

SUMMARY INFRASTRUCTURE REPORT FOR WOOL NEIGHBOURHOOD PLAN

Compiled by Cllr A Wilson – 11/09/2022

Methodology

A letter was sent out to infrastructure providers in an attempt to obtain information and ideas on the kind of infrastructure provision that would be required for the number of houses proposed for Wool to be sustainable.

Letters were sent to the following providers:

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

A draft/generic version of this letter is included in this report as **Appendix A**. Each letter sent out was 'personalised' as required – the generic sample attached as Appendix A refers to *graveyard space*; other letters reflected the addressee or recipient.

Replies received are included in this summary report as **Appendices B to J**.

It should be noted that despite sending follow-up requests, no responses have been forthcoming from the following addressees:

Bovington Academy (primary schools)
The Purbeck School
SSE
British Gas
Boots Pharmacy
Royal Mail
Dorset Waste Partnership

Appendix K provides information about the non-responding infrastructure providers.

Analysis of responses

This section attempts to extract from the responses received, analysis of the sort of provision, with costs where this information has been made available, of the kind of infrastructure provision which should be required of the would-be developer as a condition of consent being given for housing development. It should also be suggested that such provision should not merely be a condition to be met by the developer, but that development of such provision should be required *prior* to house building being commenced.

Where it has been possible (from the information provided in responses) an indication of costings or approximation of cost to be levied on the would-be developer is provided.

Response from the Church of Holy Rood Parochial Church Council (Appendix B)

This response suggests that whilst churchyard/burial space exists at other sites within the Parish, burials and Deposition of Ashes in the churchyard at Holy Rood in Wool is already utilising the extension purchased some years ago. *At the current rate of usage*, it is envisaged that the space available will be adequate for a further eight to ten years, but the response suggests that this would not be the case with a greatly increased number of houses in the Parish. It must be remembered that regardless of faith, *all members of the community within the Parish are entitled to be interred within the churchyard of Holy Rood*, meaning that it must be seen (in the context of the Neighbourhood Plan) as a community asset. The recommendation is that provision should therefore be required in the Neighbourhood Plan for money to be available to purchase a further extension, presumably to the south of the current extension.

Response from The D'Urberville Centre Trustees (Appendix C)

The D'Urberville Centre Trustees manage and govern The D'Urberville Centre which is - in effect - the 'Village Hall'. The opening paragraph is key to understanding the position of the facilities currently provided: *"The D'Urberville provides a space for the whole community to use as they see fit."* The response goes on to give a good idea of the plethora of uses and activities which currently make use of the site and acknowledges that provision is currently adequate. The response however goes on to say: *"If more houses are built then the demand for community space availability will increase."* That demand would be for space of a similar size to the main hall so a large new space would have to be created. There is land available to create a new building close to the main building. Ideally this would be a two-storey building, each storey with a large floorspace. It should also be noted that more car-park space would also be required. The response states that No work has been done to establish the costs of a new building and extended parking but as an indication, the extension to the building carried out in 2008 cost around £250,000. **On this basis, it could be envisaged that to provide a large footprint, two storey building would minimally cost £500,000.** Whilst it is noted that the vague proposals in the Consultation document suggest that a community centre *could* be provided, it is generally felt that The D'Urberville Centre already provides that focal point of village life, and that therefore provision should be included as a condition of development for significant extension to the current building complex.

Response from St Mary & St Joseph RC Primary School (Appendix D)

It should firstly be noted that this RC Primary School is part of a Federated Academy organisation administered by the Diocese of Plymouth. As such, it is outside the direct financial and administrative control of Dorset Council. In terms of the situation going forward, it is noted from the letter received that the school currently has excess capacity, whilst it acknowledges that falling demand has caused the other area schools to reduce their PAN (Pupil Admission Number). Whether the current excess capacity (approximately 40 places) would be sufficient to absorb extra demand is a moot point – not least because of its denominational status.

Of much greater concern however, and notwithstanding the point already made regarding this school's Academy status vis a vis Dorset Council, is that it is apparent that there has been no formal consultation or discussion over the school's future position in the context of large-scale housing development.

In conclusion, therefore, it is seemingly reasonable to leave St Mary & St Joseph RC Primary School out of extra infrastructure provision requirements.

Response from Wool CE Primary School (Appendix E)

Placing this response in context, it was clear that Dorset Council may not have fully understood the reality of the situation of Wool CE Primary School either geographically or educationally when it was stated in the Consultation that the school could be expanded. Spatially, that is simply not the case. The school was extensively re-modelled and extended a relatively short time ago, the cost being shared between the Diocese of Salisbury and Dorset Council. It also appears that Dorset Council was also unaware of the change of status of the school, requiring it to become part of a federated academy. It is now apparent that due to falling demand, class sizes are being reduced and the PAN suggests that there is *currently* adequate learning space for the current number of pupils. However, should a significant increase in population require a greater number of primary school places, the school could – in the short to medium term - accommodate this by increasing its PAN and therefore class numbers and sizes.

Again, it would therefore appear that as currently considered and envisaged, there is no requirement for greater financial provision than the school currently receives. However, this should be contextualised by an acknowledgment that physical expansion of the school's buildings, should it be required in the future, would not be possible on the current school site.

Additional note on Primary School provision

Combining the ideas expressed regarding both of Wool's two primary schools (and remembering that no response was received from The Bovington Academy [see note in Appendix K]), it would seem that perhaps in the long-term the answer to Primary School provision in Wool should or could come from an entirely new, non-denominational school being built (presumably to the west of the village) – but this would be a multi-million pound project and probably lies outside the remit of this analysis. Nonetheless, it is perhaps worth including the idea as a future aspirational requirement for Wool, to be funded at least in part by the would-be developer.

Response from Purbeck Youth and Community Foundation (Appendix F)

In several ways, the response of the Purbeck Youth and Community Foundation adds to and expands that of The D'Urberville Trustees, giving more detail of the kind of building and facilities that a new and/or extended building should/could provide. It is noted from the response that the large floor area suggested by The D'Urberville Trustees would indeed be required, with the additional proviso that a high ceiling is a perceived necessity. In addition, it reflects the need for smaller, dedicated meeting rooms as well.

The response makes it clear that even the current facilities are barely sufficient to accommodate the numbers that make use of them under the aegis of the Youth Club, thus underlining the need expressed by The D'Urberville Trustees for sufficient funding to be secured for a greatly extended building and also car parking to provide for a greatly increased population – though it must be added that this needs to be within a finite area due to the need to retain the current playing field area. The response raises an interesting idea and point about community transport, envisaging the possibility of community transport – and perhaps this is a cost-item that should/could be included in estimating S106 payment to be negotiated. This response also raises the question as to whether an entirely new school campus will be required in the long-term, which perhaps amplifies the view that this could be included in the costs to be met by a would-be developer.

It should be noted that the additional 'technical information' alluded to has not been forthcoming.

It is therefore suggested that provision for Wool's younger people underlines the need for significant financial provision to be levied against the would-be developer, and should be seen in the context of the other responses alluded to.

Response from Dorset Highways (Appendix G)

Although there is a separate analysis being prepared by a different sub-group of the NPSG (looking at footpaths and highways) it is incumbent to emphasise here that these 'projects' must be pushed to fruition and completion if they are to be in place to allow for the significantly increased population of Wool, with an equal increase in terms of traffic and road-usage. Again, it is the case that it should be emphasised that these infrastructure projects must be completed before house-building development commences, there being otherwise a risk that the necessary roads will simply not be built. The response refers to "transport schemes and projects that have either recently been completed, are currently being looked at by our Highways Improvements Team", but regrettably, many of these are extremely unlikely to come to fruition. Unless there is an absolute insistence within the NP that such projects are fully costed and guaranteed to be completed, there is a fear that they simply will not happen. It is also not possible to discern from the response given which projects are merely being 'considered' and which would be 'required' as part of a planning application (with the exception of the A352/B3071 junction). There are certainly no costs attached, and it is therefore impossible to suggest what costs could (or indeed, should) be met through S106 payments.

It is noted from the response that: "*If further development was to come forward in East Burton to the western end of East Burton Road, the developers would be required to provide a pedestrian footway along East Burton Road to link up with the eastern section as this would provide a continuous footway to Wool Station and the village centre. As this road is often used as a cut-through when the level crossing barriers are down and the carriageway is narrow in places, it would be preferable to provide an off-road footway where possible.*" It should also

perhaps be noted that it would be physically impossible to provide a viable paved footway along the East Burton Road, connecting East Burton to Wool Station, as it is simply too narrow as it is, which rather renders such a suggestion as lacking feasibility.

Another example of the lack of reality of the response from Highways is the reference to continuing the cycleway between Bovington Lane and Monkey World – this project has already been shelved due to the unwillingness of Monkey World to surrender land.

The response from Highways omits mention of improvements (by provision of a safe footway) on the Lulworth Road going south between Wool CE Primary School and the New Buildings Drove – but it should be mentioned that this ‘project’ has long been ‘considered’ but has been rejected in various guises as being too expensive.

It is also very hard to see how pedestrian and cycle links could be provided between the western end developments and Wool Station – beyond the existing roads and pavements there is simply nowhere to put such requirements.

It is a matter of some concern therefore that the response from Highways is largely at best lacking in real substance and is at worst perhaps specious. It is certainly impossible to cost realistically.

Perhaps one answer would be – in the context of the Neighbourhood Plan – simply to include all of these ‘projects’ currently being ‘considered’ and make it a requirement that the would-be developer provides the finance, in consultation with Dorset Council, to complete them, again prior to housing development being started.

Response from Wool Community Library (Appendix H)

The response received from Wool Community Library should be seen in the context of the work that has already been done with the Parish Clerk to facilitate an extension to the current library and to provide disabled access - something which is long overdue. As in the case of the provision of facilities for the Youth Club (see *Appendix F* and notes) and the response from The D’Urberville Trustees, the requirement to extend the Library should be part of the proposal to fund the extension to The D’Urberville Hall complex. In the case of the Library, there is in existence a recommendation from the Museum and Libraries Association that 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. That means that Wool Community Library currently falls well below the recommended level of provision of space. Bearing in mind the population of Wool Parish is approximately 5,000, this means that the Library should be at least 150 sq metres in area – it is currently well below that size. The increase in population likely from the minimum level of housing development proposed would require an *additional* 30 sq metres of space. This equates to £105 per person in new housing, at a construction and initial fit out cost of £3,514 per sq m. (Figures proved by Wool Community Library).

It is therefore suggested that the required extension to Wool Community Library form part of the proposal to extend The D;’Urberville Hall complex as a ring-fenced cost item, further justifying the onus on the would-be developer to fund such an extensive and specific development.

Response from Wessex Water (Appendix I)

It is clear from its response that Wessex Water responded to the Dorset Draft Local Plan consultation which included commenting on the proposals at Wool. As a result of this, it would appear that Wessex Water has previously undertaken assessment work to develop

high level strategies to accommodate growth at Wool. This assessment work undertaken to date indicates that new development is likely to be served by new Sewage Pumping Stations (SPSs) transferring flows to the Wool Water Recycling Centre (WRC). It would appear from the response that such infrastructure lies outside the remit of S106 costings, as the delivery of water and sewerage infrastructure will be funded through the infrastructure charge which fixes charges for services provided to those developing land and laying new water and sewerage infrastructure for residential and commercial purposes. This notwithstanding, perhaps (as in the case of other infrastructure requirements) it should be stated unequivocally in the Wool Neighbourhood Plan that such charges must be negotiated between the would-be developer and the service provider prior to commencement of any development, and indeed that the capitalised part of the infrastructure development identified (provision of new SPSs and a link to the WRC) should be built prior to the commencement of housing development, in order to ensure that the system will be adequate to meet needs immediately.

This is merely the same logic as could and indeed should be applied to the provision of Electricity and Gas services, both of which are governed by set Infrastructure Charging systems.

Response from Wellbridge Surgery (Appendix J)

It should be of particular concern that it does not appear that The Wellbridge Practice – the provider of medical care to such a large community – has not been consulted by Dorset Council other than the initial consultation documentation.

That notwithstanding, it would appear from the response received that The Wellbridge Practice appears to think that no extension to its facilities would be necessitated in the light of a significant population increase, and that additional funding would be available on a *pro rata* basis from NHSE relative to population growth. The only identified problem is the difficulty of securing the extra staffing (especially GPs) that whilst funding would be available, would – in reality – prove very difficult to recruit. That being the case, it is again an area of the village's infrastructure that lies outside the remit of inclusion in costing for S106 contributions.

CONCLUSION

In conclusion, the main costs that can be calculated and which would be funded by S106 payments, relate to:

Extension to The D'Urberville buildings (second hall, meeting rooms, office space, library etc) – approx. cost estimated at £500,000

Footpaths/paved pedestrian routes along East Burton Road and Lulworth Road – cost to be estimated by DC Highways

East/west cycle-way and pedestrian route – cost to be estimated by DC Highways, but would have to include land purchase in addition to build costs.

Purchase of additional land for a further churchyard extension – to be negotiated between developer and land-owner

New Primary School campus – as it was clearly stated in the Consultation documentation that no funding would be available for a completely new school for Wool should it become

necessary, perhaps a sum of perhaps £1m should be envisaged and set aside by the would-be developer?

Whatever is the case, it should perhaps be part of, and enshrined within, the Neighbourhood Plan for Wool, that it should also be suggested that all such provision should not merely be a condition to be met by the developer, but that full and complete construction of such provision should be required *prior* to house building being commenced.

Report compiled by Cllr Andrew Wilson

11th September 2022

Appendix A



From: **CLr Andrew Wilson**
Neighbourhood Plan Steering Group
Wool Parish Council
D'Urberville
Centre
Colliers Lane
Wool
Dorset
BH20 6DL

email: woolparishcouncil@gmail.com

8th February 2022

XXXXXXXXXXXXXXXXXX
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Dear Sir or Madam

The Neighbourhood Plan Steering Group – working on behalf of Wool Parish Council – is currently seeking information regarding future infrastructure needs which we hope to build in to the Neighbourhood Plan for Wool, a village in Dorset. The area to be covered by the Neighbourhood Plan embraces Wool, East Burton and Bovington – which is broadly speaking the **BH20 6** postcode area.

To this end, we would be most grateful if you could perhaps give us some idea of any plans or projections that might already exist, or discussions that you might have had with Dorset Council planners, regarding infrastructure provision and development over the next few years, in the context of the likely large scale housing development that is envisaged for the area served by Wool Parish Council.

What we are particularly anxious to establish is the projected, planned or estimated provision of infrastructure development that would be needed to give the required stability and sustainability over the period covered by the developing Dorset Local Plan – i.e. up to 2037 –

assuming growth of housing in Wool in line with the potential development of up to **1,000 new homes**.

We are especially interested in infrastructure development needs which would be reliant for delivery on S106 payments from would-be developers, and unless we know what infrastructure development you consider would be needed, we are not in a position to accurately state the needs and therefore the costs which would need to be met by the housing developers.

Whilst we would not of course expect you to be able to divulge any commercially sensitive information, we should be most grateful – as a matter of some urgency – if you could give an indication as to whether it is considered that the current provision of infrastructure in Wool in terms of *graveyard space** will be adequate for the needs of a potentially greatly increased population, and if it would not be considered adequate, what measures might be needed to provide such infrastructure expansion and development.

There is a degree of urgency involved in requesting this information, and the NP Steering Group would be most grateful for your soonest response to this request for information. If it would be more convenient to reply via e-mail, please feel free to use the e-mail address given above.

We look forward to hearing from you.

Yours faithfully

Andrew Wilson
Chairman, Wool Neighbourhood Plan Steering Group

Appendix B – response from Holy Rood PCC



**The Parochial Church Council of
The Parish of Wool & East Stoke**
(incorporating Coombe Keynes, East Burton & Bovington)
Part of the West Purbeck Benefice



Email: westpurbeckoffice@gmail.com
Website: www.holyroodwool.org
Interim Minister: Revd Jenny Aldina

Cllr Andrew Wilson
Neighbourhood Plan Steering Group
Wool Parish Council
D'Urberville Centre
Colliers Lane
Wool
BH20 6DL

20th February 2020

Dear Cllr Andrew

Thank you of your letter dated the 8th February.

The letter was presented at the PCC meeting on the 11th February and the following response was agreed.

'The PCC have considered your letter concerning the capacity of the Holy Rood Churchyard to accommodate future demands.

We have some capacity at East Stoke, East Burton and Coombe Keynes for their residents which can continue as demand is small.

At Holy Rood, we are already using the 'extension' purchased some years ago. Using current numbers as an indicator, we probably have capacity for about eight to ten years. Beyond that, even without extra housing, we would need to negotiate further land.

However, should Wool/ Bovington 'conurbation' expand considerably, the current churchyard capacity would definitely not be sufficient.

We therefore urge you to incorporate the need for a further churchyard 'extension' (or alternative) to be included in any Neighbourhood Plan.

We thank you for the prompt as the capacity of the area's only parish churchyard is a prime consideration.'

Yours sincerely

Sue Burroughs
PCC Secretary

Appendix C – response from D’Urberville Trustees



David Cornes
Treasurer for The D’Urberville Centre

Date: 10th Feb 2022

Dear Sirs

Thank you for your letter dated 8th February 2022.

The D’Urberville provides a space for the whole community to use as they see fit. Our aim is to provide a safe space for activities that support the health and emotional wellbeing of local residents through classes and social events.

The centre is used for a huge range of activities, often run by local people. In usual circumstances the hall is used on a weekly basis by: the drama group, youth club, short mat bowls club, woodworking, willow weaving, sewing groups, kick boxing, yoga classes, Pilates classes, a variety of dance classes and Slimming World. One of the most valued weekly bookings is Wool Country Market: a significant event for the elderly population of the village.

The centre is frequently used for charity events, parties, christenings, wedding receptions, AGMs, Parish Council meetings, NHS blood donor sessions, small local business meetings and children’s holiday clubs. Wool Community Library and the Parish Clerk’s office are also based at The D’Urberville Centre as is The Purbeck Workshop, a charity providing free art and craft workshops and events to cancer patients, carers and their families. Once a year it is the venue of Wool Carnival and they use it for fund-raising throughout the year.

The centre takes regular bookings Monday to Friday and keeps the weekend available for one-off bookings such as parties. The main hall is practically full during the week and there is a waiting list for available spaces. There are other smaller rooms available but their usage is limited by their size, particularly in COVID times.

That is the current situation. If more houses are built then you would have to assume that the demand for community space availability will increase. That demand would be for space of a similar size to the main hall so a new large space would have to be created. There is land available to create a new building close to the main building. Ideally this would be a two-storey building, each storey with a large floorspace.

Parking space would also have to be considered. On a weekend due to proximity to the recreation/football field, the skate park and the play park, the car park is full. More parking space would have to be created and the current parking space improved.

No work has been done to establish the costs of a new building and extended parking but as an indication, the extension to the building carried out in 2008 cost around £250,000.

Thank you for all the work the Steering Group has done so far on the Neighbourhood on behalf of the community and The D’Urberville Trustees will help in any way we can.

Regards

David Cornes

Appendix D – response from St Mary & St Joseph RC Primary School



Cllr Andrew Wilson
Neighbourhood plan steering group
Wool Parish council
D'Urberville Centre
Wool
Dorset BH20 6DL

16th February 2022

Dear Andrew

Thank you for your letter dated 8th February 2022.

We appreciate you taking the time to request information about our school in regard to the infrastructure needs of the village and surrounding area.

Firstly, we can confirm that we have not been invited to have any discussions with Dorset council planners, in the context of a planned large housing development,

Our school has the capacity for 210 pupils, and currently only 166 places are taken.

We understand that other schools in the local area also have the capacity to be bigger but have as of Sept 2022, reduced their Published admission number due to a reduced lack of demand.

We hope this information is helpful to you and please do contact us again if we can answer any future questions.

Yours faithfully

Mrs Gerardine Christopher
Head teacher

St Mary & St Joseph's Catholic Primary School

Folly Lane, Wool, Wareham, Dorset BH20 6DS

T. 01929 462565

E. office@stmaryjosephswool.dorset.sch.uk

W. www.stmaryjosephswool.dorset.sch.uk

Headteacher: Mrs Gerardine Christopher



Appendix E - Response from Wool CE Primary School

From: Ellie Griffiths <Ellie.Griffiths@coastalpartnership.co.uk>

Date: 13 February 2022 at 21:04:05 GMT

To: "woolparishcouncil@gmail.com" <woolparishcouncil@gmail.com>

Good evening, Andy

I wanted to thank you for taking the time to write to me on behalf of the Wool Neighbourhood Plan Steering Group. Your communication asked questions regarding the capacity of Wool CE Primary School. As per our consultation which took place over a year ago, the school is reducing its PAN (number of pupils on roll) and will be moving to 15 pupils per year group over the next few years. This means that, at full capacity, the school will have spaces for 90 pupils between 4 - 11 years.

If you require any additional information, please do not hesitate to get in touch.

Kind regards,

Ellie Griffiths

Headteacher at Wool CE Primary School

Appendix F – Purbeck Youth and Community Foundation Response

some views from PYCF for the attention of Cllr Andrew Wilson

1. It would be good to have a suitable community building that could fit in many young people and activities all on one level, not up and down so easier to supervise etc. If it gets to needing a building suggest seek views of youth worker and young people in the design. Good soundproofing would be essential if more than one activity was running. Height of ceiling important for some indoor games. Good storage space for equipment. Good outdoor lighting. Good parking. Who can maintain the building and running costs need careful consideration.

2. A dedicated small youth club room would be good that could be manned at times for a drop in, seeing young people quietly, undertaking admin, and hopefully this could be managed financially, and building needs to have storage for youth equipment. Last week 116 young people attended Wool youth club over the week and on a Thursday evening not all could get inside the current building if we wanted that. We have planned for Thursday club for the older ones to be a smaller group next year but the letter talks about increased housing and number of young people. We also need to consider how family hubs will be developed in Purbeck and the number of families may warrant a youth worker spending time in Wool beyond club sessions.

3. Good access to outside areas like football pitches and skatepark is needed.

4. Transport remains a problem in getting YP to activities from outlying areas a community bus and volunteer drivers would be helpful. Recruitment drive for volunteers is important.

5) Bovington has a good youth club I think funded by the Army listening to the youth worker, how will that go forward?. In the dark Bovington is a long walk from the nearest station for young people and at present warrants its own facilities. I am not sure if Wool and Bovington have access to the swimming pool on the camp.

6) Will a new school be needed and playgroups, also how will this impact secondary school places and all services for young people..

Our Chair is also forwarding some technical information when he recovers from Covid. Thank you for asking our views and we hope we can continue to do this as things progress.

With kind regards

Joyce
Joyce Spiller - Purbeck Youth and Community Foundation
Trustee and acting operational manager
Wareham Youth Centre
Purbeck Youth and Community Foundation

Tel:

email: joycespiller@pycf.org.uk

Address: Wareham Youth Centre, Worgret Road, Wareham, Dorset. BH20 4PH

Office Telephone Number: 01929 552934

Appendix G – response from Dorset Highways

Thank you for your letter dated 8th February regarding current and planned infrastructure in Wool. Here is a list of transport schemes and projects that have either recently been completed, are currently being looked at by our Highways Improvements Team (through a request from the Parish Council and/or a Local Member), or would be required as part of a planning application for a new housing development:

- East Burton Road footway and traffic management scheme – currently with Dorset Council highways team progressing with preliminary designs and cost estimates for the eastern end East Burton Road. Scheme to be paid for through Purbeck Gate Section 106 money. This route is also NCN2 (National Cycle Network). If further development was to come forward in East Burton to the western end of East Burton Road, the developers would be required to provide a pedestrian footway along East Burton Road to link up with the eastern section as this would provide a continuous footway to Wool Station and the village centre. As this road is often used as a cut-through when the level crossing barriers are down and the carriageway is narrow in places, it would be preferable to provide an off-road footway where possible.
- Completion of cycleway section from Bovington Lane to Monkey World – first section from Wool Station to Bovington Lane was paid for through Purbeck Gate Section 106 money. MW have been asked to contribute towards this section of cycleway as it will directly benefit them, but as yet they have been reluctant to discuss.
- Rights of Way improvements between Wool, East Burton and Bovington – Parish Council in discussions with the Rights of Way Team.
- Bus infrastructure e.g. new/improved shelters, Real Time Information – to include provision of access for pedestrians e.g. dropped kerbs/tactile paving.
- Better bus services to Dorset Innovation Park (DIP) – including electric/hydrogen powered buses from the station and Bovington.
- A352/B3071 junction – safety improvements could be required if further housing development was to increase traffic using this junction. This would be considered in a Transport Assessment submitted alongside a planning application.
- Electric Vehicle Charge Points (EVCPs) required in all new development Government Building Regulations December 2021 [Infrastructure for charging electric vehicles: Approved Document S \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/101422/infrastructure-for-charging-electric-vehicles-approved-document-s.pdf), public car parks (Dorset Council are currently installing EVCPs in council-owned car parks across Dorset), on-street EV charge points.
- Expansion of cycle hire scheme including electric bikes.
- Improvements to Wool Station – develop a ‘Mobility Hub’.
- Provide pedestrian and cycle links from new development sites to Wool Station, village centre, DIP and Bovington.

I hope this is helpful and please do not hesitate to contact me if you require any further assistance.

Helen Jackson

Appendix H – response from Wool Community Library

In response to your recent letter of 8th February regarding the provision of **Community Library facilities**, I am sending you an extract of the Museums, Libraries and Archives report on the adoption of standard charges for new development. This is an old report (2010) but was still in use by Dorset Libraries as a benchmark in 2019. The report states:

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.

Given the urgency of your request, I have not contacted Dorset Library Service to ask if there is any update to these benchmark figures, but can do so if required. However, I should point out that it has long been understood that the current library provision in Wool (and supporting the surrounding area) is already below the figure given (in terms of square footage), even before any potential development. We do our best to work with the local schools to support children's literacy but we do struggle occasionally - on a recent Tuesday shift we had 28 customers including 9 children. You may be aware that we have been working with the Parish Clerk to facilitate an extension to the current library and to provide disabled access - something which is long overdue.

I have already flagged with Planning the issue of approving a large housing development when the library provision is already undersized and run by volunteers, but I recognise the housing imperative. It should also be noted that the current consultation being run by Dorset Libraries into future strategy for County library provision suggests that all Dorset libraries - including those which are Community Managed - will be asked to play a much larger role in local communities, extending to acting as community hubs and safe spaces for all residents. This would require provision of suitable space for those differently abled, including quiet space for those with autism or dementia and private space for discussion with, for example, Citizens Advice. The primary aim is to provide somewhere for residents to come where they can be alone, but not lonely, and this is the current goal of the Wool library management team.

I hope this is useful. I would be very happy to attend any Parish Council meeting to discuss further if required.

Regards
Sue Kerr, Chair of Trustees, Friends of Wool Library

Appendix I – further response from Wessex Water

From: Ruth Hall <Ruth.Hall@wessexwater.co.uk>

Subject: Wessex Water response to Wool Neighbourhood Plan Group

Date: 15 February 2022 at 11:50:54 GMT

To: "woolparishcouncil@gmail.com" <woolparishcouncil@gmail.com>

Dear Andrew

Thank you for your enquiry on behalf of the Wool Neighbourhood Plan Steering Group.

Wessex Water responded to the Dorset Draft Local Plan consultation which included commenting on the proposals at Wool. You can view our response online on the Dorset Council website but I have also attached.

We have previously undertaken assessment work to develop high level strategies to accommodate growth at Wool. If the allocations proposed on the Dorset Local Plan are confirmed these will be reviewed to accommodate the proposals. Sewage from Wool is pumped to Wool Water Recycling Centre (WRC) NGR: 382184,87358 from various Sewage Pumping Stations (SPS). Our assessment work undertaken to date indicates that new development is likely to be served by new SPS(s) transferring flows to the WRC.

We would not be reliant on S106 payments for delivery of water and sewerage infrastructure as this will be funded through the infrastructure charge. Our infrastructure charges and more details about this can be viewed on our website if you want to see more information. <https://www.wessexwater.co.uk/services/building-and-developing/charges-and-performance> These charging arrangements fix charges for services provided to those developing land and laying new water and sewerage infrastructure for residential and commercial purposes.

I hope this is helpful. Please let me know if you have further questions.

Regards

Ruth

Ruth Hall

Planning Liaison

Wessex Water

Claverton Down Bath BA2 7WW

wessexwater.co.uk

Appendix J – Response from Wellbridge Surgery



Cllr Andrew Wilson
Neighbourhood Plan Steering Group
Wool Parish Council
D'Urberville Centre
Colliers Lane
Wool
Dorset
BH20 6DL

22 June 2022

Dear Cllr Wilson,

Apologies for the delay in responding to you on this matter.

Unfortunately, we have not been included in any discussions regarding potential developments and have not been informed of any further progress since the initial consultation documents were circulated some years ago.

If the parish is aware of any further updates on the developments, we would be grateful if you could keep us informed also.

With regards to the capacity of The Wellbridge Practice we believe the infrastructure is adequate and some further funding would be allocated by NHSE if our population were to increase greatly. General practice funding is dependent on our population and on a pro-rata basis but of course the national problem is the recruitment of General Practitioners and clinical staff. That would be our only concern at this time.

Yours sincerely

Mrs Keeley Bruce
Practice Manager

We share your medical records with other services treating you.

*For full details, please see our patient leaflet "[Sharing your medical information](#)" on our website www.wellbridge.co.uk
(If you do not have access to the internet, please request a leaflet from reception)*

"Traditional values, modern practice"

The Wellbridge Practice, Wool Surgery, Meadow Lane, Wool, Wareham, Dorset BH20 6DR. Tel- 01929 462376. Emergencies- 01929 463444.
Partners - Dr Allison French MB ChB DRCOG MRCP DFFP. GMC No. 4102676 • Dr Richard Mugford MB BS BSc DFD GMC No. 4322308 • Dr Andrew Dennison BSc MRCHB MRCP GMC No. 6097278
Salaried Doctors: Dr Janet Barlow MRCB DRCOG DCH MRCP GMC No. 3059399 • Dr Nkolika Anyabolu MBBS MRCP GMC No. 6124625
Practice Nurses - Sr Abigail Davis • Sr. Rowena Corbin RGN • Sr. Amber Stanley RGN • Practice Manager - Mrs Keeley Bruce • Email: wellbridge.practice@nhs.net

Appendix K – non-responders

Bovington Academy (primary schools)

The Purbeck School

SSE

British Gas

Boots Pharmacy

Royal Mail

Dorset Waste Partnership

In this appendix, inferences and suppositions will be made, but it should be emphasised that these are conjectural.

Bovington Academy (primary school)

The Bovington Academy will be less impacted by the proposed housing development simply because it is not currently envisaged that there will be any overspill into that area of the Parish. It is possible of course that as the capacity of Wool CE Primary School is finite both spatially and in terms of PAN (pupil admission numbers) that some children's families might opt to send children to Bovington for their primary education. This of course has implications for transport.

The Purbeck School

The Purbeck School is the local secondary school to which pupils from Wool are usually transferred. Children are transported by a school bus service at the beginning and end of each day. The immediate impact on The Purbeck School from the proposed housing development will presumably be relatively small. The Wareham site has capacity for an increase in pupil numbers, and it is not felt that provision for infrastructure enhancement in this particular context is therefore required.

SSE

It is acknowledged – if only anecdotally – that the provision of Electricity supply in Wool is a somewhat parlous state. There are regular outages, especially in the winter when demand is greater, and particularly in the south-western quadrant of the village (Hillside Road/Chalk Pit Lane and environs). One of the existing problems lies with constant add-ons to existing supply that have taken place over the past decade or so, and there has been no upgrade or extension to the sub-stations in the area. It is to be assumed that there should be a requirement for a completely new sub-station to be built to the west of the village, coming off the existing National Grid power lines in that area. It should be included within the infrastructure requirements that such provision should be built prior to commencement of housing development – whilst it is understood that any large scale development is usually covered by an infrastructure development charge negotiated between the developer and the power company, and paid for by the developer, it is not unreasonable to suppose that unless there is insistence within the Neighbourhood Plan that such infrastructure provision is built *prior* to housing development that it might not be sufficient thereafter, particularly if the development is piecemeal as is the case for current infill development.

British Gas

Although there is supposed to significantly less reliance on gas as a power source in the future – driven by environmental and ecological initiatives, it would be incumbent to place within the Neighbourhood Plan a similar requirement to that referred to above regarding provision of Electricity supply, i.e. that provision should be installed prior to the commencement of housing development. Perhaps consideration should also be given to an insistence within the Neighbourhood Plan that all houses should be Air-Source heated rather than relying on gas installation. It is worth noting that there is nothing currently within the outline proposals under the consultation(s) that this should be the case, and it is therefore of justifiable concern that in the absence of design parameters this area of infrastructure provision might well slip through the net.

Boots Pharmacy

There is currently a high level of reliance in the village on the Pharmacy for fulfilment of prescription requirements. Currently the Pharmacy section of the Wellbridge Practice dispenses directly, whilst other patients collect their prescriptions from the Boots Pharmacy. It would be reasonable to suppose that if a new shopping centre/hub is to be created then this might include a larger pharmacy. It is certainly the case that there is a perception the current provision is barely adequate for a population of Wool's current size.

Royal Mail

It is assumed that as the village expands in population and postal addresses that the Post Office delivery service (based in Wareham) will also expand in terms of personnel and 'rounds'. This is perhaps not an area where the Neighbourhood Plan can have any input or influence. Nonetheless it was felt to be worthwhile to have contacted the Post Office, even if no response has been forthcoming, so that there might be some element of forward-planning by the Wareham sorting office.

Dorset Waste Partnership

There has been an on-going problem with bin emptying throughout the area covered by the Neighbourhood Plan. Whilst there have been marginal improvements over the past few months, there are constant reports of missed collections on a regular basis. These are usually attributed to shortage of crews or lack of reliability in the vehicle fleet operated by DWP. Whatever is the case, the addition to Wool of the projected number of new houses has severe implications for waste disposal unless Dorset Council provides much greater and adequate funding to DWP. Whilst it would be inappropriate to suggest that funding for this should come from S106 or CIL, it is perhaps worth mentioning within infrastructure provision as a necessity for Dorset Council to budget for future requirements.