**Proposed Additional Changes to the Wareham Neighbourhood Plan 15th August 2019**

|  |  |  |  |
| --- | --- | --- | --- |
| **Para / Policy No.** | **Existing text / Policy** | **Proposed Text / Policy****(amendments in red)** | **Reason** |
| Para.3.4.1. | 3.4 Westminster Road Area between Bere Road and Carey Road3.4.1 Local residents suggested that the Westminster Road Industrial Estate built in the 1960s and early 1970s is under used and that the accommodation there no longer meets modern business needs. Following the decision in summer 2017 of Daler Rowney the main employer on the estate to relocate to Bracknell, a survey of employers found that very few local residents worked in the remaining businesses and the majority drove in from the Poole area. Some owners and professional advisors confirmed that the configuration of the units no longer met modern standards for delivery vehicles, parking or yard space, that the buildings had poor insulation and needed considerable investment and that the eaves heights were too low for modern forklift trucks and pallet stacking. The estate had a rundown appearance. The electricity distribution site hasan unattractive appearance and needs to be screened. The Household Recycling Centre will require a buffer zonewhere it abuts future housing. | 3.4 Westminster Road Area between Bere Road and Carey Road3.4.1 Local residents suggested that the Westminster Road Industrial Estate built in the 1960s and early 1970s is under used and that the accommodation there no longer meets modern business needs. Following the decision in summer 2017 of Daler Rowney the main employer on the estate to relocate to Bracknell, a survey of employers found that very few local residents worked in the remaining businesses and the majority drove in from the Poole area. Some owners and professional advisors confirmed that the configuration of the units no longer met modern standards for delivery vehicles, parking or yard space, that the buildings had poor insulation and needed considerable investment and that the eaves heights were too low for modern forklift trucks and pallet stacking. The estate had a rundown appearance. The electricity distribution site hasan unattractive appearance and needs to be screened. (Last sentence removed) | Since Policy H4 has now been deleted this is no longer relevant. |
| Para.3.4.3 | 3.4.3 The site selection work also identified available land to the west of Westminster Road Industrial Estate as having the greatest suitability for housing development. Land at the lower part of the slope and on the north side of Carey Road could accommodate about 60 houses, is tucked into the topography and would not intrude into views from across the Town. There is potential to integrate this site with the regeneration of the adjoining industrial estate, enabling a more intensive use for a mix of housing and possibly small scale B1 employment. Provided there is a master plan to coordinate development, this could take place over thePlan period. | Delete paragraph | Since Policy H4 has now been deleted this is no longer relevant. |
| Para. 3.4.9 | 3.4.9 In conclusion, the technical work undertaken clearlydemonstrates that the most suitable area for the expansion of the Town is in the Westminster Road area between Carey Road and Bere Road. Development here could be integrated with the regeneration of the Westminster Road Industrial Estate. A masterplan needs to be in place to coordinate development across land in different ownerships. Because the industrial estate is in multiple ownerships, it is recognised that not all of the sites may come forward within the plan period. | 3.4.9 In conclusion, the technical work undertaken clearlydemonstrates that the most suitable area for the future expansion of the Town beyond the Plan period is in the Westminster Road area between Carey Road and Bere Road. Development here could be integrated with the regeneration of the Westminster Road Industrial Estate. A masterplan needs to be in place to coordinate development across land in different ownerships. Because the industrial estate is in multiple ownerships, it is recognised that not all of the sites may come forward within the plan period and therefore only the southern part of the Industrial Estate is proposed for development. | To clarify the current position. |
| Para. 3.4.10 | 3.4.10 The revised National Planning Policy Framework. Para 136 states that “Where a need for changes to Green Belt boundaries has been demonstrated through a strategic plan, detailed amendments to those boundaries may be made through local policies, including neighbourhood plans.” In January 2018 Purbeck District Council consulted on “New Homes for Purbeck” on the revision of the Green Belt west of Westminster Road. Once the revised Local Plan has been adopted, expected to be in Autumn 2019, the Town Council intends to review the Neighbourhood Plan to consider amending the boundary of the Green Belt and allocating the land to the west of Westminster Road between Bere Road and Carey Road for housing together with a SANG. The area to be considered is shown on the Policies Map. | 3.4.10 The revised National Planning Policy Framework. Para 136 states that “Where a need for changes to Green Belt boundaries has been demonstrated through a strategic plan, detailed amendments to those boundaries may be made through local policies, including neighbourhood plans.” In January 2018 Purbeck District Council consulted on “New Homes for Purbeck” on the revision of the Green Belt west of Westminster Road. Delete remainder of paragraph | Since Policy H4 has now been deleted this is no longer relevant. |
| Policy H8 | **H8 – Former Hospital and Health Centre site****Provided that the GP surgery is relocated, the****redevelopment, for about 40 homes, of the former****Wareham Health Centre (GP Surgery), Wareham Hospital****and potentially Ambulance Station will be supported.****Appropriate mitigation in relation to the impact on****European wildlife sites should be provided through the****Heathland Infrastructure Project in accordance with the****Dorset Heathlands Planning Framework.** | **H8 – Former Hospital and Health Centre site****Provided that the GP surgery is relocated, the****redevelopment, for about 45 homes, of the former****Wareham Health Centre (GP Surgery), Wareham Hospital****and potentially Ambulance Station will be supported.****Appropriate mitigation in relation to the impact on****European wildlife sites should be provided through the****Heathland Infrastructure Project in accordance with the****Dorset Heathlands Planning Framework.** | To reflect current site delivery expectations |
| Para.3.11.1 | 3.11.1 Within the Town Walls, other than the four main streets, the lanes are generally narrow with parking where allowed on one side only. Many of the older properties have no garage or on-plot parking space. This combined with pressure from workers in the Town looking for a free onstreet parking space creates pressure on the available onstreet parking. Recent new development with very limited or no on-site parking has exacerbated the situation. It is therefore proposed that all new residential development other than for care homes provides at least one dedicated parking space per unit ideally on-plot or conveniently located within the site. | 3.11.1 Within the Town Walls, other than the four main streets, the lanes are generally narrow with parking where allowed on one side only. Many of the older properties have no garage or on-plot parking space. This combined with pressure from workers in the Town looking for a free onstreet parking space creates pressure on the available onstreet parking. Recent new development with very limited or no on-site parking has exacerbated the situation. It is therefore proposed that all new residential development other than for care homes and extra-care dwellings provides at least one dedicated parking space per unit ideally on-plot or conveniently located within the site. | To reflect updated policy for social care of care in the community which has a lower parking need. |
| Policy LDP1 | **LDP1 – Design of New Development All new development must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the****existing built environment. In Wareham good design****means:****• achieving high quality design that respects the scale****and character of existing and surrounding buildings (and, in particular, Listed Buildings) in terms of massing,****roofscape, height, layout and elevational appearance,****taking into account their significance and setting;****• reflecting, where appropriate, the Town’s Georgian****heritage in new developments within the Conservation****Area;****• respecting established building lines and arrangements****of front gardens, walls, railings or hedges and creating a****positive relationship with the public realm;****• ensuring proposals relate to established plot widths****within streets where development is proposed,****particularly where they establish a rhythm to the****architecture in a street;****• using good quality materials that complement the****existing palette of materials used within the Town****• ensuring that meter boxes, flues and vents are not****visible from the public realm;****• achieving low carbon sustainable design;****• ensuring that landscaping and measures to enhance****biodiversity are integrated into the design.****Good design should provide sufficient external amenity****space, refuse and recycling storage and car and bicycle****parking to ensure a high quality and well managed****streetscape. Planning permission will not be supported****for development of poor design that fails to take the****opportunities available for improving local character and****quality of the area or leads to a domination of the street****scene with vehicle parking or garaging.** | **LDP1 – Design of New Development****All new development must demonstrate good quality****design. This means responding to and integrating with****local surroundings and landscape context as well as the****existing built environment. In Wareham good design****means:****• achieving high quality design that respects the scale****and character of existing and surrounding buildings (and, in particular, Listed Buildings) in terms of massing,****roofscape, height, layout and elevational appearance,****taking into account their significance and setting;****• reflecting, where appropriate, the Town’s Georgian****heritage in new developments within the Conservation****Area;****• respecting established building lines and arrangements****of front gardens, walls, railings or hedges and creating a****positive relationship with the public realm;****• ensuring proposals relate to established plot widths****within streets where development is proposed,****particularly where they establish a rhythm to the****architecture in a street;****• using good quality materials that complement the****existing palette of materials used within the Town****• ensuring that meter boxes, flues and vents are not****visible from the public realm;****• achieving low carbon sustainable design;****• ensuring that landscaping and measures to enhance****biodiversity are integrated into the design.****Good design should provide sufficient external amenity****space, refuse and recycling storage and car and bicycle****parking to ensure a high quality and well managed****streetscape. Planning permission will not be supported****for development of poor design that fails to take the****opportunities available for improving local character and****quality of the area or leads to a domination of the street****scene with vehicle parking or garaging.****New development should comply with the Neighbourhood Plan Design Guidelines which develop the principles of this policy in more detail.** | To include reference to the Design Guidelines currently being developed by AECOM for Wareham Neighbourhood Plan in order to maintain local distinctiveness |
| 7.1.10 | 7.1.10 The allocation of land in the Westminster Road area for a significant new development creates the opportunity to achieve a new character area reflecting those qualities which give Wareham a unique sense of place. These are summarised in para 7.1.2 above. | Delete paragraph | No longer relevant |
| Policy LDP3 | **LDP3 – Design of Westminster Road area (H4 and H5)****New development should be guided by an overall****masterplan and design code agreed with the Local****Planning Authority in consultation with the Town****Council. The layout should be based on a loose grid****street network dividing the site into blocks with****perimeter buildings sited close to or on the back of the****footway. Front and side gardens adjoining the public****realm should be defined by walls, hedges or railings.****Development should maximise the opportunity to****achieve higher densities and should generally be two****storeys in height. Parking should be designed to not****dominate the street scene and be on plot or in close****proximity to dwellings. Access to the site should be****from Bere Road / Westminster Road.** | **LDP3 – Design of Westminster Road area (H5)****New development should be guided by a design code agreed with the Local Planning Authority in consultation with the Town Council. The layout should be based on a loose grid street network dividing the site into blocks with perimeter buildings sited close to or on the back of the footway. Front and side gardens adjoining the public****realm should be defined by walls, hedges or railings.****Development should maximise the opportunity to****achieve higher densities and should generally be two****storeys in height. Parking should be designed to not****dominate the street scene and be on plot or in close****proximity to dwellings. Access to the site should be****from Bere Road / Westminster Road.** | Reference to Masterplan removed in view of the reduced area now proposed for development |
| Para.8.4.3 | 8.4.3 Once the revised Purbeck Local Plan has been adopted the Town Council intends to review the Neighbourhood Plan to consider amending the boundary of the Green Belt to allocate land to the west of Westminster Road between Bere Road and Carey Road for housing together with a SANG(s). | Delete paragraph | No longer relevant |

15th August 2019