

Proposed Changes to the Wareham Neighbourhood Plan August 2019

Para / Policy No.	Existing text / Policy	Proposed Text / Policy (amendments in red)	Reason
Para 3.3.1	<p>Nationally and internationally importance wildlife sites, particularly focused on the heathlands, water meadows and Poole Harbour. The area is extremely rich in protected species. Within 400m of a protected heathland site (SAC) residential development that would involve a net increase in dwellings, tourist accommodation and equestrian related development will not be permitted. Between 400m and 5km of a heathland site mitigation measures are likely to be required to mitigate the adverse effects on the sites' integrity. These can take the form of Suitable Alternative Natural Greenspace (SANG). Developments will also be required to mitigate the impact of any increase in nitrogen produced by sewage from new homes that may adversely affect Poole Harbour, in line with the Local Plan policy. The details of how this will be assessed is set out in supplementary guidance, and applicants will be expected to provide mitigation directly as part of their application. Protected species and locally important habitats are not confined to designated sites. At an application level these interests will be protected through the Dorset County Council Biodiversity Mitigation Protocol and Dorset Biodiversity Compensation Framework. This could, for example, provide for significant environmental enhancements along the River Frome.</p>	<p>Nationally and internationally important wildlife sites, particularly focused on the heathlands, water meadows and Poole Harbour. The area is extremely rich in protected species. Within 400m of a protected heathland site (SAC) residential development that would involve a net increase in dwellings, tourist accommodation and equestrian related development will not be permitted. Between 400m and 5km of a heathland site mitigation measures are likely to be required to mitigate the adverse effects on the sites' integrity. These can take the form of Heathland Infrastructure Projects (HIPs) and/ or Suitable Alternative Natural Greenspace (SANG) provision in accordance with the Dorset Heathlands Planning Framework SPD. All development will need to accord with the Recreation in Poole Harbour SPD as per Local Plan (2018-2034) Policy E9. Developments will also be required to mitigate the impact of any increase in nitrogen produced by sewage from new homes that may adversely affect Poole Harbour, in line with the Local Plan policy. The details of how this will be assessed is set out in supplementary guidance, and applicants will be expected to provide mitigation directly as part of their application. Protected species and locally important habitats are not confined to designated sites. At an application level these interests will be protected through the Dorset County Council Biodiversity Mitigation Protocol and Dorset Biodiversity Compensation Framework. This could, for example, provide for significant environmental enhancements along the River Frome.</p>	<p>To ensure other policies are adequately referenced. (HRA recommendations)</p>
Policy H4	<p>Land West of Westminster Road Consideration be given to adding a policy when the neighbourhood Plan is revised following adoption of the Revised Purbeck Local Plan.</p>	<p>Delete Policy H4</p>	<p>Site H4 is in the Green Belt and is no longer needed to meet the Housing Requirement of 300 dwellings set by the Dorset Council, formerly Purbeck</p>

			District Council, for the Neighbourhood Plan area..
Policy H5.	<p>Policy H5. Westminster Road Industrial Estate</p> <p>The mixed-use redevelopment of the Westminster Road Industrial Estate for up to about 90 dwellings plus employment will be supported. The main vehicular access should be from Bere Road. The site should be developed in accordance with a masterplan, which should make provision for the possible development of land to the west, to be agreed by the Local Planning Authority in consultation with the Town Council. Provision should be made in accordance with the Dorset Heathlands Planning Framework. The electricity distribution site should be planted with native shrubs on its north and west boundaries to screen the site from the highway. A buffer zone and/or adequate measures should be provided to ensure any adverse impacts from the Household Recycling Centre on the future occupants of any new housing are suitably mitigated in consultation with the Waste Planning Authority.</p>	<p>Policy H5. Westminster Road Industrial Estate</p> <p>The mixed-use redevelopment of the southern part of Westminster Road Industrial Estate for 30 dwellings plus employment will be supported. The main vehicular access should be from Bere Road. Provision should be made in accordance with the Dorset Heathlands Planning Framework.</p>	<p>Only the southern part of the site is now proposed to be developed for 30 dwellings. In combination development on sites H5 and H6 will not exceed 45 units and therefore mitigation in accordance with the Dorset Heathlands Planning Framework SPD para 5.5 may be by means of financial contributions towards a HIP.</p>
Policy H6	<p>Policy H6 Johns Road</p> <p>The redevelopment of the industrial land at Johns Road for about 30 new homes and a new café in the vicinity of the Railway Station will be supported, subject to the inclusion of a pedestrian link between the site and the station and the retention of the trees and hedgerows adjoining Carey Road and Bere Road. Network Rail should be consulted to ensure that future occupants are not unduly disturbed by railway operations.</p>	<p>Policy H6 Johns Road</p> <p>The redevelopment of industrial land at Johns Road for 15 new homes and a new café in the vicinity of the Railway Station will be supported, subject to the retention of the trees and hedgerows adjoining Carey Road and Bere Road. Network Rail should be consulted to ensure that future occupants are not unduly disturbed by railway operations.</p>	<p>Only the northern part of the site is now proposed to be developed for 15 dwellings. In combination development on sites H5 and H6 will not exceed 45 units and therefore mitigation in accordance with the Dorset Heathlands Planning Framework SPD para 5.5 may be by means of financial contributions towards a HIP.</p>
Policy H7	<p>H7 – Wareham Town Northern Gateway (Gasworks and Autopoint sites)</p> <p>The redevelopment of the former gasworks site and Autopoint garage site for about 10 dwellings each will be supported subject to providing a high quality design at this northern entry</p>	<p>H7 – Wareham Town Northern Gateway (Gasworks and Autopoint sites)</p> <p>The redevelopment of the former gasworks site and Autopoint garage site for about 10 dwellings each will be supported subject to providing a high quality design at this northern entry</p>	<p>To ensure that this allocation will not result in adverse effect in integrity to the Poole Harbour</p>

	point to the original Saxon town. Regard must be given to potential flood risk. A canoe launching point would be supported on this site subject to consideration of impact on nature conservation in consultation with Natural England. No new dwellings should be built within the areas at risk of flooding, and regard must be given to minimising potential flood risk both within the site and to adjoining properties.	point to the original Saxon town. Regard must be given to potential flood risk. A canoe launching point would be supported on this site subject to consideration of impact on nature conservation in consultation with Natural England and Appropriate Assessment to ensure that no adverse effects on integrity result. No new dwellings should be built within the areas at risk of flooding, and regard must be given to minimising potential flood risk both within the site and to adjoining properties. Development must meet the requirements of the Dorset Heathlands Planning Framework SPD and as a minimum provide financial contributions towards the strategic avoidance and mitigation measures identified within the SPD.	European sites as a result of the canoe launch point. (HRA recommendation)
Policy H9	H9 - Former Cottees Market Site Residential redevelopment of the former Cottees Market site will be supported subject to providing a design of high quality which fits within the context of the adjacent properties in East Street, East Walls and Wyatts Lane within the Conservation Area. The large sycamore tree on the East Street frontage must be retained. Particular care must be taken to ensure the privacy of properties in Knightstone Close is protected. Such development should have only one vehicular access point from East Street and one from Wyatts Lane.	H9 - Former Cottees Market Site Residential redevelopment of the former Cottees Market site will be supported subject to providing a design of high quality which fits within the context of the adjacent properties in East Street, East Walls and Wyatts Lane within the Conservation Area. The large sycamore tree on the East Street frontage must be retained. Particular care must be taken to ensure the privacy of properties in Knightstone Close is protected. Such development should have only one vehicular access point from East Street and one from Wyatts Lane. Development must meet the requirements of the Dorset Heathlands Planning Framework SPD and as a minimum provide financial contributions towards the strategic avoidance and mitigation measures identified within the SPD.	To ensure other policies are adequately referenced. (HRA recommendations). Planning permission has now been granted for 9 dwellings on this site.
Policy H10	H10 – General Infill Policy within Settlement Boundary Residential infilling will be supported providing development exhibits a high quality of design respectful of its townscape context and any impact on designated or undesignated heritage assets, and providing it complies with the other policies in the Plan.	H10 – General Infill Policy within Settlement Boundary Residential infilling will be supported providing development exhibits a high quality of design respectful of its townscape context and any impact on designated or undesignated heritage assets, and providing it complies with the other policies in the Plan. Development must meet the requirements of the Dorset Heathlands Planning Framework SPD and as a minimum provide financial contributions towards the strategic avoidance and mitigation measures identified within the SPD.	To ensure other policies are adequately referenced. (HRA recommendation)

Para 3.10 & Table 1

Potential Housing Delivery

An assessment has been undertaken of the realistic likelihood of the various sites coming forward to deliver the housing requirement within the Plan period. The brownfield sites at Westminster Road and Johns Road are in multiple ownership and bringing these forward will take time and may in some instances take beyond the Plan period. A lower estimate of delivery has therefore been made for these sites. The estimate for windfall has been similarly discounted.

Potential Housing Delivery		
Site	Dwellings	Notes
West of Westminster Road (H4)	60	Subject to change in Green Belt boundary in Purbeck Local Plan
Westminster Rd Industrial Estate (H5)	30	Whole site may not come forward in Plan period - assume 33% of 90 dwell.
Johns Road (H6)	15	Whole site may not come forward in Plan period - assume 50% of 30 dwell.
Hospital/Health Centre site (H8)	40	Subject to relocation of health facilities
Former Middle School site (GS2)	35	Extra care housing / keyworker housing / care home in association with proposed health hub
Cottes site (H9)	10	
Former Gasworks site (H7)	10	
Windfall	100	Assume 66% of average small sites windfall development of 10 dwellings p.a. over 2003-17
Total	300	

Potential Housing Delivery

An assessment has been undertaken of the realistic likelihood of the various sites coming forward to deliver the housing requirement within the Plan period. The brownfield sites allocated at Westminster Road and Johns Road are vacant or underused and therefore could come forward in the early part of the plan period. The estimate for windfall has been discounted.

Potential Housing Delivery (Revised)		
Site	Dwellings	Notes
Westminster Rd Industrial Estate (H5)	30	Mainly vacant and underused units on southern part of Westminster Road
Johns Road (H6)	15	Former engineering works north of Johns Road
Hospital/Health Centre site (H8)	45	Subject to relocation of health facilities.
Former Middle School site (GS2)	90	Extra care housing, keyworker and affordable housing together with the proposed health hub
Cottes site (H9)	10	Site has Planning permission for 9 dwellings
Former Gasworks site (H7)	10	Shortly to be released for development by National Grid Property Holdings
Windfall	100	Assume 66% of average small sites windfall development of 10 dwellings p.a. over 2003-17
Total	300	

Table 1. Summary of Potential Housing Delivery

Site H4 is no longer required to meet the Housing Requirement of 300 set by the Dorset Council, formerly Purbeck District Council for the Neighbourhood Plan area.

Following reductions in the area of the allocation for H5 and H6 on the Policies Map 30 dwellings are expected in Westminster Road and 15 in Johns Road.

Dorset Council and Dorset Healthcare propose 32 dwellings on the Hospital site. 13 dwellings can be provided on the adjoining Health Centre and Ambulance Station sites.

Following publication of proposals by Dorset Council for development of the Health Hub on the former Middle School site it is clear that about 90 dwellings can be provided on that site. A care home is no longer proposed.

Cottes site now has planning permission for 9

	Table 1. Summary of Potential Housing Delivery		
GS2	<p>GS2 – Proposed Health Hub (former Middle School Site) Development of the area of the former Wareham Middle School buildings, playgrounds and parking areas as a new Health Hub for the Town and surrounding area will be supported, including</p> <ul style="list-style-type: none"> • space for the relocated Wareham GP Surgery and Ambulance Station, with a view to providing improved primary health care facilities; • sufficient parking space for staff and patients; • vehicular access to the adjoining Primary School from Worgret Road together with parking for parents/carers; • extra care housing, key worker housing and / or a care home facility; • changing facilities to encourage use of the recreation ground and playing fields to east and west. <p>A master plan and design code for the development of the site will be submitted to and approved by the Local Planning Authority in consultation with the Town Council prior to any development. An area(s) of Suitable Alternative Natural Greenspace (SANG) should be provided in accordance with the Dorset Heathlands Planning Framework for any housing development.</p> <p>Buildings should be of high design quality and aim to achieve a high standard of sustainable design (BREAAAM Very Good or Excellent).</p>	<p>GS2 – Proposed Health Hub (former Middle School Site) Development of the area of the former Wareham Middle School buildings, playgrounds and parking areas as a new Health Hub for the Town and surrounding area will be supported, including</p> <ul style="list-style-type: none"> • space for the relocated Wareham GP Surgery and Ambulance Station, with a view to providing improved primary health care facilities; • sufficient parking space for staff and patients; • vehicular access to the adjoining Primary School from Worgret Road together with parking and drop off space for parents/carers; • extra care, supported living, key worker and affordable housing ; • changing facilities to encourage use of the recreation ground and playing fields to east and west. <p>A master plan and design code for the development of the site will be submitted to and approved by the Local Planning Authority in consultation with the Town Council prior to any development. An area(s) of Suitable Alternative Natural Greenspace (SANG) should be provided in accordance with the Dorset Heathlands Planning Framework for any housing development.</p> <p>Buildings should be of high design quality and aim to achieve a high standard of sustainable design (BREAAAM Very Good or Excellent).</p>	<p> dwellings & development has commenced.</p> <p>National Grid Property Holdings have confirmed that the Former Gas Works site is currently being reported on with a view to bring the site forward for development shortly.</p> <p>A Care Home is no longer proposed and a wider range of housing is now proposed</p>
Fig. 37	Figure 37.		Figure 37. Site H4 in the Green Belt is no longer needed to meet

	<p>Illustrative masterplan showing one option of how a comprehensive development could be planned including a possible future development on site H4 following a review of the Plan. Due to multiple ownerships it is recognised that this could take place on a phased basis over some years depending when owners wish to bring their land forward. The plan shows a loose grid street network with buildings close to the street frontage. A surface water balancing pond is provided which could also provide a semi natural habitat. Play spaces are included within the site and potential sites for SANGs are identified adjoining the site. Westminster Road is planted as a treed avenue.</p>	<p>Omit Illustrative masterplan.</p>	<p>the Housing Requirement of 300 dwellings and the whole of Westminster Road Industrial Estate is no longer proposed for development on the Policies map.</p>
	<p>Policies map Inset 1</p>	<p>Policies map Inset 1 Reduce area allocated for residential development at site H5 (1.01 Ha) and H6 (0.28 Ha) Omit Area for Future Consideration for SANG and Housing west of Westminster Road.</p>	<p>To reflect the modifications set out above</p>

1st August 2019