

APPENDIX C – Audit of Local Community Facilities

Emerging Purbeck Local Plan policy (*Purbeck Local Plan 2018–2034 Submission Version and Main Modifications*) addresses requirements for community services and infrastructure:

- Para 133 of the emerging plan indicates a requirement for expansion of Wool Church of England Primary School, Bovington Primary and St Mary and St Joseph’s Catholic School. The Infrastructure Development indicates a need for an additional 95 primary school places arising from planned development on allocated sites in Wool.
- Policy H5 (Wool Allocations) indicates specific requirements including 350sqm of new retail space to service essential daily shopping requirements and contributions for the (D’Urberville) Community Hall. Other requirements related to walking and cycling, and to other transport infrastructure are addressed elsewhere in the neighbourhood plan.
- Policy 17 says that new development should demonstrate that it can be adequately served by community facilities and services, providing contributions where needed. In this regard, *The Infrastructure Development Plan to support the Purbeck Local Plan* indicates that Wool Surgery does not need additional accommodation to address the needs of additional population resulting from planned development. It also indicates that social care, policy, fire and rescue services will be sufficient.
- The infrastructure development plan makes clear that local library provision will be discretionary and for action by Parish Councils using their CIL.
- There is a lack of firm knowledge in the Infrastructure Development Plan on the capacity of burial grounds to cater for planned increases in population in the Parish. This is addressed in this chapter of the neighbourhood plan.

Key Community Services and Facilities

Work has been undertaken by the Neighbourhood Plan Steering Group to assess the level and quality of community facilities in the parish and to assess future requirements. This has been informed by a survey of organisations which operate infrastructure and delivery services in the Parish.

The Table below lists community facilities in the Parish, describes their function, assesses actions required to maintain and improve them to meet current and future requirements.

| Community Facility | Uses and Use Class |
|--|--|
| D’Urberville Centre. Colliers Lane, Wool | <p>The D’Urberville Centre is the main community facility for the Parish. It is a Charitable Trust.</p> <p>As well as providing the offices for the Parish Council, the centre provides a multi-purpose main hall of 150sqm with stage, kitchen and bar, with a maximum standing capacity of 200 people. There are also 3 other bookable rooms of varying size.</p> <p>In addition, there are several other meeting rooms of 68sqm, 32sqm, 29.5sqm and used by a variety of local clubs and organisations. Several weekly clubs are run from the facilities including a cancer support workshop, Slimming World, keep fit, a dance academy, line dancing, a Youth Club, singing,</p> |

| Community Facility | Uses and Use Class |
|--|--|
| | <p>kickboxing, short mat bowls, amateur dramatics, a sewing club, and a Country Market.</p> <p>A Community Library is also run from the centre, open four times per week.</p> <p>The centre experiences high demand and is now fully booked with regular users of the facilities. No regular bookings are taken at the weekend as there is high demand for new or one-off activities.</p> <p>The centre also has three changing rooms with showers with direct access to the playing fields outside the centre.</p> <p>In planning terms, the D’Urberville Centre is a F2 Community Use.</p> |
| <p>Wool Playing Field and skate park Colliers Lane, Wool</p> | <p>The playing field is a community asset owned by Wool Parish Council. There is a covenant on the land restricting its use to “the provision of playing fields and a pavilion either with or without a village hall” (although the pavilion was removed some years ago). The land is also registered with Fields in Trust which obliges Wool Parish Council to retain it for use as a public park, playing field or recreation ground, in perpetuity.</p> <p>The field is used mainly by dog walkers and footballers.</p> <p>There is one adult football pitch marked out and 3 or 4 smaller youth pitches. The pitches are used by around 15 local teams.</p> <p>There is a hard surfaced playing area with mini-football goals and basketball hoops.</p> <p>A skatepark was built in 2020 funded by the National Lottery and Sport England and is heavily used, not just by locals.</p> <p>A fruit orchard was planted in 2023.</p> <p>The playing fields are the only provision in Wool.</p> <p>In planning terms, the sports field and skate park are a F2 Community Use.</p> |
| <p>Kids of Wool and Wool Pre-school, Colliers Lane, Wool</p> | <p>The Kids of Wool building provides a bookable community space. It is run by a charity.</p> <p>It is primarily occupied by Wool Pre-School which was established as a non-profit day nursery and is run by volunteers as a charity. The pre-school has capacity for 25 children and there is no waiting list.</p> <p>The community space (a hall) is also used by youth groups such as the scouts and rainbows. The community space is at capacity.</p> <p>In planning terms, Kids of Wool is a F2 Community Use</p> |

| Community Facility | Uses and Use Class |
|---|--|
| Play Park, Meadow Lane, Wool | <p>The facility is set out to a high standard and is maintained by Wool Parish Council, comprising a range of play equipment for younger children. It provides a centrally located play park facility in Wool Village, close to a local school, the day nursery, the community facilities at the D'Urberville Centre and the GP Surgery.</p> <p>In planning use class terms, the facility is an F2 Community Use</p> |
| Play Area, Purbeck Gate, Wool | <p>The facility was provided as part of the Purbeck Gate residential development and comprises a range of play equipment for younger children. It is maintained by Weld Estate, a management company appointed by the developer, Barratt Housing.</p> <p>In planning use class terms, the facility is an F2 Community Use</p> |
| Play Area, Burton Wood, Wool | <p>This is a small, fenced play area with a small amount of equipment, provided as part of a small development of houses in Burton Wood, for residents use only. It is maintained by Raglan Housing.</p> <p>In planning use class terms, the facility is an F2 Community Use</p> |
| Allotments, Lulworth Road, Wool | <p>35 allotment plots of varying size run by a committee for the residents of the parish. As of June 2023, there are 20 people on the waiting list.</p> |
| East Burton Village Hall, Burton Road, Wool | <p>The East Burton Village Hall is run as a charity. Its accommodation comprises a Main Hall with a stage (the hall can be divided to create two smaller spaces) and two other smaller rooms. The hall hosts a variety of activities, wedding receptions and parties.</p> <p>There is a fully equipped kitchen and crockery, tables etc to seat 50 people for dinner. Local village events are also held from time to time including meals. The maximum standing capacity of the hall is 150 people.</p> <p>Currently, the hall is about 40% utilised.</p> <p>In planning use class terms, the facility is an F2 Community Use</p> |
| Bovington Community Hall but run by MOD. | <p>The facility is owned and managed by the MOD. It is almost exclusively used by the military.</p> <p>In planning use class terms, the facility is an F2 Community Use.</p> |
| Play Area, Elles Road, Bovington | <p>The facility is owned and managed by the MOD. It was refreshed in 2022 and is accessible. There are also tennis courts and a cycle proficiency training area.</p> <p>Tennis courts, bike proficiency training area, refreshed 2022</p> <p>In planning use class terms, the facility is an F2 Community Use.</p> |
| Play Area, Swinton Avenue, Bovington | <p>The facility is owned and managed by the MOD. It was refreshed in 2022 and is accessible.</p> <p>In planning use class terms, the facility is an F2 Community Use.</p> |
| Skatepark and MUGA, Swinton | <p>The facility is owned and managed by the MOD. The skatepark was refreshed in 2022.</p> |

| Community Facility | Uses and Use Class |
|--|--|
| Avenue, Bovington | In planning use class terms, the facility is an F2 Community Use. |
| Allotments, Holt Road, Bovington | 19 allotment plots available for use by military, veterans and civilians. 2 civilians on the waiting list as of June 2023. |
| Bovington Store, King George V Road, Bovington | <p>This shop has a floorspace of approximately 270sqm and sells mostly essential goods including food. The Store is located 4km by road and footpath to the nearest similar shop (the Spar in Wool village centre). There is also a Greggs store and Post Office on the premises.</p> <p>This essential local community shop meets the conditions for it to be regarded as a use class F2.</p> |
| Spar, High St, Wool | <p>This shop has a floorspace of approximately 150sqm and sells mostly essential goods including food. The Store is located 1km by road to the nearest similar shop (the Central Store in Braytown). There are two routes via Lulworth Road and Colliers Lane, and by Station Road and Dorchester Road – both are 1km. There is also a Post Office on the premises.</p> <p>This essential local community shop meets the conditions for it to be regarded as a use class F2.</p> |
| Central Store, Braytown, Dorchester Road, Wool | <p>This shop has a floorspace of approximately 150sqm and sells mostly essential goods including food. The Store is located 1km by road to the nearest similar shop (the Spar in Wool village centre). There are two routes via Lulworth Road and Colliers Lane, and by Station Road and Dorchester Road – both are 1km.</p> <p>This essential local community shop meets the conditions for it to be regarded as a use class F2.</p> |
| Other Community Facilities | |
| St Mary & St Joseph's Catholic Primary School, Folly Lane, | <p>There is no public use of school facilities or outdoor sports and play facilities.</p> <p>The school is regarded as a Learning and Non-Residential Institution within Planning Use Class F1.</p> |
| Wool Church of England Primary School, Lulworth Road, Wool | <p>A hall, classrooms and a playing field are available for public hire at certain times, subject to safeguarding conditions and not being used by the pupils. The school cannot let the hiring of premises interfere with the primary purpose of providing education to its pupils.</p> <p>The school is regarded as a Learning and Non-Residential Institution within Planning Use Class F1.</p> |
| Bovington Academy | <p>A hall, classrooms, a playing field and a MUGA are available for public hire at certain times, subject to safeguarding conditions and not being used by the pupils. The school cannot let the hiring of premises interfere with the primary purpose of providing education to its pupils.</p> <p>The school is regarded as a Learning and Non-Residential Institution within Planning Use Class F1.</p> |

| Community Facility | Uses and Use Class |
|---|---|
| Harbour School Dorset, School Road, Bovington | <p>Harbour School Dorset is a state funded Special School for pupils with Autistic Spectrum Condition and Social, Emotional and Mental Health needs. As such the school catchment will be much larger than Wool Parish and will cater for pupils from a wider area. Dorset Council arranges for school transport to bring in pupils as required.</p> <p>There is no public use of school facilities or outdoor sports and play facilities.</p> <p>The school is regarded as a Learning and Non-Residential Institution within Planning Use Class F1.</p> |
| St Joseph's Catholic Church, Wool | <p>The church does not provide general community space for hire by the public and no clubs or societies are based there, which are not connected with the core faith-based activities.</p> <p>In planning use class terms, the Church building would therefore be regarded as Use Class F1 Place of Worship.</p> |
| Church of the Holy Rood, Wool, and Churchyard | <p>The church does not provide general community space for hire by the public and no clubs or societies are based there, which are not connected with the core faith-based activities.</p> <p>In planning use class terms, the Church building would therefore be regarded as Use Class F1 Place of Worship.</p> <p>The Churchyard and burial ground extension are actively used for interment and for recreational visits and so are regarded as use class F2.</p> |
| Wool Methodist Church, Wool | <p>The church does not provide general community space for hire by the public and no clubs or societies are based there, which are not connected with the core faith-based activities.</p> <p>In planning use class terms, the Church building would therefore be regarded as Use Class F1 Place of Worship.</p> |
| Kingdom Hall, High Street Close, Wool | <p>The church does not provide general community space for hire by the public and no clubs or societies are based there, which are not connected with the core faith-based activities.</p> <p>In planning use class terms, the Church building would therefore be regarded as Use Class F1 Place of Worship.</p> |
| Wellbridge Practice (Wool Surgery), Meadow Lane, Wool | <p>The surgery is part of the Purbeck Primary Care Network (PCN) that includes 5 other GP surgeries in the area providing frontline access to the NHS. Various services and staff are shared across the PCN, expanding services but limiting appointments at any one surgery.</p> <p>The Wellbridge was built larger than initially required with population growth in mind. It is not fully occupied now and is in fact understaffed by doctors considering its patient population due to a national shortage. There is a dispensing pharmacy within the building for use by patients who do not live within 1 mile of a pharmacy.</p> <p>As The Wellbridge Practice is situated in a rural area, it provides front line</p> |

| Community Facility | Uses and Use Class |
|---|---|
| | <p>services to a number of villages and hamlets and has a very large catchment area. This area extends to Bovington and Moreton to the north, Crossways and Warmell to the west, the Chaldons, West Lulworth and East Lulworth to the south and East Stoke and East Holme to the east.</p> <p>Clinics and health centres are regarded as class E commercial uses.</p> |
| <p>MouthPeace Dental and Facial Aesthetics Practice, Chalk Pit Lane, Wool</p> | <p>The dental practice is a private practice located in Braytown close to local shops.</p> <p>Clinics and health centres are regarded as class E commercial uses.</p> |
| Facilities which are lacking | |
| <p>ATM and banking</p> | <p>There are no banks and no free 24-hour cashpoints located in the parish but there are some located within shops which charge for usage, and cash can be withdrawn from the post office counter for free when open.</p> |
| <p>NHS Dentist</p> | <p>The nearest NHS dentist is in Wareham (5 miles).</p> |
| <p>Additional land for burials beyond the next 9-10 years</p> | <p>Land is required adjacent to existing provision.</p> |