

Interim NP progress report – February 28th 2022

WOOL NEIGHBOURHOOD PLAN STEERING GROUP

Interim Report from Community Assets and Infrastructure Stream/Team

Letters were sent to the following infrastructure areas and providers/organisations:

Graveyard space	Holy Rood PCC
Medical Centre services and provision	Surgery
Primary School places and provision	Primary schools
Traffic flow and management	Dorset Council Highways
Sewage and Drainage system	Wessex Water
Electricity provision and sustainability	SSE
Gas provision and sustainability	British Gas
Youth Centre	Purbeck Youth Services
Library	Wool Community Library
Pharmacy and Prescriptions	Boots Pharmacy
Postal services	Royal Mail (Wareham)
Bins	Dorset Waste Partnership
Community Centre	D'Urberville Trustees
Secondary school	The Purbeck School

Some notes have been added to the summarised responses – to make it clear where these annotations have been made, they are in italics.

To date, the following (summarised) replies have been received:

Graveyard space –	the PCC predicts that more space will be needed!
Wool CE Primary School –	will be at capacity following a downward adjustment to its PAN (Pupil Admission Number)
St Mary & St Joseph RC -	currently has approximately 40 ‘vacancies’ <i>[It should be noted that all three of the areas Primary Schools are now Academy-based, and therefore out of DC direct control. In addition, the somewhat specious comments in the DLP about extensions to the schools reveal not merely ignorance of the situation, but of more concern is the statement from St Mary & St Joseph that “we have not been invited to have any discussions with Dorset council planners.”]</i>
Wessex Water -	Is aware of the potential large-scale development. S106 would not be applicable to the infrastructure development that will be required. It would appear that they have “previously undertaken assessment work to develop high level strategies to accommodate growth at Wool”. <i>It would be incumbent on the NP to suggest that the necessary infrastructure in this context should be in place for the maximum level of development prior to building work commencing – otherwise it would be predictable that there might be shortfall in provision.</i>
Wool Community Library -	“Modern public libraries are places of information, free and shared exploration and learning, using all forms of media. Modern library facilities should be:

located in highly accessible locations, such as town and neighbourhood centres;
located in close proximity to, or jointly with, other community facilities, retail centres and services such as health and education; and
integrated with the design of an overall development, in mixed use schemes; providing an active frontage to public areas, and clearly defined and attractive entrances, accessible to all users including those with a disability.

Following a national survey and opinions from library and planning professionals, the MLA recommend a benchmark provision figure of 30 sq m per 1,000 population at a construction and initial fit out cost of £3,514 per sq m. This is £105 per person in new housing.”

In short, a significant amount of extension will be physically and fiscally required, but it is calculable according to provided formulae.

D’Urberville Centre -

The Trustees response suggests that significant extra building will be required. The current hall and ancillary facilities are more or less at capacity. It is predicted that a two storey building with floor space equivalent to the current complex footprint should be required.

If more responses are received before either the pre-Event meeting or the actual Event (14th March), they will be collated and forwarded. What is already apparent is that there will need to be a rigorous approach in the NP to costing and requirement of infrastructure provision if the seemingly deliberately vague statements in the developing DLP are to be challenged.

Andrew Wilson
Steve Smith

WOOL NEIGHBOURHOOD PLAN STEERING GROUP Interim Report from Green Spaces and Green Infrastructure Stream/Team

An existing Green Space list has been produced which needs to be added to. Each site needs to be assessed against criteria (using Lee’s technical guidance notes). Consultation with the landowners will begin once the NPSG has approved the list.

Chris Yarnold

WOOL NEIGHBOURHOOD PLAN STEERING GROUP Interim Report from Housing Policy Mix Stream/Team

A Local Housing Needs Assessment will be commissioned once the most recent census data is available

Steve Smith

WOOL NEIGHBOURHOOD PLAN STEERING GROUP
Interim Report from Local Centres Stream/Team

There was discussion at the NPSG meeting on 21st February 2022 on the subject of development of retail facilities. It was felt that more information was needed to ascertain the exact location of the proposed 350m² retail/convenience development. A request for further information will be sent to Phillip Reese at DC.

Work will be undertaken to define the local centres within the parish.

Steve Smith

WOOL NEIGHBOURHOOD PLAN STEERING GROUP
Interim Report from Sustainable Transport Strategy Stream/Team

The previous document on Walking and Cycling needs has been updated to include maps and tables of the designated footpaths in and around Wool. There appears to be only one designated cycle route for our area. Recommendations have been included that would require all these routes to be made safer and more accessible and improve their awareness to residents and visitors. Additional safe walking and cycling routes need to be provided for the expanding population.

Robin Thorn