maintenance contribution will be required.

Consultation feedback about recreation and open space

58. A number of comments at the consultation events sought the protection of the middle school playing fields. Other comments included support for a new sports pavilion and facilities at the nearby recreation ground, a children's play area, young person's exercise equipment and off road bike course.

Noise

59. Noise from the A351 road running along the western edge of the site might have some amenity issues for potential residents. The design of the site should take into account noise mitigation. A Noise Impact Assessment must be carried out in order to ascertain the level of noise recorded and level of mitigation required. Appropriate solutions will need to be found to solve any issues identified.

Renewable energy

60. In line with Core Strategy Policy D: Design, at least 10% of the total energy use requirements of the development must come from decentralised and renewable or low carbon sources. Developers should investigate proposals for the provision of combined heat and power and other renewable energy provisions, as part of the overall plan for development of the site. The linkage of such provision with on site and other adjacent uses (for example, the schools, public service facilities and swimming pool) should be considered.

Consultation feedback about renewable energy

61. Comments from the consultation events included the need for new dwellings to incorporate energy saving features and for solar panels.

Archaeology

62. An archaeological evaluation has confirmed the presence of a variety of archaeological remains on the site, including a Roman settlement with evidence of pottery production. Later occupation included the use of the site as an army camp during the First World War period. It is likely that further archaeological evaluation will be required in order to enable planning decisions to be made in advance of development.

Ground contamination

63. Records suggest a potentially contaminating use of the agricultural field from the spreading of human waste. A desk based study is required as part of any planning application and a more detailed survey could be required if contamination is indicated.

Minerals safeguarding

64. The land is covered by the sand and gravel safeguarding area set out within the emerging Minerals Core Strategy. Developers will be required to test the depth and quality of the mineral deposit to ascertain whether prior extraction should take place.

Scope of further work

Requirements

66. In summary, as part of the application process, developers must submit:
- A community engagement strategy
 - A full and detailed context appraisal
 - A policy review applying relevant policies and site design
 - A vision statement setting out a vision for the site and key objectives
 - Planning and design principles
 - Implementation details
 - Costs, viability, phasing and timing of development
 - Draft planning obligations
67. In liaison with Officers at Purbeck District Council, and taking on board the consultation feedback, draft indicative concept plans / illustrations are to be produced to demonstrate:
- Site Layout including the relationship between buildings, routes and open spaces within the site and with adjoining areas and village centre;
 - Built Layout: relationship of plots, frontages, grain of development, relationship with adjoining development, roads, trees, key buildings, street surveillance, character, legibility, exploitation of existing features, safety;
 - Densities – variations within site and relationships with surrounding uses and character;
 - Height – visual impact, relationships within site, relationship with surrounding uses and character, maximum heights, impact on existing views, creation of new views, building height to street ratios, massing;
 - Design details – techniques, local distinctiveness, facades, lighting, street furniture, hard landscaping, public art, safety, boundaries, key features, on-site play / recreation equipment;
 - Materials – type, texture, colour, pattern, maintenance, palette;
 - Landscaping – structure planting, secondary planting, species, safety;
 - Trees – arboricultural implications assessment to BS5837-2005, retention, tradable, replacements, types, sizes, safety;
 - Open Spaces – public spaces, type, treatment, maintenance and management, enclosures, character of spaces, lighting, legibility, safety;
 - Movement – vehicle and pedestrian access, public transport access, networks of access within site and beyond, walking and cycle links, parking, traffic management, home zones, mobility limitations, safety;
 - Inclusion of renewable energy;
 - Heathland mitigation / suitable alternative natural green space;
68. Details must be provided of:
- all development contributions and where possible draft Section 106 Agreements to include details of terms, adoptable standards, level of contributions and legal mechanisms;
 - all surveys and assessments undertaken, to include a travel plan, transport assessment, flood risk assessment, arboricultural implications assessment, ecological survey, pre-determination archaeological evaluation, ground contamination survey (depot site) and health and safety assessment of the pond;
 - any management agreements including draft terms and conditions;
 - the intended development process following completion and adoption of the brief, including intended timescales and phasing of development and community benefits.

69. The developer / agent should discuss their proposal with Dorset County Council (as the highway authority) prior to formal submission of a planning application. Discussions will also speed up the decision-making process following submission of a planning application and ultimately increase the chance of a successful decision.

Important note: Following the formal adoption of the development brief by the District Council, any further modifications requiring discussion with Planning Officers prior to the submission of a planning application will be charged in accordance with the Development Management charging schedule.

Project stages

Description of Stages	Purbeck District Council	Developer	Dorset County Council	Wareham Town Council	Community
Collate all information and develop (i) a shared vision for the site and (ii) key development objectives.		✓			
Prepare community engagement strategy to include detail of methods, timescales and how results will be reported.		✓			
Produce broad concept plan and broad principles for development.		✓			
Report above to the County, District and Town Councils for agreement prior to informal community consultation.	✓	✓	✓	✓	
Prepare draft plans and concepts (see below), to include all of the information collated, in liaison with District Council officers.	✓	✓			
In liaison with District and County Council officers, arrange and undertake a workshop on draft plans and concepts with the District and Town Councils. Following consultation, amend the draft plans and concepts to reflect suggested amendments from the workshop.	✓	✓	✓	✓	
Finalise draft plans and concepts and report to the County, District and Town Councils for agreement prior to a period of 6 weeks' formal consultation with the local community.	✓	✓	✓	✓	
6 weeks' formal consultation to be agreed with officers at County, District and Town Councils.	✓	✓	✓	✓	✓
Consider results of formal consultation and provide feedback, together with reasoning behind how community's comments have or have not been taken into account.		✓			
Finalise plans and concepts in liaison with District Council officers.	✓	✓			
Report final development brief to the County, District and Town councils for adoption.	✓	✓	✓	✓	✓

Contact details

70. Purbeck District Council Switchboard – 01929 556561
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Purbeck District Council
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Wareham
Dorset
BH20 4PP

Planning Policy Team - 01929 557369
Email: ldf@purbeck-dc.gov.uk

Development Management Team – 01929 557206
Email: planning@purbeck-dc.gov.uk

Dorset County Council Switchboard - 01305 221000

Appendix 1: Consultation feedback

Core Strategy Settlement Extension – Worgret Road, Wareham

Who was consulted?

To inform the future preparation of a master plan for the site, Purbeck District Council together with Wareham Town Council, undertook an informal issues and options consultation on the proposed development site. The consultation was aimed at the local community with the aim of informally obtaining their views and opinions on the future development.

How were they consulted?

Two drop-in exhibitions were held in Wareham to provide the opportunity for the local community to meet with Purbeck District Council Planning Officers, DCC Highway and Transport Officers, Parish Councillors, District Councillors and the agent / developer of the relevant site. Attendees were encouraged to choose from various options and provide more general comments on the proposed developments.

Two events were held at Wareham Corn Exchange, as follows:

- Tuesday 27th September, 5-8pm
- Saturday 1st October, 2-5pm

Exhibition boards setting out the key issues for the site and development options were displayed, and suggestions invited.



How was the event advertised?

The event was advertised to the local community using the following methods:

- A press release to all local media.
- Leaflets to all properties adjacent to the site, including Worgret Road and
- Posters displayed within the town.
- An interview with Councillor Johns (Built Environment) on Radio Solent 96.1 / 103.8 on Saturday 24th September 2011.
- Leaflets displayed at the council offices and library.
- On Dorset for You website.
- In Local Development Framework newsletter.
- Advert in September 2011 edition of the Purbeck District Council Information Bulletin.

What Response was Received?

Approximately 76 members of the public attended the Tuesday meeting and around 85 attended the Saturday meeting, making a combined total of 161 attendees. The results are below.

Which Community Benefits Would You Like to See?

The below list of potential facilities was drawn up using suggestions from the 2010 'Where Shall We Build...' consultation and suggestions from the Wareham Town Plan.

	1 st choice	2 nd choice	3 rd choice
Youth centre	13	1	7
More Parking	7	3	6
Children's Play Area	4	2	1
Young people's exercise equipment	2	1	1
Improved sports facilities at the rec ground	4	6	0
Off-road trail bike course	4	5	0
Young person's notice board	1	0	0
Provide graffiti walls	0	1	0
Tree planting	11	4	3
Café/young persons drop in centre	14	2	0

Comments on Developers' Proposal for Suitable Alternative Natural Green Space

Comment	No. of respondents
The open space provided to balance the development should be located close to the development to avoid additional adverse effects on surrounding environments	3
Concern about the traffic access to proposal off Nutcrack Lane. The junction at Stoborough is narrow and visibility is poor and there is a risk that the traffic would use the route through Wareham town rather than the ring road.	2
No need for mitigation areas if large gardens are provided	2

What Kind of Homes Would You Like to See?

Size

Size	1 st choice	2 nd choice	3 rd choice
1 bed	3	2	5
2 bed	6	6	2
3 bed	11	2	1
4 bed	0	0	0
5 bed	0	0	0

Type

Type	1 st choice	2 nd choice	3 rd choice
Flat/apartment	4	3	3
Bungalow	0	3	1
Terrace	13	3	5
Semi	2	10	3
Detached	2	1	0

Height

Height	1 st choice	2 nd choice	3 rd choice
1 storey	5	3	1
1.5 storey	2	2	6
2 storey	6	5	1
2.5 storey	8	0	0

Design

Design	1 st choice	2 nd choice	3 rd choice
Executive	0	0	0
Estate	5	6	1
Modern/contemporary	0	3	1
Eco home	12	1	7

Comments on Design/Layout

Comments	No. of respondents
All new dwellings should have energy saving features built in	7
Dwellings should have large gardens	3
Development should not be like the Poundbury scheme	3
All new dwellings should include solar panels	3
Houses should be limited to two storeys in height	2
Play area and green space required	2
Additional parking required at the scheme	2
No large executive homes	1

Comments	No. of respondents
Development should be set back from Worgret Road	1
Maintain the hedges around the boundary of the site	1
Provide access to adjacent green space (Wareham Common)	1
Avoid contemporary/modern design of dwelling at the development	1
Avoid rendered wall design	1

Other General Comments

Comment	No. of respondents
Opposition to an out of town supermarket	48
Support for development of affordable housing	8
Retain the Middle School playing fields	7
Objection to the principle of development	4
Concern that developers will not deliver 50% affordable housing	4
No more second homes/holiday homes	4
Do not build on the Green Belt	3
Doubt expressed that developers will provide any benefits	2
Affordable housing should be for people from Wareham	2
Provide a new sports pavilion for the Recreation Ground	2
Concern that local infrastructure cannot support the development	2
Provide a new youth café/drop in centre	1
Relocate the Citizens Advice Bureau to the development	1
Allow self build units within the development	1