

Infrastructure Requirements Identified in Local Plans to Support Planned Housing Development in Wool

1. To understand how the emerging Purbeck Local Plan addresses the provision of infrastructure to support planned development on allocated sites in Wool, a review of the emerging Purbeck Local Plan and supporting documents has been undertaken.
2. The proposed allocation policy H5 Wool in the emerging Purbeck Local Plan has been subject to further modification and refinement in agreement with the developers Encapsulated in a memorandum of understanding published on ****. Whilst subject to ongoing review and negotiation, this means that the proposed allocation may have the following elements:
 - No longer have a requirement for 5% self-build plots as was previously intended for the allocated sites.
 - No longer have a requirement for 10% single storey homes as was previously intended for the allocated sites.
 - Reduce the expectation for 20% specialist purpose-built accommodation for the elderly on the allocated sites, to an 'aspiration' for 10% sheltered/age restricted units.
 - Change the reference to the 65-bed care home to a 65-unit care facility with tenure to be determined at the application stage.
 - Reference to the requirement for 350sq.m convenience store within the allocation sites has been removed from policy H5. A developer commitment remains to 'explore opportunities' for this on land within the allocation.
 - As a green field site, the Wool H5 allocation would need to accord with the Policy H11 requirement for 40% affordable housing provision and the prescribed mix of 10% social rented, 65% affordable rented housing and 25% affordable home ownership. The developers are likely to seek flexibility on the mix of tenures based on viability concerns. It should also be noted that under new government policy 25% of all affordable housing should be 'First Homes' and so not amendable by local housing needs requirements.
3. Other infrastructure required to support the development of the allocated sites of the emerging Purbeck Local Plan is addressed through the 'Purbeck Local Plan (2018 - 2034) Proposed Main Modifications 2020; Infrastructure Delivery Plan'. Table 1 below considers requirements for infrastructure provision and refers where possible to items covered by the Infrastructure Development Plan.
4. Pre-application advice will also set requirements of the developer in presenting an application, but as pre-application advice is confidential, it is currently not known what has or may be identified through this process.

Table 1 - Emerging Local Plan infrastructure requirements to support new housing

Emerging Local Plan Infrastructure consideration	Does it rely on use of existing infrastructure?	Does it require new infrastructure?
<p>Wool Rail Station Capacity – the allocation considers that new residents will use sustainable rail travel options for daily commuting.</p>	<p>Yes. Dorset Council/Developer modelling concludes that no rail further infrastructure provision is required to support the development of 470 dwellings and 65 sheltered/age restricted units on the allocation sites.</p>	<p>No. However, discussion is ongoing with Network Rail about options to move the station to the Dorset Innovation Park and new site allocations, or to add a second station there.</p> <p>There is no reference to the consideration impacts on existing residents of moving the rail station (eg residents of Bovington and East Wool and visitors to attractions at Monkey World and the Tank Museum).</p>
<p>Wool Rail Station - Car Parking for additional commuters using the station.</p>	<p>Yes.</p>	<p>Yes. Identified as essential requirement for contributions towards improvements to Wool Station, including additional car parking, secure cycle parking, cycle hire and travel interchange facilities.</p>
<p>Level Crossing Operation – at Wool Rail Station on A352 Dorchester Road</p>	<p>Yes. Dorset Council/Developer modelling results consider that new development impacts will not be severe on A352 at the level crossing if operating as at present.</p>	<p>No. Options were considered by South West Rail, but not progressed, to change the timetable to reduce the number of times the barriers need to close.</p> <p>Other ideas being discussed with Network Rail to establish if they would assist in reducing barrier down time.</p>
<p>Other highways Infrastructure</p>	<p>Yes, in part</p>	<p>Yes. Essential requirements identified for Pedestrian and cycleway improvements between East Burton and Wool centre;</p> <p>A £100,000 contribution to Dorset Council will be paid upon completion of the site.</p> <p>Also, an essential requirement for electric vehicle charging points in new development. This would be secured by planning condition (i.e. within the allocation sites only)</p>
<p>Bus Services – inter-urban services for sustainable travel to work, and local services for</p>	<p>Inter-urban - N/A. There are no existing all-year round bus services. It is considered that the</p>	<p>Inter-urban – not considered viable and no investment justified. New services are not considered to be</p>

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<p>access to jobs, key services and Wool Rail Station.</p> <p>The nearest parts of the allocation site to, respectively, Wool Rail Station and to employers premises within the Dorset Innovation Park, is well over 800m walking distance.</p>	<p>new residents will use the train for inter-urban trips to work.</p> <p>Local Bus Services – N/A. There are no dedicated local bus services. This is not referred to except in the context of the delays that local route deviations can cause on longer routes.</p>	<p>required to support the allocation sites.</p> <p>Local Bus Service Within Wool – Winfrith/allocation sites to Wool Station, Bovington to Wool and Winfrith etc. Local Bus Service connecting key facilities (DIP, Wool Station, Schools, attractions, Bovington Camp) not referred to specifically.</p> <p>A £100,000 contribution to Dorset Council will be sought (desirable not essential) via S106 for public transport improvements, not specified, upon completion of the site. A £10,000 contribution would be sought for the preparation of a travel plan upon completion of 75% of the site.</p>
<p>Education – Additional development will generate a requirement for 95 additional primary school places. (11-16 requirements not referred to).</p>	<p>Yes. Rely on capacity within existing schools</p>	<p>Yes, may require the expansion of school capacity within existing school sites referring to Wool and Bovington.</p> <p>A contribution of £6,161 to Dorset Council for education requirement per qualifying dwelling will be secured via S106 - 25% on commencement with final payment on completion of 75% of site, subject to specific agreement.</p>
<p>Health – Primary Care Facilities will need to serve an additional population within Wool as a result of new development on allocated sites.</p>	<p>Yes. The Dorset CCG response to consultation on the allocated sites in Wool said that there are no built infrastructure issues at the surgery in Wool. The surgery is currently suffering from staffing shortages, reflecting a national problem.</p>	<p>No.</p>
<p>Open space, sport and recreation requirements</p>	<p>Not referred to.</p>	<p>Yes. Schedule 4 sets requirement for £500,000 contribution to requirements upon 75% completion of the site.</p>
<p>Social Care – There is a wider context for the consideration of social care requirements, set out in 'Dorset Council's Building the Right Assets - an Adult Social Care Accommodation needs</p>	<p>Not clear. Considered at a larger scale.</p>	<p>Yes, includes requirement for 65 care facility units to meet wider requirements.</p>

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Assessment 2018-2028'		
Police	Not clear. The presence of the police headquarters at Winfrith is referred to in the context of the potential for combined police force estate rationalisation. The level of policing in Wool (a different thing) is not referred to.	No.
Fire and Rescue	Yes. Three existing stations in the Purbeck area, at Bere Regis, Wareham and Swanage would be relied upon.	No. To be kept under review
Libraries	Yes. The need for libraries has not been considered in terms of new requirements arising from additional population living in the Parish.	No. Dorset Council says that Parish Councils can use CIL to fund additional library provision. However it is noted that CIL would not apply to the allocation sites and so no extra resources would be available to improve library provision.
Electricity	No.	Yes. It is assumed that some network strengthening may be required through HV and LV cables.
Gas	No.	Yes. It is assumed that some network reinforcement will be required.
Broadband	Yes, subject to completion of existing programmes. Consideration of requirement is at a Purbeck area level rather than Wool specifically.	No, subject to completion of existing programmes.
Cemeteries and Burial Grounds	Yes. Dorset Council assumes that based on the average capacity of parishes replying to its information request, capacity in Wool will be sufficient to meet requirements arising from new housing developments. No data was provided for Wool.	No. Dorset Council says it has asked and presents an average capacity among those replying.
Local Community Facilities	Yes. Not referred to.	No. Not referred to.
Green infrastructure	No.	Yes. Specific requirements set to provide heathland mitigations and Nitrogen neutrality in the form of Suitable Alternative Natural Greenspace and other measures to be provided as part of the development. There is no reference to new requirements for Biodiversity Net Gain (predating them).