

# WOOL PARISH

neighbourhood plan

## REGULATION 15 CONSULTATION REPORT – WOOL PARISH NEIGHBOURHOOD PLAN, 2024-2038

*(July 2024)*

*(ref. APL.Wool.0102.B)*

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## 1. CONSULTATION WITH THE COMMUNITY

1. Effective engagement with the local community is essential in developing a vision and objectives for the future development of neighbourhoods and to provide the detailed information to support non-strategic policies that can make a difference to localities.

### Parish Plan Context

2. Previous community initiatives have included the development of a Parish Plan which was published in 2011. The Parish Plan was community-led and based on a comprehensive survey of all households. The Parish Plan identified proposed actions are summarised in Table 1 below alongside actions taken and whether similar matters have been highlighted in the neighbourhood plan engagement process.
3. The Wool Neighbourhood Plan has been supported by comprehensive engagement and consultation in a variety of forms. This is summarised below to show how engagement activities have supported the development of the neighbourhood plan.

### Wool Annual Parish Meeting 23<sup>rd</sup> April 2018

4. The Annual Parish Meeting provided an opportunity for local people to hear a presentation from David Evans who related the experience of Wareham in preparing its neighbourhood plan. The presentation was attended by 43 people, with questions and answers provided on the scope and process of neighbourhood plans. The intention of Wool Parish to prepare a neighbourhood plan was explained by the chair of the NPSG at the meeting.

### Wool Carnival 16<sup>th</sup> June 2018

5. At the outset of the development of the neighbourhood plan, a stall was organised and staffed by NPSG volunteers at the Wool Carnival. People were encouraged to provide their views on what facilities or other improvements they would like to see in Wool. From 30 people who participated, a wide range of views were given, as follows:
  - Shops and Leisure – gym/sports hall, cinema, fun complex for kids, Poundland, Nandos, Supermarket, Lidl, more local shops, greengrocer, Ikea, Tesco, New Look
  - Community – fire station, ambulance station, Swimming pool,
  - Outdoor – Dog walking areas, play areas
6. From this, a clear desire was expressed for a local leisure centre, a local supermarket, comparison shops, more restaurants and improved community services.
7. Visitors to the carnival were also asked for views on emerging Purbeck Local Plan proposals for new housing development in Wool. A wide range of matters were raised, generally raising concerns about the impacts arising from new housing, as follows:
  - Local shops would need to expand and more shops would need to be provided.

- Traffic generation would cause parking stress at the rail station and outside local shops. It would cause congestion in Wool increasing traffic problems associated with the level crossing.
- More housing would generate requirements for expanded local medical services.
- New housing needs to be affordable for local first-time buyers.

**Table 1 – Actions from 2011 Parish Plan**

<b>Parish Plan Proposed Action (in summary)</b>	<b>Action taken since 2011</b>	<b>Identified in recent neighbourhood plan engagement?</b>
Provide dog walking routes	In 2011, Wool Parish Council were considering banning dogs from the recreation field. This did not happen.	
Provide dog waste bins	Dog waste bins are being phased out as general waste bins can now be used.	Walkabout Survey
Ensure 100% of affordable housing is for local people	Continue to support, Wool Parish Council cannot enforce.	Resident Survey
Support more leisure and youth activities for healthy lifestyles	New and redeveloped play parks. New and redeveloped skate parks.	Walkabout Survey
Ask for the views of young people	Attempt to create a Youth Parish Council was stalled by lockdown. Youth groups were targeted in the development of the neighbourhood plan.	Wool Carnival
Support development of 21 Cologne Road as a community facility	Delivered.	
Improve community activities and awareness of them (notice boards, signs, adverts etc)	Wool Parish Council produces a monthly newsletter. Community groups are now available on social media. The usage of The D'Urberville for community activities has tripled since 2011.	Wool Carnival, Resident Survey
Improve cultural activities in the parish e.g. venue for Purbeck film festival	Purbeck Film Festival has been hosted annually at The D'Urberville since 2019.	Wool Carnival, Resident Survey
Support and enhance library provision	Wool Parish Council continues to support the library. The library is now open longer	

<b>Parish Plan Proposed Action (in summary)</b>	<b>Action taken since 2011</b>	<b>Identified in recent neighbourhood plan engagement?</b>
	and there are plans to extend the floorspace.	
Ensure good transport links to nearby towns for older people	Wool Parish Council are working with Dorset Council to improve bus services.	Resident Survey
Retain post offices in Wool and Bovington	Retained.	
Address need for banking facilities including a free ATM	Banking facilities are available at Post Offices and more people now use online banking.	Yes
Consider increased parking restrictions in East Wool and West Wool		Walkabout Survey
Provide more/better parking at facilities within the parish		Walkabout Survey
Consider a car share scheme		
Support the enhancement of Wool Rail Station and services	Wool Parish Council has continued to support.	Resident Survey
Provide better maps and signage from the rail station	Delivered by Friends of Wool Station.	Yes
Explore potential for cycle hire from Wool Rail Station	Cycle hire scheme introduced in 2022.	Walkabout Survey
Identify safe cycle routes including to Monkey World and the Tank Museum	A cycle route was built part of the way to Monkey World.	Resident Survey, NPSG Working Group
Increase provision of dropped kerbs by 50% (to improve accessibility)	Achieved.	
Keep hedges trimmed to preserve pavement space	Increased awareness and the need to report to Dorset Council.	Walkabout Survey, Resident Survey
Reduce traffic speeds by installing speed indicators	Two Speed Indicator Devices were installed.	
Review traffic speeds and signs on Lulworth Road, Dorchester Road outside Purbeck Gate, Cologne Road, Colliers Lane	Two Speed Indicator Devices were installed which cover Lulworth Road, Dorchester Road outside Purbeck Gate, King George V Road	Resident Survey

<b>Parish Plan Proposed Action (in summary)</b>	<b>Action taken since 2011</b>	<b>Identified in recent neighbourhood plan engagement?</b>
	and East Burton Road. Wool Parish Council continues to push for 20mph limits to be introduced.	
Support a Switch Off Campaign to save energy and reduce light pollution by turning off streetlights between 12:30am and 4:30am		Resident Survey
Improve link from East Burton to Wool via Giddy Green footpath	Work will be done in 2023.	Resident Survey, NPSG work on walking and cycling links
Install pavements on East Burton Road, Burton Road and Lulworth Road		Walkabout Survey, Resident Survey
Install a pedestrian crossing at Bovington First School		
All schools to create School Travel Plans to encourage walking to school		
Set up a Conservation Group for the protection and enhancement of the local environment and carry out an ecological survey.		
Create circular walks around the parish		Walkabout Survey
Create a website to promote the protection and enhancement of the local environment		
For public footpaths, change stiles to gates		
Provide new allotments in Bovington		
Investigate a play area at Higher Wood	Done.	
Review litter management and report to Purbeck DC	Wool Parish Council organises regular litter picks and employs a warden who can issue fines for littering.	Walkabout Survey, Resident Survey



<b>Parish Plan Proposed Action (in summary)</b>	<b>Action taken since 2011</b>	<b>Identified in recent neighbourhood plan engagement?</b>
Review condition of all footpaths and bridleways	Ongoing.	Walkabout Survey, Resident Survey
Organise a photo competition for the parish		
Identify if new trees need to be planted and talk to relevant bodies.	Ongoing. A fruit orchard was planted in 2023.	
If Bovington Middle School closes, protect the site's biodiversity and consider setting up a Friends Group.		
Investigate undertaking a Housing Needs Survey	Housing needs survey carried out in 2017.	Identified by NPSG following resident survey
Raise awareness about the financial support available for home adaptations for people with disabilities		
Improve advice on flood risk		Resident Survey
Hold an event to promote sustainability in the parish		
Identify and provide outreach medical services at 21 Cologne Road		Walkabout Survey
Revitalise the Homewatch scheme		
Improve awareness about how to report crimes to the police	Done by Wool Parish Council.	
Improve police presence in the parish eg through drop-in sessions		Walkabout Survey
Identify sites/facilities to host Adult Education provision in the parish and then work with bodies to provide them		Yes
Promote local business support services		
Rotate Wool Parish Council meeting around the parish	Done until lockdown. Needs to be restarted.	
Consider changing the name of the parish		

<b>Parish Plan Proposed Action (in summary)</b>	<b>Action taken since 2011</b>	<b>Identified in recent neighbourhood plan engagement?</b>
Resist pressure for new development other than for meeting local needs	Ongoing.	Resident Survey
Develop guidelines to ensure new development is sympathetic to local character	Developing neighbourhood plan.	Walkabout Survey, Resident Survey
Wool Parish Council to work with LPA on applications for infill and backland development with emphasis of protecting gardens especially for wildlife		

## Survey of Residents, September–October 2019

8. A survey was distributed to all households in the BH20 6... Postcode in the week of 2<sup>nd</sup> September 2019 and was published on the neighbourhood plan website ([www.woolparishnp.com](http://www.woolparishnp.com)). Publicity for the survey was provided on the website, social media, parish notice boards and posters. The survey ran for two months, until 31<sup>st</sup> October.
9. During the survey, 7 drop-in sessions were held at the following locations on days and at times designed to encouraged the widest possible participation:

Wednesday 11th September, 6–8pm	East Burton Village Hall
Tuesday 17th September, 10am–Noon	East Burton Village Hall
Friday 6th September, 10am–Noon	The D’Urberville Centre (Room 1)
Saturday 14th September, 10am–Noon	The D’Urberville Centre (Room 1)
Wednesday 25th September, 6–8pm	The D’Urberville Centre (Room 1)
Tuesday 24th September, 10am–Noon & 6–8pm	The Bovington Legion
Friday 20th September, 10am–Noon & 6–8pm	Cologne Road Community Room

10. 201 responses to the survey were received in a combination of online returns (65) and paper returns (136). 29 people attended the drop-in sessions. Covid-19 restrictions prevented physical distribution of a survey feedback flyer in March 2020, so the results of the survey were summarised and published online in April 2020. Once restrictions were reduced, the feedback flyer on the survey was physically delivered to all households in November 2020.
11. The Survey questionnaire asked people to indicate what they like and don’t like about Wool, Bovington and East Burton, and what they would and would not like to see in these villages. A large number of matters were identified across these four elements by the 201 respondents to the survey. Table 2 shows the headline results from the survey in the form of separate points raised, showing what comments focused on.

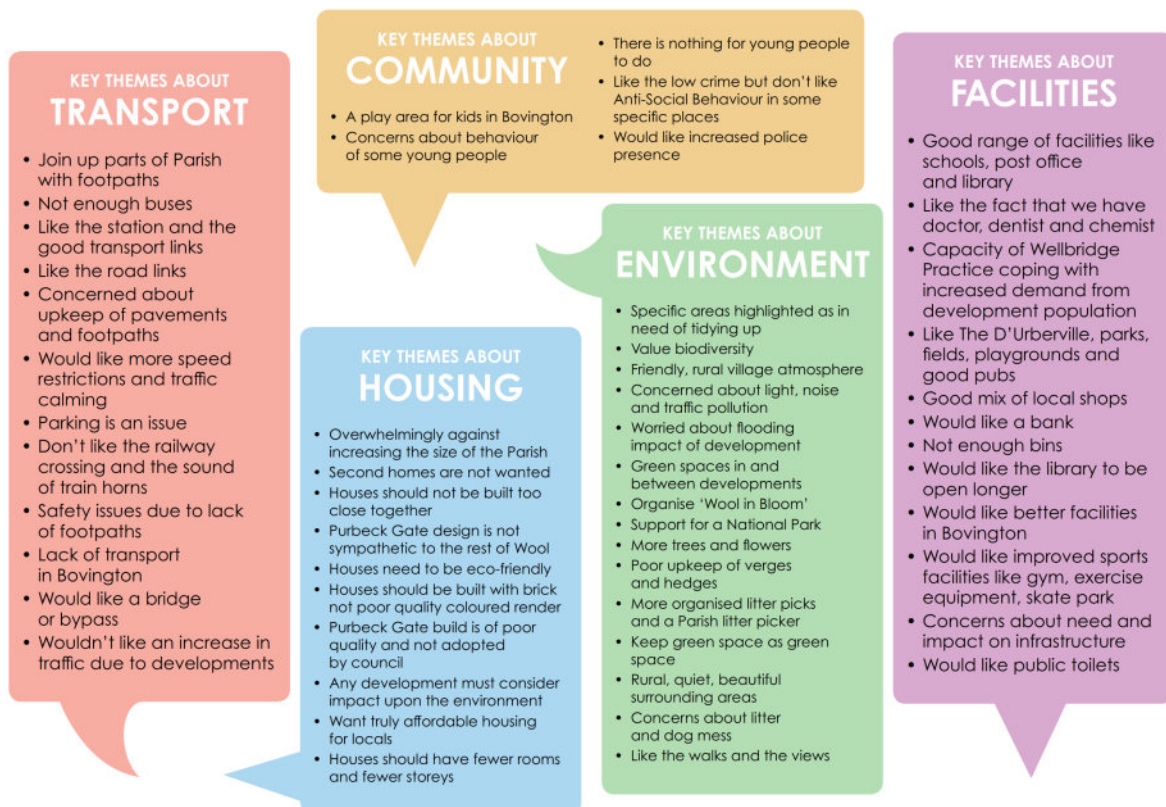
**Table 2 – Headlines results of the Residents Survey, October 2019**

	Transport	Facilities	Housing	Community	Environment	Employment	Unattributed	Not used	Total
<b>Like</b>	88	176	20	178	175	1	4	7	649
<b>Don’t like</b>	266	109	67	57	79	0	17	9	604
<b>Would like</b>	224	213	161	69	117	13	13	9	819
<b>Wouldn’t like</b>	79	78	245	31	73	5	28	5	544

12. In terms of **what people like** about their local area, people value the combination of good rail access to larger centres of population with a retained local village feel (good countryside, good community interactions etc) and feel this is a good balance. As a larger village, they like the level of services provided and the opportunities that exist for community activities.

13. According to the survey, **people don't like** traffic levels or speeds through the village and feel this is exacerbated by the operation of the level crossing. They feel bus services are severely lacking. Many feel that local medical services are overstretched, and that the area lacks a proper supermarket (the nearest being Wareham). Another theme raised relates to a perceived scruffiness and untidiness in Wool, related to footways, litter, overgrown hedges, weeds and the like. Some point to anti-social behaviour exhibited by youths and others point to the lack of things for them to do. The design of the Purbeck Gate development gets significant mention in the survey, with three storey development and the design approach or building quality there not widely supported.
14. The survey asked people what they **would like to see** in Wool, Bovington and East Burton. High on the list is the need for improvements around the level crossing at Wool Station, better bus services, improved local medical services, better connections between Bovington and Wool and action to tidy up Wool.
15. In terms of what people **wouldn't like to see**, this boils down to not wanting significant new amounts of housing at a level that would alter the character of the parish and exacerbate existing traffic and services pressures whilst eroding the quality of countryside, the village feel and community spirit.
16. An extract from the feedback flyer is provided below in Figure 1. This shows the NPSG interpretation of key themes from the survey.

**Figure 1 - Key themes identified from 2019 neighbourhood plan Survey**



## Community Walkabouts, July 2021

17. Following the analysis of the results of the Survey, The Parish Council and neighbourhood plan Steering Group organised a series of seven community walkabouts in July 2021 on the dates and times around the locations listed below.

Saturday 24th July, 10:30am	Old Wool
Saturday 24th July, 2:30pm	Central Wool from the station to Bailey's Drove
Sunday 25th July, 10:30am	Bovington
Sunday 25th July, 2:30pm	Bovington Village - Cologne Road & surrounding areas
Saturday 31st July, 10:30am	Chalkpit Lane, Hillside, Lower Hillside & surrounding areas
Saturday 31st July, 2:30pm	East Burton
Sunday 1st August, 10:30am	Purbeck Gate

18. The walkabouts provided an opportunity for local residents to speak with steering group members about the local environment and identify things which they like and want more of, and problems which need to be tackled. This was a key opportunity to test whether issues raised in the walkabouts were valid and consistent with pre-Covid consultation issues. Matters raised by the 34 people attending the walkabouts mirrored those raised by the survey and provided insights on specific matters in those areas. Residents were asked to provide feedback from the walkabout across a number of themes and the feedback from these is summarised in Figure 2.

**Figure 2 – Summary Issues Raised on Community Walkabouts**

Moving Around	<ul style="list-style-type: none"> <li>• Poorly maintained footpaths and pavements, or no pavements</li> <li>• Need for more dropped kerbs</li> <li>• Overgrown hedges reducing footpath and pavement space</li> <li>• Lack of cycle racks</li> <li>• Benches required for resting on long stretches to Bovington</li> </ul>
Traffic and Parking	<ul style="list-style-type: none"> <li>• Limited Car Parking at key locations</li> <li>• Poorly designed parking</li> <li>• Poor parking practice creates safety problems eg at Bryatown triangle and outside take aways</li> </ul>
Public Transport	<ul style="list-style-type: none"> <li>• There are no bus services that can be relied upon</li> <li>• Train service is good</li> <li>• Need Bus between Bovington and Wool</li> </ul>
Natural Space	<ul style="list-style-type: none"> <li>• There is good access to surrounding countryside for walking and cycling</li> <li>• There is a lack of natural space easily accessible within Wool</li> <li>• Some open areas within Bovington are in need of a clean-up</li> <li>• East Burton Road has no pavement for long stretches</li> </ul>
Play and Recreation	<ul style="list-style-type: none"> <li>• The Recreation Ground in Wool is regarded as good quality</li> <li>• The playground in Bovington is in need of improvement.</li> <li>• Need some outdoor adult exercise equipment</li> <li>• Need for play area at Cologne Road</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Need more homes for first time buyers, new households in rent and local families</li> <li>• New housing needs to reflect the character of the area</li> </ul>
Care and Maintenance	<ul style="list-style-type: none"> <li>• The public realm (verges, roadsides, bins, benches, pavements, boundaries with hedges and fences, some buildings) are seen as poorly maintained, overgrown, untidy, and in need of improvement.</li> </ul>
Feeling Safe	<ul style="list-style-type: none"> <li>• People generally feel safe around the Parish at all times of the day</li> <li>• There is some concern about low-level anti-social behaviour and congregations of young people outside in the evenings</li> </ul>
Work and Local Economy	<ul style="list-style-type: none"> <li>• There are limited opportunities for high quality employment locally.</li> </ul>
Identity and Belonging	<ul style="list-style-type: none"> <li>• Some people have not developed a sense of belonging to the community and feel there is a lack of community to be part of, especially in areas with no facilities</li> <li>• Others feel they are part of a local village community</li> </ul>
Climate Ready Place	<ul style="list-style-type: none"> <li>• There is concern that the risks of flooding will increase as a result of climate change and from new development on greenfield sites</li> </ul>
Streets and Spaces	<ul style="list-style-type: none"> <li>• Respondents generally said that Wool is not an attractive village, being affected by development at different times in different styles, by poorly arranged car parking and by poor upkeep of the village.</li> </ul>
Facilities and Amenities	<ul style="list-style-type: none"> <li>• Concern that some areas lack any facilities</li> <li>• Concern that new development will mean local services are insufficient</li> </ul>
Social Interaction	<ul style="list-style-type: none"> <li>• General view that social interaction could be improved and that there is a need for more facilities to encourage this.</li> </ul>

## School Pupils Survey, July 2021

19. As the Summer Term of 2021 progressed, the NPWG consulted pupils at local schools (Bovington Primary, Wool Primary and St Mary and St. Joseph's Catholica Primary) to understand the views of pupils on what they like and don't like about living in the parish and what they would like to see more of (or less of). The pupils were in the age range of 4-11 years. 88 responses were received to the survey giving a wide range of opinions from children about the parish. The results were split into those living in Bovington and those living in Wool and East Burton.
20. There were more responses from pupils living in Bovington and they mentioned different things they liked about living in the parish, focussing on their friends nearby, parks, the woods and river, wildlife and the attractions on that side of the parish including the Tank Museum and Monkey World. They also mentioned the skatepark in Wool and the availability of shops as something they liked about the Parish.
21. With a smaller number of responses, in relation to things they liked, pupils from Wool mentioned friends much less, but did mention the play park and field, and the skatepark. There were more mentions of facilities that exist in Wool and more evidence of awareness of traffic and neighbours. There was much less mention of outdoors-type attributes in a clear difference from children in Bovington.
22. In relation to things local children don't like about their area, the largest responses (by far) from children in Bovington were that they did not like rubbish in the woods and play park, swearing, bullies, teenagers and (the quality of) parks. In Wool, there was a much smaller response on 'don't likes', with those highlighted focused on traffic and roads.
23. In terms of things children would like to see, there was again a fulsome response from Bovington children. They would like to see better equipped parks, more wildlife, a swimming pool for everyone, more shops, fast food retailers, their own skate park, litter picking, a library and a long list of other amenities. In Wool, the children there also raised the want of better equipped parks and more wildlife, but again raised traffic-related matters including better roads, fewer speeding cars, more walking areas and pavements on all roads.
24. Taken together the results of the Children's School Survey reveals some clear differences in the perspective of school children in Bovington and in Wool. In particular, the clear perception of access to a good local environment comes through in Bovington in contrast to children pre-occupied with traffic and neighbour-type issues in Wool. A clear perception of issues with anti-social behaviour and bullying arises from the responses of children in Bovington about what they don't like. Again, traffic and transport come to the fore in Wool. In Bovington, more community facilities, shops and leisure facilities are wanted by school children. In Wool, its better roads and pavements again. Children throughout the parish want improvements to play facilities in local parks.

## Consultation Event, March 2022

25. Following the Covid-19 pandemic lockdowns, a follow-up consultation event was held on 14th March 2022. This was held to provide fresh impetus to the neighbourhood plan,

summarise the current planning situation, report back on issues previously raised by the local community and discuss how the neighbourhood plan should move forward.

26. Publicity for the event was provided via the Parish Council website and a community newsletter. The event was held at the D'Urberville Centre in Wool and was led by the Chair of the neighbourhood plan Steering Group with support from Andrea Pellegam Ltd, consultants on neighbourhood planning. A presentation was made on the process for making neighbourhood plans, the issues faced locally in the light of the emerging Dorset Plan and Purbeck Local Plan.
27. About 20 people attended the event and discussion with the community was facilitated in order to understand their views about priorities for the neighbourhood plan, within the wider context of potential housing site allocations in the area.

#### Strategic Plan Context and Concerns

28. Many residents in attendance were concerned about the amount of potential new housing sites that could be allocated in Wool and this led to a lengthy discussion about this, also about the role of the neighbourhood plan within the adopted strategic planning policy framework, and about the wider role of the Parish Council in separate work (outside the neighbourhood plan process) to represent community views in the local plan process.
29. It was agreed that the neighbourhood plan should be prepared in a way which strengthens support for delivery of infrastructure and protection of important assets identified in Dorset Council's adopted and emerging plans as required to support proposed new development. The neighbourhood plan can provide policies with a clear set of requirements based on local plan policies that can be used in development management over the life of the plan.
30. Useful contributions were provided from elected councillors of Dorset Council to explain the current planning situation and potential strategies for local plan proposals under consideration. This included the potential consideration of larger new settlement possibilities in strategic locations within Dorset, as yet undecided and undetermined, with this reliant on agreement by Government to allow time for this approach to be developed in the context of housing site availability and delivery requirements.
31. There was some concern as to whether the neighbourhood plan will have any support or buy-in from local landowners who are promoting their land for development and if they do not support it, there will be no way to achieve community objectives.

#### Neighbourhood Plan Issues raised at the event by residents

The community raised matters which they would like the neighbourhood plan to address if possible.

32. **Sustainable building design** – New development should better meet the challenges of climate change and the climate emergency through more energy efficient design and better use of more sustainable building materials. Methods of powering and heating new developments should respond to the need for lower carbon energy solutions in individual buildings and serving developments as a whole. This was an issue which had not come through strongly in previous engagement but perhaps reflects a growing awareness of climate change and the need to achieve net-zero carbon by 2050.



33. **Traffic through Wool** – As with previous surveys and consultations, there was significant concern at the traffic impacts of new housing development through Wool. Whilst consideration of the capacity of road networks to accommodate traffic generated by new development is a strategic matter for Dorset Council, the community wants to focus on positive proposals to ameliorate impacts, in particular around the level crossing and at key crossing points and walking/cycling routes. It is also concerned to ensure the design of new development minimises potential traffic impacts through good design principles.
34. **Local Employment Opportunities** – The community felt there is a disconnect between the presence of the Dorset Innovation Park (DIP) at Winfrith and the lack of local people employed there. Its presence partly justifies new housing development and yet people attending felt there appear to be few local employment opportunities at the DIP. Creating opportunities for local employment so that Wool remains a sustainable settlement with local jobs, is a concern.

### Consultation with infrastructure and service providers, February 2022

35. The NPSG sent out letters to 14 identified companies and organisations who operate infrastructure or provide services in the Parish. Seven organisations responded to the letter with a summary of the consideration of matters raised addressed in this plan. A supporting document to this Neighbourhood Plan provides details of the survey and responses.

### Local Bus Survey, Spring 2022

36. Local Bus Survey - During Spring 2022, Wool Parish Council undertook a survey of local residents to gather information on the types of journeys made locally and the means by which they are travelled. The survey sought to understand the frequency and times journeys are undertaken and to gauge views on whether using a bus would be considered if available. The survey and analysis of the responses are set out in supporting documents to the neighbourhood plan.
37. The survey was published online and in paper form (distributed by volunteers to all houses in the parish) and was open from 1 March 2022 to 30 April 2022. 191 responses were received detailing over 8,000 journeys taken per month (if you assume every journey is a round trip), which equates to 65,000 miles. The survey findings are summarised in Table 3.

**Table 3 – Wool Parish Bus Survey Findings**

Wool Parish Bus Survey Findings

Theme	Evidence
There is a genuine need/desire for buses in the parish.	Only 36% of the people who responded said that they would not be prepared to pay more Council Tax for a bus service. The remaining 64% either said yes (38.5%) or left the question blank (25.5%). This is significant, if you ask someone whether they want something for free they will almost certainly say yes whereas if they indicate they are prepared to pay that demonstrates a genuine need/desire.

<b>Theme</b>	<b>Evidence</b>
A lot of journeys would be made by bus instead of car.	Of the 65,000 miles worth of journeys, people indicated that about 57,000 of those miles would be done via bus instead (or left the question blank). There is a significant environmental benefit to this, particularly if an electric bus service were to be introduced. A lot of seniors no longer feel confident, or safe, driving but they are currently forced to drive due to a lack of public transport.
Bovington and Cologne Road must be connected to Wool by a regular bus.	Over 3,000 journeys per month (over 18,000 miles) either start or end at Bovington and Cologne Road. The need for a bus to/from Bovington was highlighted in the neighbourhood plan surveys and the bus survey data backs this up, as does the Beryl Bike usage data.
Wool needs to be connected to Dorchester by a regular bus.	Dorchester was the most popular destination which isn't currently serviced by a direct bus from Wool. Over 800 trips per month equating to over 18,000 miles.

## 2. Regulation 14 Consultation

### Arrangements for Regulation 14 Consultation

38. Regulation 14 Consultation was undertaken from Monday 15<sup>th</sup> January until Thursday 29<sup>th</sup> February 2024 (a period in excess of six weeks) and carried out in accordance with a consultation plan which comprised the following elements:
- Parish Newsletter articles were published in the run-up to the consultation and during the consultation period. The articles are included in **Appendix 1**.
  - Information was published on Facebook to raise awareness of the consultation as it was undertaken.
  - A flyer about the Neighbourhood Plan was delivered to all households (also included in **Appendix 1**).
  - Six drop-in sessions were held at different places in Wool, East Burton and Bovington at different times of the day. Details of the events are included in news articles and notice board posters included in **Appendix 1**.
  - Printed copies of the neighbourhood plan were made available in the library.
  - Responses to consultation was possible using website form, by email or by post to the Parish Office. Some people made comments at the drop-in sessions and these were captured by Neighbourhood Plan Working Group members and the Parish Clerk.
  - Consultation with specific bodies in accordance with regulatory requirements (with advice from Dorset Council) and including local organisations and businesses. The list of consultees specifically invited to comment on the draft neighbourhood plan is set out in **Appendix 1**.

### Results of Regulation 14 Consultation

39. 24 responses were received to the Wool Parish Neighbourhood Plan Regulation 14 Consultation. The respondents are set out in **Appendix 2** and each response is given a number, referred to below. Consultees were invited to submit comments in freeform. This produced a wide range of comments, some of which were brief or summary in nature – nevertheless, an attempt had been made to address the spirit of the responses, where the comment was not specifically related to the plan contents.
40. The comments have been organised as far as possible under headings corresponding to the Vision, Objectives and Policies in the plan. Some general comments are addressed first. Where changes to the text in the Regulation 14 Draft will be made in response to comments received, this is made clear. Where it is felt that the plan already addresses a comment raised, or the comment does not reflect the objectives and direction of the plan (and it is felt that this is consistent with sustainable development objectives, basic conditions requirements and the NPPF) this is also explained.

## Responses to Vision

41. There were no specific comments made in response to the draft Vision.

## Responses to Objectives

42. The Environment Agency (20) has welcomed the inclusion of a green infrastructure and biodiversity objective (objective 5). **The response is noted.**
43. There were no other specific comments in response to the draft objectives.

## General Responses unrelated to specific policies

44. A local resident response (2) refers to paragraph 14 in relation to the adopted Purbeck Local Plan 2006–2027 in terms of its relevance to the Neighbourhood Plan which is proposed to extend to 2038 (as set out in paragraph 18). **Response – at the time of writing, the Purbeck Local Plan Part 1, 2006–2027, remains the development plan covering Wool Parish. It is anticipated that the new Purbeck Local Plan 2018–2034 (see paragraph 14) will be adopted on 18 July 2024. All references have been updated to refer to the new Purbeck Local Plan. Additionally, Dorset Council is preparing a new Dorset Local Plan which should cover a period until at least 2038. The Neighbourhood Plan period runs to 2038 in reflection of the period of the Dorset Local Plan as was previously set.**
45. A local resident response (5) refers to specific sections of highway where **parking** causes safety concerns. The first is on a bend Colliers Lane by the D’Urberville Centre, where existing parking restricts views of oncoming traffic and of pedestrians including children from the nursery. The second is Linclieth Road by the shopping parade where people are parking in restricted areas on double-yellow lines, but also outside residential driveway entrances. **Response – Figure 23 and Policy WOOL11 identify the route along Colliers Lane for cycling as requiring improvement, in part in relation to parked cars in the cycle lane. Proposals to amend parking control would need to be taken forward through a Traffic Regulation Order and enforcement of existing parking controls is operated by Dorset Council. Both are beyond the scope of the Neighbourhood Plan.**
46. **‘Village Centre and Neighbourhood shopping Parades in Wool Village – Supporting Document to the Wool Parish Neighbourhood Plan’ discusses the capacity of car parking areas around community shopping parades in Wool and this is also a relevant consideration in the context of proposals for development in the Purbeck Local Plan which will add significant population (and users of community facilities) to Wool Parish. The Neighbourhood Plan (para 88–89 and Policy WOOL3) recognises the potential impact of strategic development in the parish on the capacity of existing parking around community facilities, owing to the lack of readily available opportunities to provide additional parking at shops and services.**
47. Savills (6) submitted a response in support of the allocation of **land to the west of East Burton** for the development of around 300 homes. The site was included within the Regulation 18 options consultation on the Dorset Local Plan. The response provides details on the status of the site in the Dorset SHLAA (2021) and comments positively on the sustainability of the location. The response comments that the neighbourhood plan

'should support the proposed development strategies set out in the policies of the emerging local plans and should not contradict the overall vision of these emerging local plans'. The response also notes how development of the site referred to would potentially assist in the delivery of other neighbourhood plan policies on community infrastructure, affordable housing, public transport services and walking and cycling, biodiversity net gain and links to the employment location at the Dorset Innovation Park.

48. Response - Basic conditions require that the neighbourhood plans should be in broad conformity with adopted development plans for their area. Emerging Local Plans take on more weight as they progress through Regulation 19, Submission and Examinations. The Purbeck Local Plan (PLP) is now at adoption stage and has significant weight. Work on the Dorset Local Plan stopped and a new local plan process is being started in accordance with updated national requirements. A further consultation setting out updated proposals is expected in due course. As local plan proposals become visible and then become firm proposals, which are tested at Examination, these will be considered in a review of the Neighbourhood Plan.
49. Neighbourhood Plans must set out non-strategic policies for their areas. The response does not ask the neighbourhood plan to allocate the submission site - The scale of development proposed would be considered strategic in nature and, if a similar approach was taken by Dorset Council in the new Local Plan as was taken to the allocation of sites in Wool in the Purbeck Local Plan 2018-2034, then this would be considered to be beyond the scope of the neighbourhood plan.
50. The response is essentially asking the neighbourhood plan to be more positive in its text about the prospect of further significant housing development in the parish because of the benefits the promoters say this will bring. The local community would find this hard given the prospective lack of investment likely to result beyond the site boundaries of existing planned development sites in Wool. The Neighbourhood Plan is necessarily focused on identifying the needs arising from significant development on a community as a whole over the long term. However, this has included how to plan for community facilities in the expectation of further strategic development proposals in the parish.
51. A local resident response (8) welcomes the neighbourhood plan. The response raises concern **about slurry lagoon emissions** (including Ammonia, Hydrogen Sulphide, Methane and Carbon Dioxide) and the importance of locating development to avoid amenity and health impacts from existing facilities. Response - Planning control of wastewater treatment facilities are the responsibility of Dorset Council and operations will be controlled via an Environment Agency Permit. Both of these aspects are beyond the scope of the Neighbourhood Plan as set by regulations.
52. A local resident response (9) pointed out that there are **not many employment possibilities** in Wool itself and opportunities at the Winfrith Site have not been realised. So where will the commuters work? Response - The lack of employment for Wool residents within the Enterprise Zone is recognised within a discussion about the challenges facing Wool Parish (see Paragraph 44). The neighbourhood plan focuses the need to improve

public transport accessibility and walking/cycling connections to the Enterprise Zone (see paragraph 215-224 and policy WOOL 10).

53. A local resident response (9) says that **Wool Cress Beds** are an underused resource (in terms of local cress production) and asks if there is anyone interested in developing them? At present there is a good supply of quality water. Any building near the source should be controlled to protect the area. **Response – This matter was discussed by the neighbourhood plan steering group and was considered beyond the scope of the neighbourhood plan.**
54. A local resident response (14) comments that **Council Tax** is above average for Wool, whilst Hampshire is considerably cheaper. **Response - The response is noted. Setting of Council Tax is not within the scope of the Neighbourhood Plan.**
55. A local resident response (14) asks if there is a real need for a **nursing home** and refers to subsidies on new builds for private companies, which can be very expensive and therefore underused. They can also experience staffing problems and create parking problems. **Response – The provision of a nursing home (which has been changed to extra care housing) is part of the strategic allocation for the Purbeck Local Plan and not the Neighbourhood Plan. This is discussed in Chapter 5 of the neighbourhood plan (paragraphs 107-113 and 145).**
56. A local resident response (14) asks whether we should be very concerned about the **changing climate**, alluding to greater rainfall and flooding in the area, particularly in the valley amid the water meadows. The area has a past history of flooding. Greater rainfall reduces the natural sponge soak off areas, and the water could rise. **Response - The Wool Parish Neighbourhood Plan encourages walking and cycling, and a greater use of rail and bus services. It also encourages better environmental performance in new buildings, and restoration of habitats within the parish. Information on flood events in Wool has been collated in response to comments from local residents. A supporting document has been produced in response to Regulation 14 Consultation comments. Recognition of the complex management arrangements for drainage is now included in paragraphs 97-99 and in policy WOOL 3.**
57. A local resident response (11) refers to the need for policies to require impact assessment work by developers in support of their planning applications, in particular in relation to potential impacts from **flooding** on existing and new developments.
58. A local resident response (9) says that it is important that **drainage** issues are considered carefully. Reducing the porosity of the catchment by building over it will lead to increased run-off which will (if not controlled) run into the River Frome carrying with it sediment and pollutants.
59. A local resident response (2) provides photo evidence of flooding following heavy rainfall on the strategic allocation site to the west of Oakdene Road and at other locations. The response raises concern about the impacts of development on adjacent areas and about the ability of the drainage network to cope with potentially increased run-off. It request

the inclusion of information to support requirements for on-site retention and managed discharge of surface water from development sites.

60. Response to (2), (9) and (11) – In light of these comments, a consultee has worked with Wool Parish Council to prepare information on flood events in Wool collated in response to comments from local residents. Two supporting documents have been prepared in response to Regulation 14 Consultation comments.
61. As the Lead Local Flood Authority, Dorset Council has the strategic policy and is the competent authority to ensure that proposals for development will not result in increased flood risk elsewhere. Recognition of the complex management arrangements for drainage is now included in paragraphs 97-97 and in policy WOOL 3.
62. A local resident response (14) asks where are the sites allocated for 470 houses? Response – The strategic site allocations referred to are not proposed in the Neighbourhood Plan, but in the emerging Purbeck Local Plan.
63. National Highways (10) responded to say it has no comments on the draft neighbourhood plan. No response or further action is required to address this comment in the neighbourhood plan.
64. Historic England (16) responded to say it has no comments on the draft neighbourhood plan. No response or further action is required to address this comment in the neighbourhood plan.
65. A local resident response (18) commented that the application of the word 'WOOL' to each policy number will irritate residents of other parts of the parish. Response – Neighbourhood Plans are being developed by parish councils across Dorset. It is important that Neighbourhood Plan policy references are clear so that they are not confused between areas. It makes most sense to use the Parish name if possible and in the case of Wool Parish, the word 'Wool' is short and can be used in full. This will be clearer for applicants and for Dorset Council officers in referring to policies in the neighbourhood plan.
66. Local resident responses (11), (19) expressed general support for all policies in the Neighbourhood Plan. The responses are welcomed and noted.
67. National Grid Electricity Transmission (NGET) (22) responded to say that NGET has identified that it has no record of high voltage electricity assets and other electricity infrastructure within the Neighbourhood Plan area. No response or further action is required to address this comment in the neighbourhood plan.
68. National Gas Transmission (NGT) (23) responded to say that NGT has identified that it has no record of high-pressure gas pipelines and other infrastructure within the Neighbourhood Plan area. No response or further action is required to address this comment in the neighbourhood plan.

## WOOL 1 – New residential development form

69. A local resident response (1) indicates opposition to developing new homes at densities and character that would be similar to Purbeck Gate development.

70. A local resident response (15) says that densities of new development should be related to those of the areas adjacent.
71. A local resident response (15) says that careful consideration should be given to topography in setting building locations and heights. **Response to (1) and (15) – this is noted and is reflected in paragraphs 72-77, Figure 13 and policy WOOL2.**
72. A local resident response (2) seeks to strengthen wording on para 67 (actually para 72 final bullet point) from ‘will need to consider’ to ‘must consider’ – **Response – agreed to include wording suggested.**
73. A local resident response (4) says that 2.5 and 3 storey properties are an effective use of land and should be encouraged, subject to impact on neighbouring properties and local topography. Land value is a premium and building upwards is more effective than bungalows with larger footprint and fewer rooms for same land area.
74. A local resident response (9) says that three-storey flats are useful and need not be an eyesore with proper landscaping – more homes per unit area.
75. The Lulworth Estate (12) refers to references in policy WOOL1 (**now WOOL 2**) to previous forms of development which are in place in Wool and says that they are too prescriptive given requirements to achieve higher densities (in relation to (b)) and are too prescriptive. It also says that taking note of previous approaches evident in Wool to using topography to avoid landscape and amenity impacts is also too prescriptive (in relation to (c)). It says the sentiment is clear and sufficient and would be subject to discussion. **Response – A significant reworking of the supporting information has been undertaken to incorporate this in the main body of the neighbourhood plan, to make clearer the basis for principles that should be considered in the design of new development. Appendix B on Development Form has been removed and the information contained in it reflected in paragraphs 71-86 and Figure 15. The information contained in Appendix B on Development Form covered a number of topics and these topics have now been presented in separate supporting documents and not as an Appendix.**
76. To provide the flexibility sought, in Policy WOOL 2, rather than make a requirement for proposals to demonstrate how the meet the principles, the policy wording is changed to require proposals to demonstrate how they respond to the principles, which gives the option of rejecting them with justification.

## **WOOL 2 – New development design and materials**

77. A local resident response (1) objects to the use of the word ‘townscape’ – **Response – noted, it is a term used in the description of built environments and is not saying Wool is a town.**
78. A local resident response (2) requests consideration within the Neighbourhood Plan of light pollution from largescale developments. **Response – There is significant institutional and infrastructural development in the parish that could potentially give rise to light pollution (from the railway, Dorset Innovation Park, Bovington Camp and street lighting throughout Wool). Engagement and consultation on the development of the**



neighbourhood plan did not raise light pollution as an issue and because of this it was not prioritised for inclusion. A future review of the neighbourhood plan might be able to consider this matter.

79. A local resident response (9) says that off-road parking is essential both for general appearance and keeping roads clear.
80. The Lulworth Estate (12) refers to Appendix A reference to the use of thatch as a major part of local vernacular development. It says that new development is increasingly unable to use thatch roofs owing to insurance issues. It seeks a removal or caveating of the reference to thatch. **Response – Appendix A has been removed and instead is now a supporting document to the neighbourhood plan (it is called ‘Wool, East Burton and Bovington Character Appraisal and Priorities’). The key information from the original appendix has been incorporated into the body of the neighbourhood plan at paragraphs 64-68, Figure 12 and Table 2.**
81. **The content of the supporting document Figure 12 and Table 2 the statement is drawn directly and summarised from the Purbeck District Council Design Guidance on the use of materials in vernacular development from 2014, as referenced. The position on the use of thatch today does not alter its significance in the vernacular and so the statement should be retained. However, a sentence is added to the supporting document to refer to its declining use for the reasons outlined in the response.**

### **WOOL 3 – Priority schemes and interventions to improve local environmental quality**

82. The Lulworth Estate (12) supports the policy and refers to proposals (a) to (e) as potentially appropriate recipients of CIL payments. **Response – Wool Parish has been identified as a location for strategic housing development in the emerging Purbeck Local Plan, but this will be exempt from CIL. There is no published commitment to wider environmental improvements at present, which remain important priorities for the neighbourhood plan.**

### **WOOL 4 – Environmental Performance of Buildings**

83. A local resident response (2) asks for policy to require heat pumps and not space for heat pumps. **Response – The policy cannot require more than is required by building regulations and so is seeking to future proof properties so that they have in place the required design features, space and plumbing to accommodate heat pump technology without having to undertake significant works to recently constructed properties.**
84. A local resident response (4) agrees with provisions for green energy and would suggest that any new development must include solar for every property as a mandatory requirement.
85. A local resident response (9) asks if there will be legislation to ensure compliance with proposed standards? It also asks whether the efficiency of 'district heating' has been considered as this works very well in Scandinavia.

86. **Response to (4) and (9) – The Future Homes Standard underpinned by Building Regulations is being progressively implemented with tougher requirements on the energy efficiency of new homes with full implementation from 2025. With regard to district heating, this would be provided through new developments at scale. The neighbourhood plan is not seeking to allocate land for significant development. Strategic sites are being brought forward with reference to the emerging Purbeck Local Plan. No requirements for district heating on sites in Wool have been set out.**
87. A local resident response (14) says that new build homes should include air source heating (not gas) and solar panels i.e., build into roofs. **Response – Policy WOOL4 parts (a) and (d) include heat pumps and rooftop solar on new homes.**
88. A local resident response (9) hopes that new developments will learn from Purbeck Gate where a green philosophy was not considered. It would also be good if the sellers of the land did not continue to have influence on the developments. **Response – the response is noted.**
89. The Lulworth Estate (12) refers to a requirement for EV chargepoints to be available to serve the users of all non-domestic buildings, as onerous, indicating that some provision would be acceptable. **Response – In response to Dorset Council comments, the clause (e) has been removed as Building Regulations now set out the requirements for each new home and non-domestic properties served by at least ten car parking spaces to provide EV Chargepoints.**

## WOOL 5 – Affordable Housing Tenure

90. A local resident response (9) asks if there is any possibility of providing subsidized housing for key personnel –teachers, pharmacist and GPs. Moving to Wool can be an expensive business. **Response – In national policy and local plan policy terms, the focus of affordable housing provision within general housing developments is on meeting the housing needs of first-time buyers and others in housing needs without the means to rent or buy homes.**
91. A local resident response (14) asks how does the affordability work, is it for first time buyer only and can this be controlled in any way? **Response – the Housing Needs Assessment sets out how different affordable home ownership and affordable rent products work and apply.**
92. A local resident response (14) refers to the transfer of council housing stock in the last decade, from Purbeck District Council and asks if this is to happen again in the future? **Response – Purbeck District Council no longer exists. New affordable housing is normally managed through Registered Providers which are Housing Associations. We have no information on how future affordable housing stock will be managed.**

## WOOL 6 – Housing types and sizes in Wool Parish

93. A local resident response (1) says that, in order to understand what types and sizes of homes are required in the Parish, an annual assessment of population is needed to

determine age structure and eligibility. **Response – Office for National Statistics Mid-Year population estimates provide an annual update of population from a 2021 Census base.**

94. The Lulworth Estate (12) says that the policy is supported. **Response – Noted.**

### **WOOL 7 – Burial Space Provision in Wool Parish**

95. See response from Dorset Council in Table 1. No other comments were made on this policy.

### **WOOL 8 – Protection of sites in local community use**

96. See response from Dorset Council in Table 1. No other comments were made on this policy.

### **WOOL 9 – Priorities for new community infrastructure and services for Wool Parish**

97. A local resident response (1) points to a lack of mention of green space for exercise or footpaths from Wool into the countryside to facilitate leisure walking activities. **Response – Engagement on the development of the neighbourhood plan did not raise this matter but concentrated more on walking and cycling to access services and work, which is addressed in policy WOOL 11. This matter could be addressed in a future review of the neighbourhood plan.**
98. A local resident response (3) suggests the additional priority of a pocket park at Wool Station to promote community interaction. **Response – The creation of a pocket park would be better considered as part of proposals already set out in Table 8 under 'planting and landscaping to create space for community interaction.**
99. A local resident response (17) sought further information on priorities identified in part (b) of the policy to increase drainage capacity at the D'Urberville Centre and related information regarding flooding on Colliers Lane. **Response – Wool Parish Council has responded directly to the consultee to provide further information. Additionally, information on flood events in Wool has been collated in response to comments from local residents. Two supporting documents have been produced since in response to Regulation 14 Consultation comments and the issue is discussed in paragraphs 97-99 and in policy WOOL 3.**
100. The Lulworth Estate (12) says that some items of community infrastructure are more than could be justified/supported by a development. **Response – The response is noted. The Neighbourhood Plan is considering the requirements of the whole parish over a period of time to 2038 and so will require contributions from more than one development and more than just developers to meet. The Purbeck Local Plan 2018-2034 considers infrastructure requirements to service its allocation sites, which is not the same thing. Further Local Plan proposals are expected during the next few years. Wool and East Burton villages could see their population more than double over the neighbourhood plan period. No CIL will be payable to Wool Parish Council from current strategic allocations. A significant gap exists.**

## WOOL 10 – Bus services for Wool Parish

101. A local resident response (1) asks if an improved bus service to Dorchester from Wool would impact on rail service viability. *Response – Bearing in mind that the Purbeck Local Plan 2018-2034 seeks to add more than 1,000 population to Wool through the planned development of around 470 dwellings and there are proposals for similar strategic developments in adjacent parishes (and Dorset Council options for a further 1,000+ population from further housing in Wool and East Burton), additional forms of public transport to connect to major towns within Dorset are much needed and are unlikely to undermine rail services.*
102. A local resident response (3) recommends reference to tourism-based bus services and the needs to military personnel. *Response – Agreed, text added to paragraph 210 as follows: ‘This is based on permanent year-round services for residents and military personnel (acknowledging that seasonal services are boosted in summer months to serve local tourism attractions).’*
103. A local resident response (3) refers to Paragraph 189 and confirms position on Bus X54 as not providing year-round bus service between Bovington and the Dorset Innovation Park. *Response – this is noted.*
104. A local resident response (3) recommends inclusion of reference to community transport services. *Response – Agreed, reference added to the end of paragraph 226.*
105. A local resident response (19) indicated support for Policy WOOL10, saying that it is important that there is a bus service at weekends in the winter and a more frequent service during the week. *Response – Add the following words to paragraph 226. ‘This requires route connections, service frequencies and services operating at the weekends in order to provide confidence for travellers using sustainable transport options.’*

## WOOL 11 – Improvements to walking and cycling infrastructure in Wool Parish

106. A local resident response (1) says that the needs of people in mobility scooters should be considered. *Response – the work supporting the identification of key walking and cycle routes in Figure 23 and Table 8 could apply equally to mobility scooters in terms of the matters considered – safety, directness, convenience etc. Specific matters for example relating to dropped kerbs would be addressed when more detailed work is undertaken.*
107. A local resident response (3) supports the investigation of feasibility of improving the link across the water meadows as the most direct route from Bovington to Wool and East Burton, to be usable year-round for pedestrians and cyclists, safe from flood risk. It suggests including this in Table 7. *Response – The route is included in Figure 23. It has not been included in Table 8 because work has not been undertaken to assess specific requirements of such a route across the meadows and will be the subject of future work when possible.*
108. A local resident response (4) The response says that safe pedestrian and cycle access is need from Tout Hill to Monkey World. It also calls for a safe pedestrian/cycle crossing from

the railway station to East Burton Road and towards Bovington. Full pavement along south side of East Burton Road from Station Road junction to existing pavement by properties near end of Baileys Drove are also requested. **Response – Policy WOOL 11 already includes support for the measures requested – an improved pedestrian environment along main routes from Braytown and Bovington to Wool Railway Station which would encompass the routes mentioned. A crossing from the railway station would provide pedestrian access to the East Burton Road and the Dorchester Road in the direction of Braytown from the same crossing location. WOOL 11 also supports the introduction of a pavement on the Burton Road and East Burton Road.**

109. A local resident response (4) The response indicates problems with the camber of pavements which restrict mobility scooters in some locations. **Response – The Neighbourhood Plan has not surveyed the camber of local pavements – this is at present beyond the scope of the Neighbourhood Plan. In future, it may be possible to consider undertaking a disability access audit to ensure that an increasingly elderly population with potential mobility constraints is able to access local facilities.**
110. A local resident response (7) The response calls for a more direct pedestrian and cycle link between Cologne Road and Bovington. **Response – This is already included in Policy WOOL 11.**
111. The Lulworth Estate (12) indicates that a reference to financial contributions from developers to secure walking and cycling improvements through Wool should be removed from the policy, as this will be secured through CIL payments. **Response – Planned strategic housing development sites in Wool will be CIL-Exempt and subject to S106 Planning Obligations. This means a wider range of mechanisms will be required to deliver improvements across the parish. Further, the considerations of the neighbourhood plan relate to the needs of the parish as a whole and to connections between its existing parts. This is more than simple access to and from the strategic development site.**

## **WOOL 12 – Improvements to Wool Rail Station**

112. A local resident response (3) confirms there is a station waiting room. **Response – Agree to make reference in Table 9.**
113. A local resident response (21) says that flooding occurring within properties at Fairfield may due to drainage issues at Wool Rail Station and requests that policy WOOL12 is amended to include addressing drainage issues.
114. The Lulworth Estate (12) suggests adding reference to ‘improving drainage flood mitigation’ at Wool Rail Station. **Response to (21) and (12) – Information on flood events in Wool has been collated in response to comments from local residents. A supporting document has been produced since in response to Regulation 14 Consultation comments. A reference to include investigation of drainage issues has been added to the policy WOOL 12.**
115. A local resident response (4) says that public toilets are needed somewhere with effective signposting. **Response – Policy WOOL 12 includes support for accessible toilets at Wool Railway Station.**

## WOOL 13 – Local Green Space Sites

- (1) says that there are too few local green spaces in Wool and that some need to be created. **Response – this comment is taken as a general comment on the need for more open/green spaces and as such is noted, rather than the designation of Local Green Space in accordance with NPPF criteria. Appendix B sets out how the sites that have been proposed meet the criteria for designation and lists other sites that were considered but discounted against the criteria.**
116. The Lulworth Estate (12) said they have nothing further to add to comments previously made in March 2023 in response to consultation on LGS, which have been reflected in the plan.

## WOOL 14 – Allotments for Wool Parish

117. A local resident response (1) supports the policy. **Response – noted.**
118. A local resident response (1) says that people should be required to make their gardens 'green wildlife friendly spaces'. **Response – The planning system is not able to dictate how people manage their gardens and as such this is beyond the scope of the neighbourhood plan.**
119. The Lulworth Estate (12) suggests provision of allotments to meet a standard of 10 plots per 1,000 households and not 20/1000 which it says is excessive. **Response – The National Society of Allotment and Leisure Gardeners (NSALG) recommends a quantitative standard of 20 plots per 1000 households (approximately 20 plots per 2200 people). This standard is applied widely and is regarded as reasonable given that the Office for National Statistics estimates average household size in England to be 2.4 persons (2021 Census) and the NSALG standard is based on 2.2 persons. No Dorset Council alternative was available, but the standard proposed is similar to that adopted by Wiltshire Council based on extensive consideration of standards for green infrastructure provision.**

## WOOL 15 – Biodiversity Net Gain Opportunities for Wool Parish

120. A local resident response (1) says that the neighbourhood plan does not address green infrastructure resources within the parish and their links to the countryside surrounding. **Response – This is acknowledged and was considered beyond the resources available to the Neighbourhood Plan Working Group. The matter may be addressed in a future review of the plan.**
121. A local resident response (1) says that the neighbourhood plan does not address the effects of run-off from development and highways onto sensitive sites. **Response – Whilst not addressing the specific point raised about run-off onto sensitive sites, further work has been undertaken to present information about drainage infrastructure and management arrangements in Wool Parish and this is now incorporated in the neighbourhood plan in paragraphs 97-99 and Policy WOOL 3. Two supporting documents provide further information.**

122. The Environment Agency (20) has commented to say that 'blue infrastructure' can also be considered within this theme as well. Examples can include natural flood management, river restoration including de-culverting or naturalisation, sustainable drainage systems and the protection of existing natural assets.
123. *Response – A reference to the examples listed has been included in paragraph 274, 'Opportunities to restore and enhance blue infrastructure running through the parish should be considered, for example through natural flood management, river restoration including de-culverting or naturalisation, sustainable drainage systems and the protection of existing natural assets.'*
124. A local resident response (2) indicates that in the absence of a screening opinion on the requirement for Strategic Environmental Assessment and Habitat Regulations Assessment, it should be assumed that SEA/HRA are required. *Response – A Screening Report on SEA was received from Dorset Council on 3<sup>rd</sup> January 2024 which confirmed there is not a requirement to undertake SEA. No response was received from Natural England by Dorset Council and so the Screening Report does not address requirements for Habitat Regulations Assessment (HRA). Also, Natural England did not provide a response to the Regulation 14 Consultation Draft Neighbourhood Plan. The Draft Neighbourhood Plan does not seek to allocate sites and does not promote increased visitor pressure on sensitive heathland sites or other nature conservation sites and in the light of this it is viewed to be highly unlikely that a HRA will be required. Natural England will have a further opportunity to comment on the neighbourhood plan at Regulation 16 stage.*
125. A local resident response (2) says that the Neighbourhood Plan should demonstrate the biodiversity value of existing land within the parish. It asks for the Neighbourhood Plan to require submission of developer proposals for improvements in biodiversity on development sites and should oblige developers to avoid/minimise/address impacts on species which are on the Red List of species under the Birds of Conservation Concern and IUCN and Priority Species in the UK Biodiversity Action Plan. *Response – Biodiversity Net Gain regulations set out clear requirements on the submission of information in support of planning applications including a clear position on the existing baseline habitat value of sites and schemes for biodiversity improvement to produce a measurable and maintainable net gain of at least ten per cent. The regulations set out a hierarchy of approach with a first preference of biodiversity net gain on site. Dorset Council is the competent authority to assess this information and to take account of impacts and proposals in the determination of planning applications.*
126. The Lulworth Estate (12) notes that the mechanism for Biodiversity Net Gain has now been published and became mandatory on 12th February 2024 by virtue of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This incentivises developers to provide the requisite 10% net gain as locally as possible to the development. *Response – these words have been added to paragraph 272.*



## Dorset Council Response

127. The comments in Table 3 were provided by Dorset Council in response to Regulation 14 Consultation. Responses to the comments made are provided in red in the right-hand column.

**Table 3 – Dorset Council Response comments on Regulation 14 Draft Neighbourhood Plan.**

Section	DC comments	Response
General	The NP makes a number of references to 'supporting documents', but it is not always clear what these documents are and where they can be viewed. We note that a list of Supporting Documents is provided on your website ( <a href="https://www.woolparishnp.com/plan">https://www.woolparishnp.com/plan</a> ). We suggest for the submission version it might be useful if this list could be provided as an appendix to the NP. Also, while in most cases it might be obvious, the references to specific supporting documents should be clearer (i.e. specify the title of the document being referred to in para 97, 135, 164, 185, 217). You may wish to consider including some of these shorter documents as appendices if you think they might be relevant to future decision making.	Comment accepted, list of supporting documents has been included at paragraph 16.
Para 12	The latest iteration of the NPPF was published in December 2023. This includes a number of focused changes. A side-by-side comparison of the September and December NPPFs is available using this link: <a href="https://draftable.com/compare/OVKEmfBhaxuR">https://draftable.com/compare/OVKEmfBhaxuR</a>	All references to the NPPF have been checked and updated.
Plan period (underneath para 19)	It's a legal requirement that a neighbourhood plan must specify the period for which it is to have effect. We suggest that requires a start date as well as an end date. We therefore suggest that a start and end date is provided in the submission version (for example, 2024 to 2038). This could be added to the Ctle on the front page for clarity.  <i>Ref: Section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004.</i>	A period is set from the anticipated year of completion, 2024, to 2038 (which was the end period of the Dorset Local Plan prior to work stopping on it).
Para 20	We note the extensive consultation work that has taken place to date, which we welcome.	Noted.
Vision & Objectives	We have no objection to the Vision and Objectives.	Noted.
WOOL1, 1 <sup>st</sup> para	Missing word: "Proposals for new residential development should demonstrate due regard to <del>the</del> existing character of local areas in Wool..."  Can it be clarified whether this policy is referring to actual character areas on a specific map, and if so, which one? There is a map which might serve this purpose on page 99 of Appendix B. However, there are two more maps showing character types on pages 68 to 69, which form part of Appendix A. Other neighbourhood plans (for example, Sturminster Marshall, which is at Regulation 16 / examination stage) clearly split the plan area into various	Accepted. Change has been made.  Appendix A and B have been removed and text from the appendices has been moved into the main documents in support of policies.  Other information from the appendices have been presented as Supporting Documents as shown in paragraph 16.



	<p>character areas, each with specific characteristics and design principles. This provides clarity with regards what is expected. We suggest that you consider this approach as it may help with the implementation of your policy.</p>	
WOOL1(b)	<p>The clarity of the policy is lost by starting with a reference to high densities. Again, it does not seem necessary here (if you want to specify a minimum density for new development, it would be better to make that point separately). We suggest amending the policy to something like: "Private front gardens should be provided between dwellings and the street. Street patterns should be understandable and designed to provide private rear garden space which is not overlooked."</p> <p>It's not clear what is meant here by "living space". Without further explanation, it doesn't seem reasonable to say there should be no overlooking. Front rooms are typically visible from the street, and back bedrooms are typically visible from one another. This only really becomes an issue at nighttime – hence the need for blinds, shutters and curtains.</p> <p>The policy refers to examples in appendix B, but the specific examples referred to are unclear. A page number, paragraph or table reference should be given. It is not clear which text in this document is relevant to the decision making or designing process.</p>	<p>The wording has been reviewed to take account of the comment.</p> <p>The policy reference is removed and an additional supporting text paragraph has been added to make this clearer. It should also be noted that paragraph 73 of the plan describes the work undertaken in Appendix B and main features are explained.</p>
WOOL1(c)	<p>It is not clear which approaches should be followed. Reference could be made to specific pages/paragraphs of the appendix to make this clearer. We suggest that it might be better to require developers to undertake a landscape character appraisal to assess the impact of development on the landscape.</p>	<p>Wording of clause has been reviewed to make a clear requirement in the policy without reference to Appendix B (with supporting text providing added justification)</p> <p>The concern of the local community is of the potential impact of insensitively designed housing or 2 or more storeys paying little attention to topography and causing local visual amenity impacts.</p>
WOOL2	<p>Reference should be made to the relevant section, page, table or paragraph of Appendix A. Referring to the whole document will mean that the policy is not interpreted as intended by the author.</p> <p>The specific features, details and materials identified and sought for each character area should be referred to in the policies. This could be cross referred to in the appendix, to a specific page or table. Ideally, example images could be used for reference and as an example of good practice.</p>	<p>The preparation of a policy on this basis would lead to a very long and convoluted policy, which would not be concise. The character appraisal summary in Appendix A is drawn entirely from the existing Purbeck DC character appraisal for Wool (the wording has not been changed, apart from typos in the original document). This document should be well known to officers at Dorset Council.</p>
Policy WOOL3	<p>Points (a)-(e) read as a set of wider community aspirations with no detail given on how they will be</p>	<p>In the absence of CIL from planned strategic developments in Wool proposed in the Purbeck</p>

	<p>delivered. Given that NPPF para 16(b) states that plans should be aspirational but deliverable, we suggest that they are removed from the policy.</p> <p>Para 004 of the PPG on Neighbourhood Planning provides advice regarding wider community aspirations, stating that they need to be clearly identifiable (for example, set out in a companion document or annex). We note they are already listed in the supporting text and appendix, which we think is sufficient.</p> <p>We suggest amending the policy to read:          "Proposals which would improve facilities and buildings, surfacing, landscaping/planting, street furniture, boundary treatments, car parking, the local public realm in the following key locations will be supported."</p>	<p>Local Plan, there is no funding stream to deliver required community infrastructure arising beyond the application site(s) that is not directly related to rendering the site deliverable at the point of planning permission.</p> <p>The addition of more than 1000 population to Wool Village and East Burton increases the settlement by 40%. This gives rise to community infrastructure needs of a general nature across the villages and parish. How are these to be delivered?</p> <p>In this context, the identification of broader requirements arising from a significant development on the scale proposed appears relevant, reasonable and directly connected to the ability of the parish to accommodate the additional population.</p>
<p>Para 81</p>	<p>The first sentence ("It is a truism that energy efficiency UK homes is poor.") appears to be missing one or two words. It's also quite a sweeping statement. While it may be true, it would be better if you could substantiate it with reference to some recent research/evidence.</p>	<p>Comment Accepted. The paragraph has been deleted.</p>
<p>Paras 77 to 83 and Policy WOOL4 – Environmental performance of buildings</p>	<p>We support the principle of promoting sustainable development standards. Dorset Council has recently published a number of documents under the heading 'Planning for climate change'.<sup>2</sup> These consist of:</p> <ul style="list-style-type: none"> <li>• Interim guidance and position statement &amp; separate appendix B - This is to help decision makers weigh up the benefits of addressing climate change with other material considerations. It addresses sustainable design and construction and planning for renewable energy schemes.</li> <li>• Sustainability checklist and guidance - This sets out questions for applicants to check in relation to their schemes' sustainable design and construction.</li> <li>• Listed buildings and energy efficiency - what you can do for climate change - This is to help householders with what you can do to increase energy efficiency in listed buildings and understand what you would need consent for.</li> </ul> <p>In Dorset it became a requirement to submit a Sustainability Checklist and Statement from 15 January 2024 for the following types of development:</p> <ul style="list-style-type: none"> <li>• New residential/the creation of additional residential units including change of use/conversion, replacement dwellings and holiday accommodation including hotels.</li> <li>• New non-residential development including commercial, office, storage and distribution, retail,</li> </ul>	<p>Reference to the resources and requirements has been added to policy and supporting text and reflected in the policy.</p>

	<p>industrial, waste, community or leisure and educational development including extensions of over 10% additional gross internal floorspace including proposals for a change of use to any of these uses.</p> <ul style="list-style-type: none"> <li>• New or replacement agricultural buildings.</li> <li>• Mixed use development.</li> </ul> <p>The checklist and statement should demonstrate how sustainable design and construction have been considered, including:</p> <ul style="list-style-type: none"> <li>• reducing energy consumption and carbon emissions</li> <li>• minimising waste</li> <li>• increasing recycling</li> <li>• conserving water resources</li> <li>• incorporating green infrastructure</li> <li>• sustainable drainage, minimising pollution</li> <li>• maximising the use of sustainable materials</li> <li>• adaptation to climate change</li> <li>• sustainable travel</li> </ul> <p>Applicants for householder development are also encouraged to consider relevant parts of the checklist and submit either a completed checklist or include within their planning statement information to demonstrate how climate change has been taken into consideration.</p> <p>We feel that you will find the documents referred to above useful, and that the requirements for a Sustainability Statement and Checklist will help you achieve your objectives in Policy WOOL 4. We suggest that the NP refers to these documents and that completion of a Sustainability Statement and Checklist will help demonstrate compliance with policy WOOL4.</p>	
<p>WOOL4</p>	<p>The most recent version of NPPF (December 2023) includes a new paragraph (164) which states:</p> <p>“In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.”</p> <p>This change gives further support to your approach of encouraging greater energy efficiency to alterations and extensions to existing buildings.</p>	<p>This is referred to in the supporting text</p>

WOOL4 – 1st para	The second sentence is confusing and should be considered for rewording to better convey the message. The use of the word “protection” should be replaced with “preservation”.	Wording has been amended to address comment.
WOOL4(c) – first one	Electrical and plumbing specifications go far beyond what is normally considered at the planning stage. I’m also not sure how much agreement there is in the industry regarding what specifications are necessary for sustainable heating and energy generation technologies. While it might not do any harm to leave it in (as it is something you are seeking to encourage rather than require) I’m doubtful whether this particular part of the policy can actually be implemented.	Wording has been amended to address the comment.
WOOL4(c)	There are two part (c)’s.	Amended to address the comment.
WOOL4(d)	This part of the policy is already prefaced with “the following measures will be supported”. In other words, these are not requirements, but things you are looking to encourage. This being the case, part (d) could be simplified to say “Connection to a community energy scheme to provide heat and/or power.”	
WOOL4(e)	Regarding providing electric vehicle charging points, this is now a requirement of Part S of Building Regulations: <a href="https://www.gov.uk/government/publications/infrastructure-for-charging-electric-vehicles-approved-document-s">https://www.gov.uk/government/publications/infrastructure-for-charging-electric-vehicles-approved-document-s</a> We suggest removing this part of the policy, and instead referring to the building regulations in the supporting text.	The clause is deleted.
WOOL4 (a) and (e)	Regarding heat pumps and electric vehicle charging points, you may be interested to know that the government is currently consulting on amending the permitted development rights around these. Details of the consultation are available at <a href="https://www.gov.uk/government/consultations/changes-to-various-permitted-development-rights-consultation/changes-to-various-permitted-development-rights-consultation">https://www.gov.uk/government/consultations/changes-to-various-permitted-development-rights-consultation/changes-to-various-permitted-development-rights-consultation</a> The deadline for responses is 9 April 2024.	Noted.
Para 89, 2nd sentence	Typo, should be “a 65 extra care units”	Deleted ‘a’
Para 91, final sentence	“Policy H1 of the emerging Purbeck Local Plan...” We think this should be “Policy H11”. However, this sentence appears to be in the wrong section, as this section deals with the ‘Adopted Local Plan’, and the next section deals with the ‘Emerging Purbeck Local Plan’.	References have been updated to reflect the forthcoming adoption of the Purbeck Local Plan 2018-2034.

<p>WOOL5 – 1st para</p>	<p>While Policy AH in the adopted Purbeck LP sets a requirement of 40%, Policy H11 of the emerging Purbeck LP sets a range of requirements (20%, 30% and 40%) depending on the size of the development and whether it is a green or brownfield site. The working assumption is that the emerging Purbeck LP will be adopted later this year. As such, to avoid confusion we suggest that this line is taken out of the NP policy, and instead the supporting text should refer to the LP requirements.</p>	<p>The wording in the Regulation 14 Draft Neighbourhood Plan reflects the priorities of the Neighbourhood Plan Working Group to acknowledge the level of affordable housing need in the area as identified in the Wool Parish Housing Needs Assessment.</p> <p>The group think it is important that if significant amounts of new housing are to be developed in the parish, then local people should be able to acquire it financially. The provision of different forms of affordable housing as a significant proportion of the homes delivered (at 40%) is seen to be the only way to achieve that.</p>
<p>WOOL5 – 2nd para</p>	<p>We note the 50% discount on First Homes, which is greater than the national minimum of 30% discount. This is likely to impact the viability of development. If a scheme is not viable, then the number of affordable homes required on-site is likely to be reduced until it is viable.</p>	<p>This is understood. Discounts on First Homes are allowed in a range from 30% to 50%. The findings of the Housing Needs Assessment are clear that First Homes with a discount of 30% would not be affordable to local households on average incomes and would be only marginally affordable with a 40% discount. First Homes would be affordable with a 50% discount to local households earning average incomes. The policy sets the discount level necessary to provide opportunities for local household to access First Homes.</p>
<p>WOOL5 – 5th para</p>	<p>From Housing Enabling Team: The current Dorset Allocation Policy requires 3 out of 4 affordable rented properties in Wool to be advertised with a Local Connection to Wool. This means only 1 in 4 does not have to be advertised with a local connection. The council has a duty to house homeless households and if all Neighbourhood Plans state local connection households only this would mean a backlog in homeless households getting housed with a major cost for B&amp;B and temporary accommodation. We would not object to the local connection test that is set out in Policy WOOL5 to be applied to First Homes and shared equity homes (in the first instance). However, we ask that affordable rented and social rented homes should continue to be allocated as per the Dorset Council Housing Allocations Policy 2021-2026 or such other Allocations Policy that the Council may have in the future.</p>	<p>Within affordable housing provision sought, policy WOOL5 seeks 65% affordable rent or social rent and 35% affordable home ownership.</p> <p>The Government requires 25% of total affordable homes to be First Homes which means that more than 71% of affordable homes for sale would be First Homes – The policy requires a 50% discount on First Homes.</p> <p>Dorset Council is questioning the discount level to imply it should be lower (the Wool Housing Needs Assessment confirms that First Homes would only be affordable to local people if the maximum discount is applied).</p> <p>If lower discounts are applied, it is possible that local people will not be able to afford to purchase First Homes. This will leave them reliant on affordable/social rented housing opportunities. A local connection requirement could be important in this regard.</p> <p>It is acknowledged that current Dorset Council allocation policies prioritise 3 out of 4 social/affordable rented homes to people with a local connection and so the additional requirement in WOOL 5 has been removed as requested.</p>

<p>WOOL6 – Housing types and sizes in Wool Parish</p>	<p>The policy is a bit confusing. It starts with: “To meet housing needs as the population of the parish changes over the period to 2038” and finishes with: “to meet needs identified in the Wool Housing Needs Assessment.” We suggest that the reference to the Housing Needs Assessment could be removed from the policy, as potentially it could be superseded by newer evidence (for example, statistics from the housing register).</p>	<p>Changes have been made to make the policy clearer. The housing register is a measure of expressed demand by households placing themselves on the register. There will be hidden/suppressed demand which is greater than this, including among households which are already housed. The housing need assessment presents a balanced analysis for all available population projected over the plan period, existing housing stock, house/rental prices and income data.</p>
<p>Paras 150–151</p>	<p>These paragraphs refer to Use Class F2(a), which is defined in legislation here:  <a href="https://www.legislation.gov.uk/ukxi/1987/764/schedule/2">https://www.legislation.gov.uk/ukxi/1987/764/schedule/2</a>                      While we fully understand your logic for wanting to use walking distances rather than ‘as the crow flies’ distances, the legislation appears to us to be unambiguous in defining the distance as “within 1000 metre radius”. As such, your interpretation of Class F2(a) is not one that we can support. We suggest that this interpretation of Use Class F2(a) is removed from the NP to avoid confusion.</p>	<p>Changes have been made to reflect this ruling.</p> <p>Note that the Bovington Store is more than 1,000m from the nearest grocery shop and so qualifies as a site in Local Community Use.</p> <p>If either of the two shops in Wool change use or close down, then the remaining shop becomes a local community use – this is a priority for monitoring.</p>
<p>Figure 19</p>	<p>It might be useful if a key/legend could be provided to the map to explain what the symbols mean (for example, red dots = shops, red circles = 800m radius of shops, green lines = footpaths, etc)</p>	<p>noted</p>
<p>Table 2, 3rd column</p>	<p>The purpose of this column is not clear. Should the heading be “How to deliver?” or “How will this be delivered?” (ditto for Tables 3 and 4) Looking at the D’Urberville Centre, the first item, “Extra bookable space” – this seems to provide less information than what is in the column before it. Should this column expand on how extra bookable space will be achieved, for example by building an extension? Likewise for the next item “Car park improvements” – this again provides less information than the previous column.</p>	<p>The table has been updated</p>
<p>Table 4, 4th column</p>	<p>It’s not clear, but is this column waiting for updates from the various groups/organisation? If so, will it be completed in time for the submission version of the NP?</p>	<p>The points have been made clearer. Updates referred to physical updates of sites and equipment, not information updates awaited.</p>
<p>Table 4 and WOOL9</p>	<p>We note the aspiration of Wool PC to deliver a new play area at Cologne Road, which is included in Policy WOOL 9. However, there doesn’t appear to be any explanation or context given to this. Has a specific site been identified? Looking at the Dorset Explorer map, there are already several areas of land near to Cologne Road which are labelled as ‘Play Space’ – is it one of these?</p>	<p>Noted. Table has been amended to clarify position.</p>
<p>WOOL7 – Burial space provision in Wool Parish</p>	<p>It’s unclear how this policy will operate in practice. The policy potentially allows every housing scheme to provide its own separate burial space. It is difficult to see this as a particularly satisfactory approach. It would be better to have one or two larger burial spaces in the village, not least to help reduce the maintenance costs.</p>	<p>Para 191 and 192 already refer to the need for an extension or new site for a cemetery.</p> <p>Strategic allocation sites in Wool attract CIL Relief. Policy H5 of the Purbeck Local Plan (PLP) does not require cemetery space provision.</p> <p>Without CIL and without PLP policy support for S106 contributions to a new cemetery provision,</p>

		<p>the policy now asks Dorset Council to positively consider the need identified.</p> <p>Local authorities normally take a strategic lead on acquisition of land to meet burial space requirements far into the future (decades).</p> <p>Planned new housing development in Wool will increase population and this will increase the number of deaths per annum in the parish. Each resident of the parish has a right of interment in the parish under current rules. Space needs to be found to accommodate future requirements.</p> <p>There is an economic and social cost to not providing sufficient interment capacity in Wool Parish – fees for interment in cemeteries out-of-parish will be significantly higher to the bereaved of the parish.</p>
	<p>There is also a question about what proportion of the 800 burial spaces and 800 cremation ash plots each development should provide, particularly if a suitable unallocated (windfall) site comes forward. It may be better to amend the policy to make it similar to WOOL 14 (e.g. X number of burial spaces should be provided per 1000 new homes).</p> <p>If money is collected towards new burial space, who would be responsible for delivering it? Would it be the church or the parish council? How much progress has been made in terms of identifying and securing a new site? We suggest that the neighbourhood plan could be used to reserve a suitable site for this use.</p>	<p>Burial space is generally provided strategically and upfront, to ensure provision is made to last a significant period of time, to save returning to the matter every few years.</p> <p>The policy has been amended to address concerns raised.</p> <p>The policy cannot go further as Wool Parish Council lacks the resources to acquire land for burial use on the scale required. The parish council also lacks the financial resources and capacity to carry out the necessary investigations to determine the potential technical suitability of a site or sites for cemetery use.</p> <p>This is a strategic requirement arising from planned housing development in the parish.</p>
WOOL8 – 2nd paragraph	<p>This paragraph is confusing as it begins by stating “learning and non- residential institutions” – which seems to be a clear reference to Use Class F1. However, the last part of the paragraph then provides a long list of sites. A few of these sites probably do fit within F1 (schools), but the majority are probably F2 (community halls, outdoor play areas) and some are probably Class E (shops). We also question how effective it will be to require facilities that are publicly funded and have no commercial value (such as play areas) to be marketed. We suggest that this paragraph is given further consideration and revised.</p>	<p>The policy has two parts, the first of which is to protect sites in Local Community Use – there is no marketing requirement on these.</p> <p>The second part says that sites in F1 use can provide wider community facilities (eg church halls for hire, school facilities for evening use etc). If an F1 facility is no longer needed, it should be marketed before changing. This way, there may be an opportunity for a church hall to be acquired for community benefit.</p>
WOOL8 – 3rd paragraph	<p>Re. “Applications for prior approval of Class MA development...”</p> <p>Policies in neighbourhood or local plans have no control over prior approval applications. With prior approval, the government grants planning approval to schemes, subject to certain limitations, without reference to the development plan. The government can amend the rules regarding prior</p>	<p>The paragraph has been removed. This means that the protection of a shop in F2 Local Community Use (eg Bovington Store) will rely on officers at Dorset Council to know and understand whether or not a prior approval application involves the change of use of a site in Local Community Use under the terms of the Permitted Development Rights Order. They</p>



	<p>approval at any time – for example, a Statutory Instrument was made on 13 February, and will come into force on 5 March, which will amend Class MA to remove the requirement for buildings to be vacant for 3 months and to remove the upper limit on floorspace. This can be viewed at <a href="https://www.legislation.gov.uk/uksi/2024/141/contents/made">https://www.legislation.gov.uk/uksi/2024/141/contents/made</a>. We recommend that this paragraph in WOOL 8 is deleted as it cannot be used in practice.</p>	<p>would need to know how far the shop is to the next nearest, among other things. It is possible that they will not know or to check in a prior approval context. It will be important for Wool Parish Council to be aware and to alert Dorset Council when appropriate.</p>
WOOL8 – 5th para	<p>Re. paragraph beginning “Subject to clear evidence on a lack of demand...”</p> <p>To help with clarity, we suggest rewriting this paragraph to: “Shops that fall within Use Class F2 should not be permitted to change to another use if it would result in a loss of retail provision that could not be met by another local shop within 1000m, unless there is clear evidence of a lack of demand.”</p>	<p>Paragraph has been deleted and wording amended as recommended.</p>
WOOL9	<p>As set out in NPPF para 57, planning obligations (either UU or Section 106 agreements) can only be sought when all the following tests are met:</p> <p>(a) necessary to make the development acceptable in planning terms;</p> <p>(b) directly related to the development; and</p> <p>(c) fairly and reasonably related in scale and kind to the development.</p> <p>This criteria means that it is unlikely that development in Wool village could contribute towards something such as a play area on Cologne Road, Bovington, as there is no obvious connection between the two. We suggest deleting the second sentence of this policy, and moving the list to the supporting text, where it can highlight items of community infrastructure that require improvement (bearing in mind that this list is likely to change over time).</p>	<p>In the absence of CIL from planned strategic developments in Wool proposed in the Purbeck Local Plan, there is no funding stream to deliver required community infrastructure arising beyond the application site(s) that is not directly related to rendering the site deliverable at the point of planning permission.</p> <p>The addition of more than 1000 population to Wool Village and East Burton increases the settlement by 40%. This gives rise to community infrastructure needs of a general nature across the villages and parish. How are these to be delivered?</p> <p>In this context, the identification of broader requirements arising from a significant development on the scale proposed appears relevant, reasonable and directly connected to the ability of the parish to accommodate the additional population.</p> <p>The policy wording has been rephrased to address concerns raised.</p>
WOOL9	<p>Note that the list of ‘local infrastructure projects’ does not precisely align with the emerging Purbeck Local Plan:</p> <p>Policy H5 in the emerging local plan states that development will be expected to:</p> <ul style="list-style-type: none"> <li>provide contributions towards improvements at the D’Urberville Hall community facility or explore opportunities to provide a community hub (H5 d.);</li> <li>improve accessibility between the sites and nearby services (including Wool Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes (H5 e.);</li> <li>provide financial contributions toward improvements to the travel interchange at Wool Railway Station to include additional car parking, secure cycle storage, and electric vehicle charging points (H5 f.);</li> </ul>	<p>The Neighbourhood Plan is not solely concerned with the delivery of the strategic allocation sites in the Purbeck Local Plan (PLP), but of the needs of the parish as a whole.</p> <p>The PLP commitment to improve community facilities is not ironclad, but subject to viability considerations (which have been raised).</p> <p>The PLP focus on improving accessibility is only about the walking route from the application site(s) to the rail station and Dorset Innovation Park – The Neighbourhood Plan considers other routes.</p> <p>Wool rail station requires a holistic approach and is not just about demonstrating increased capacity to accommodate traffic from the strategic sites.</p>



	<ul style="list-style-type: none"> <li>provide financial contributions for education (as required by Policy 11) other than for extra care units where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions (H5 i.).</li> </ul> <p>Note that parts e) and f) include requirements for sports pitches and a MUGA.</p>	
WOOL10	<p>We note the policy and have no specific comments but query whether sufficient contributions are likely to be achieved from development in order to pump prime a new service (operators of bus services to advise on this matter). Note the comments in the infrastructure delivery plan prepared for submission with the Purbeck Local Plan (2019) suggests the quantities of development being considered in the Purbeck Local Plan would not support a new bus services, and that train services offer the best public transport option.</p>	<p>The train services available can only be accessed at Wool Rail Station which has limited capacity in terms of car parking, cycle parking and connecting bus services (which are seasonal only).</p> <p>Additionally, local bus services are required to connect people living in the parish to key services and employment sites. The rail line could not meet this need.</p> <p>It is noted that Dorset Council is planning for strategic housing development in adjacent parishes, which new bus routes would also serve. Taken together, there might be sufficient contributions to support bus services.</p>
WOOL 11, 1st para	<p>Query whether planning conditions can be used to secure specific improvements to cycle infrastructure listed in Table 7, as most improvements will be located outside the application site.</p>	<p>The walking routes are set out in Table 8 with details provided. Proposed wording is amended.</p> <p>It is noted that Dorset Council is seeking contributions for improvements to walking and cycling routes outside of allocation sites in Wool Parish.</p>
WOOL 11, 2nd para	<p>This comes across as a set of projects rather than a planning policy which can be used to determine planning applications. Without evidence that they are deliverable, we suggest that they are deleted out of the policy. Please see our comments to Policy WOOL 3.</p>	<p>The policy is asking developers to consider how they can contribute to the improvement of pedestrian and cycling routes and facilities to deliver active travel opportunities for people living and working in Wool Parish. Rather than making a general statement, the routes are based on work undertaken by local people to identify the important network which they use, or which is lacking. This is set out for walking and cycling routes using LTN1/20 criteria, in Table 8.</p> <p>The main requirement for delivery of improvements to routes is investment. Dorset Council has promoted development of sites to the west of Wool and East Burton on the basis that people will walk or cycle to services in the villages, will walk or cycle to the railway station and will walk or cycle to employment opportunities in the Dorset Innovation Park. The policy sets out valuable local context for the improvement of key walking and cycling routes in Wool Parish.</p>

<p>WOOL12</p>	<p>As with WOOL3 and WOOL11, this reads as a set of community aspirations. We suggest that the contents of this policy are moved to the supporting text.</p>	<p>Further information has been brought from former Appendix B into the supporting text to justify policy WOOL3 requirements.</p> <p>More broadly, the Local Plan identifies infrastructure requirements to support delivery of a strategic housing allocation. This stops short of fully addressing the needs of Wool Parish which arise from such a development and focuses mainly on ensuring the allocation is deliverable.</p> <p>The Neighbourhood Plan addresses the needs of the community and sets out broader requirements for delivery through the period of the plan. More local plans are expected from Dorset Council and given the lack of broader community benefit from current site allocations, it seems sensible to set out what the community needs in advance of this.</p>
	<p>Also, note that Policy H5 in the emerging local plan requires contributions to the station, which may help with the delivery of some of these projects.</p>	<p>Noted. In view of the potential for site viability considerations to reduce benefits arising from strategic developments arising from the Purbeck Local Plan, it makes sense to retain the local community's objectives for improvements to Wool Rail Station which could also be relevant to future local plan proposals within the Neighbourhood Plan period.</p>
<p>WOOL13</p>	<p>We note that this policy identifies three Local Green Space (LGS) sites. However, the policy, as currently drafted, does not provide any wording to protect them from inappropriate development.</p> <p>Para 107 of NPPF states: "Policies for managing development within a LGS should be consistent with those for Green Belts". With regards to proposals affecting the Green Belt, para 152 states: "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." For this reason, NP examiners usually require policies that protect LGS to include a phrase either the same or similar to "except in very special circumstances".</p> <p>Based on our experience with recent neighbourhood plan examinations (the most recent being the Hazelbury Bryan Review), we recommend that the first line of Policy WOOL13 is amended to: "The following sites, detailed in Appendix D, are designated as Local Green Spaces, and other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character and reason for designation."</p>	<p>Policy wording has been amended to relate to very special circumstances.</p>
<p>WOOL13 GS01 – The Cross</p>	<p>Site GS01 is registered as a village green.<sup>3</sup> It is therefore already protected by legislation. The government website regarding Town and Village Green registration notes: "There is an alternative means of protecting land through the planning system. The new Local Green Space designation empowers local communities to protect green</p>	<p>The site has now been removed following confirmation of the site's Village Green Status.</p>

	<p>spaces of local importance without the need to meet strict statutory criteria.”<sup>4</sup> This implies that LGS is an alternative if a site does not meet the strict criteria for Village Green status (which is not the case here).</p> <p>While the Government’s Planning Practice Guidance on LGS does not mention Village Greens directly, it does discuss the implications of other designations.<sup>5</sup> For example, paragraph 010 considers land already protected by Green Belt, and while it doesn’t provide a conclusive answer, it does say that “consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.” Paragraph 011 considers various other designations and states: “Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.”</p> <p>As statutory village green status is intended to protect land for its recreational value, we question whether it is necessary to also designate this site as LGS. We suggest that this site is removed from the list of LGS sites, and instead is referred to as a Village Green in the supporting text.</p>	
<p>WOOL13 G02 – East Burton Village Green</p>	<p>Unlike GS01, and despite the name, this site does not appear to be registered as a village green and is therefore a good candidate for LGS status. Having reviewed the assessment for this site in Appendix D, we think it would be useful in part (b) of the section ‘Assessment of site potential against NPPF criteria’ if more information could be provided to explain why the site is “demonstrably special”. You have quoted the examples from NPPF (beauty, historic significance, etc), you just need to say which of those apply to this site. This would then help with its protection, as the policy wording we have suggested refers to its reason for designation.</p>	<p>Additional information has been provided to indicate compliance with NPPF criteria.</p>
<p>WOOL13 and Appendix D</p>	<p>We note that the plan only proposes three small areas of land for LGS status, which seems relatively few compared to other neighbourhood plans.</p> <p>Appendix D provides a list of other sites that were considered but it was decided that for various reasons they did not meet the criteria. For clarity, it might have been useful to see these outlined on a map. While many are easily identified, it would have been useful to see the extent of the areas, particularly when the reason for not designating them is because the area is too large (“extensive tract of land”).</p> <p>We wonder whether the area of green space and play area at Back Lane has been considered for LGS status? This looks like an attractive area with recreational value. There is also an area of green space at Cowslip Close which could be considered</p>	<p>(now Appendix B) The suggestions have been noted and considered by the NPSG who do not wish to make any further proposals for designation of Local Green Space.</p>

	<p>of value to the community.</p> <p>As noted in our other comments, there are several areas labelled as "Play Space" in the Cologne Road area – have these been considered for LGS status?</p>	
WOOL14	<p>We suggest it would be better if the policy requirement for allotments was based on the number of dwellings or homes rather than households, as that would be easier at the planning stage. While the two figures should be roughly similar, it avoids any debate over the level of occupancy, vacant homes, second homes, etc. What will be the impact on viability of this policy? Have you heard from the owners/agents of the sites proposed for allocation in the emerging Purbeck LP?</p> <p>Have you got any potential sites for allotments if they cannot be provided on site? Will the Parish Council take on responsibility for ongoing management and maintenance of the land designated for allotments?</p>	<p>Lulworth Estates support the policy but have sought to lower the standard to 10 plots per 1,000 households.</p> <p>In the adjoining county, Wiltshire Council Open Space Assessment Update (2020) includes a suggested standard of provision for allotments arising from new development.</p> <p>To avoid multiple provision of very small allotments the requirement would arise only on schemes delivering 50 or more dwellings. WOOL14 applies to Major developments.</p> <p>The required standard for a rural area would be 0.25ha 1,000 population (which is more provision than suggested in policy WOOL14, which applies an urban ratio of 0.20 hectares per 1,000 population).</p> <p>Further, the recommendation is that this should apply to all development regardless of CIL status. WOOL 14 would only apply to CIL-exempt development.</p> <p>In the light of this, the standard is maintained as proposed. In order to improve clarity the requirement has been converted to a standard based on an area of allotments per 1,000 population, at the same rate of provision for an urban area.</p>
Para 244	<p>Poole Harbour is now considered to be at risk from both nitrogen and phosphate pollution. The issue of phosphate pollution at Poole Harbour is relatively new, and a solution has not been agreed yet. It is hoped that provisions in the Levelling Up and Regeneration Act 2023 will require the upgrade of wastewater treatment works and that will be satisfactory with regards to phosphate levels. New residential development will then just need to mitigate for nitrogen, as before. This is a complex and constantly evolving area, which is affecting multiple areas in Dorset and across the country. We are posting updates on the issue of nutrient neutrality on our web site:  <a href="https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/nutrient-neutrality-1">https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/nutrient-neutrality-1</a></p>	<p>Noted.</p>
Para 245	<p>Response from the Natural Environment Team (NET): We note there is a request here for detailed advice and support. NET would be happy to provide this support but it might help direct our resources to know more specifically where the Parish Council would like assistance.</p>	<p>The Neighbourhood Plan has not addressed this topic fully and may address it more fully in a future review.</p>

<p>WOOL15</p>	<p>Response from the Natural Environment Team (NET): We are broadly supportive of this policy. Generally speaking, the policy replicates statutory requirements so it could be expanded to include requirements that people within the Parish would like to see from development. The Sturminster Marshall NP (Policy SMNP7) is a good example of this.</p>	<p>There was little engagement by local people on this issue and so there is not a well-developed understanding of what local people would want to prioritise. The matter may be addressed in a future review of the neighbourhood plan.</p>
<p>Appendices A &amp; B</p>	<p>The government is encouraging the production of Design Codes and Guides to provide a framework for creating high quality places. Appendix A and Appendix B are the start of a Design Guide or coding document, but they have not been refined as such. The Design Code process could consolidate all the opinions and thoughts of the authors of these documents into a set of policies, codes, and guides to ensure that the desires of residents are attained at planning application stage. It may be beneficial to develop these documents further, along with the Wool Townscape Character Appraisal, to create a Design code or guidance document that comprehensively plans and provides policies for design. More information can be found on the following link. National Model Design Code - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)</p> <p>Appendix B - The dwelling per hectare figure should ensure that the land in hectares used in the calculation is correct. Only those areas that will be developed for housing and directly associated uses (including access roads within the site, private garden space, car parking areas, incidental open space, landscaping, and children's play) should be included.</p> <p>Clearer reference to pages, paragraphs, tables, and images within the appendices should be used in the policy wording to ensure the policy and guidance is interpreted properly.</p> <p>Consideration should be given to differentiate between background information and relevant guidance for developers within the appendix documents. This could be through numbering or highlighting this information.</p>	<p>The Neighbourhood Plan Steering Group opted not to request design codes support to assist in the development of the neighbourhood plan, but they (and the local community) did express significant concerns about matters relating to the design of new development which needed to be addressed in the neighbourhood plan.</p> <p>Appendices A and B identified key character features (Appendix A) drawing on existing published sources and a review of development form and density (Appendix B) in Wool's existing housing developments from different time periods to provide an indication of building heights, development layouts and densities achieved (Appendix B).</p> <p>The method used to calculate densities has been employed elsewhere successfully and includes the elements referred to.</p> <p>As a response to these comments, Appendix A and Appendix B have been removed. Text from the appendices relevant to policies in the neighbourhood plan have been incorporated into the main document. This improves the relationship between the content and the policy considerations.</p> <p>Other information from the Appendices have formed three Supporting Documents to the Neighbourhood Plan, as listed in paragraph 16.</p>



# Appendix 1 – Consultation Materials and Arrangements

Three Wool Parish **Newsletters Articles** published to raise awareness ahead of the through the Regulation 14 Neighbourhood Plan consultation taking place between 15 January and 29 February 2024. They were emailed, on Facebook, on website and paper copies in public places e.g. library.



You are encouraged to give feedback on the plan. You will be able to respond online via the website or email (but not social media such as Facebook); you will also be able to respond in writing to Parish Council, The D'Urberville, Colliers Lane, Wool BH20 6DL. Unfortunately, anonymous feedback will not be accepted. Your feedback will be responded to, and your comments may result in the plan being improved. Following the consultation, there will be a referendum where you can choose whether you want to adopt the plan. **It's your neighbourhood, it's your plan.**

**Volunteer/s of the year 2023** – Award nominations are now open. It is now time to reflect upon 2023 and recognise the unsung heroes in our community. Nominations for the Volunteer(s) of the Year are now open. Please send your nominations to the clerk. They will be considered by Wool Parish Council and, depending upon the nature of the nominations, awards may be made in several categories e.g., Volunteer, Young Volunteer, Group Volunteers. The nominations will be assessed against the following criteria: The individual, organisation or project must have had a positive impact on people living in Wool by one of the following:

- made a difference to their community.
- helped get people involved and inspired others.
- tackled issues that affect people living in Wool Parish.

Projects or activities must have taken place or been completed from 1st January to 31st December in the year being considered. Nominated community groups must be constituted not for profit and operate within Wool Parish. Community groups may be a branch of, or affiliated to, a larger regional or national organisation, if the volunteers started and developed the initiative for the activity locally, and the group's achievements go beyond what is expected of similar groups in the wider organisation's network. Nominated individuals must be volunteers within Wool Parish boundaries for the area of work for which they are nominated.

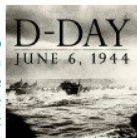
Volunteers of all ages are eligible for nomination, with the exception that those nominated for Young Volunteer of the year must be younger than 18 years old. Self-nominations will not be accepted. Employees of Wool Parish Council and Council Members are not eligible.

Whether it's organizing events, supporting local causes, or helping neighbours, let's celebrate their dedication. Think about those who have made a positive impact and submit your nominations. Please e-mail your nominations, giving the name of the nominee, and the reason for the nomination, to the Parish Council Clerk: [woolparishcouncil@gmail.com](mailto:woolparishcouncil@gmail.com) if you would prefer to post your nominations the 'old-fashioned way', the address is: Wool Parish Council, The D'Urberville Centre, Colliers Lane, Wool; BH20 6DL. The closing date for nominations is the end of February 2024.

**Awards for Volunteer/s of the Year 2023 - remember to send us your nomination/s by 29th February**

**D-DAY COMMEMORATION EXHIBITION**

Next year sees the 80<sup>th</sup> anniversary of D-Day, and to mark the occasion, it is planned to hold an exhibition in the D'Urberville Hall on **Saturday 8<sup>th</sup> June 2024**. At the moment, what is visualised is that folk who have ephemera, memorabilia or other related artefacts that they would be willing to display – especially if there is a local connection – could “book” a table-top to show items that would undoubtedly be of interest to other members of the community. If you think that you'd like to be involved, please get in touch with Andrew Wilson – you can contact him by e-mail to [andrewwilson@woolparishcouncil.com](mailto:andrewwilson@woolparishcouncil.com). This event was 'floated' in the December issue of the Newsletter, but so far there has been rather a lack of responses of people who might be interested. So, if the event is going to go ahead, please think about how you might participate, and if you are interested, get in touch with Cllr Andrew Wilson!



**PARISH COUNCIL MEETINGS IN FEBRUARY 2024**

The next full meeting of Wool Parish Council will be on **Monday 22<sup>nd</sup> February 2024** commencing at 7.00pm. As this is a full, designated meeting of the Parish Council, members of the public are entitled to attend and to take advantage of public participation. Please note also that Parish Councillors will make themselves available to the public from 6:30pm before every full council meeting. All meetings usually take place in the main hall of The D'Urberville Centre. Please check for details of venues and times/dates on the website.

**Monday 5<sup>th</sup> February 2024** - Committee Meetings . Meetings start at 6.00pm (Policy and Resources) followed at 7.00pm by Recreation and Amenities.

**THE ANNUAL PARISH MEETING 2024**

The Annual Parish Meeting will take place at 7pm on **Monday 25<sup>th</sup> March 2024**. Annual Parish Meetings are quite distinct from meetings of the Parish Council and should not be confused. The purpose of the APM is to enable the registered electors to discuss parish affairs and to have a say on anything they consider valuable to the people of the parish. Having said that it's not a council meeting, the Parish Council usually reports to its electorate on its activities over the last year and there are usually reports from County Councillors and perhaps from any voluntary or local community group. If you represent a voluntary or local community group and would like the opportunity to address the residents of the parish then please contact the clerk. If you want to have your say, please reserve the date and come along.



**2024 CHARTER FAIR**

Plans are going ahead for this year's Charter Fair, which will take place on **Saturday 11<sup>th</sup> May 2024** when it will again be time to celebrate the Charter conferred to the Monks & Abbots of Bindon Abbey in the year 1280, allowing them to hold a fair or market to be held near to Wool Manor.

Over the past years there has traditionally been a funfair set up in and around Spring Street for the parishioners to be able to celebrate and maintain this ancient Charter. Because it is no longer possible to hold the usual funfair, in its place there is planned to be a Victorian-style Street Fair taking place in and around Spring Street & The Cross in Wool. This year it will be a one-day event, taking place on **11<sup>th</sup> May 2024** from about 10:00am in the morning until around 4.00pm in the afternoon. This may be extended a little later dependant on how many visitors attend and what entertainment has been organised.

The running order for the day and the attractions that will be available are yet to be finalised, but we hope to have music from a traditional Street Organ, Morris and Maypole dancing, a Duck Race, military re-enactors, traditional arts and crafts - and it is hoped that as many people as possible from the whole of the Parish will come along and take part, especially in period costume if possible.

**LITTER PICKING**

Owing to many other commitments; Mr. Grumpy is having to take a back step from organising litter picking. Volunteers who are willing to take over this important, but not onerous task are urgently required. Contact through the Woolie Womblers Facebook page please.



*"Let's not talk about LOVE in February only,  
Let's give the other months some LOVE too,  
Let's spread LOVE every day of the year,  
And show the world,  
We really care"  
Charmaine J. Forde*



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## DECEMBER 2023

*"There's something magical about December" - Charmaine J Forde*

## THE NEWSLETTER

Welcome to the **December 2023** issue of Wool Parish Council's monthly newsletter. To keep up to date, please make sure you look at the PC's website [www.woolparishcouncil.com](http://www.woolparishcouncil.com) or at the Facebook page hosted by [facebook.com/parish.clerk.771](https://facebook.com/parish.clerk.771) or via the Wool Community Facebook page. Wool Parish Council is taking a break over Christmas so there will be no meetings in December. The next full meeting of Wool Parish Council will take place on Monday 22<sup>nd</sup> January 2024. As the meeting in January is a full, designated meeting of the Parish Council, members of the public are entitled to attend and to take advantage of public participation. You should also note that monthly Committee meetings will continue in the New Year, with the next one taking place on Monday 5<sup>th</sup> February (to allow for the Christmas break). Committee meetings are usually open to members of the public, and time is allowed for public participation if required.

More details of meetings appear elsewhere on this page. Meetings are held in the D'Urberville Hall.

We are pleased to say that we co-opted two new councillors in November. That leaves just one vacancy on the council to be filled. To find out more, please contact the Clerk by e-mail to [woolparishcouncil@gmail.com](mailto:woolparishcouncil@gmail.com). To give you an idea of what is involved, an article appeared in the July issue of the newsletter (see the website). It's a really valuable way to help and serve the community!

And finally, a reminder that if you would like to get your Newsletter e-mailed to you, please contact the Clerk to Wool Parish Council who will add you to the mailing list - or you can make the request via the website. You'll find all the details of contact numbers and addresses in this issue of the newsletter.

## WOOL PARISH neighbourhood plan

### Wool Neighbourhood Plan – Your Neighbourhood, Your Plan

Wool Parish Council is consulting on its Neighbourhood Plan from January 15<sup>th</sup> until the end of February 2024 and we would very much like your opinion.

The Neighbourhood Plan should not be confused with The Purbeck Local Plan which is being consulted upon during the run up to Xmas (see separate article). While this is unwelcome timing, it does provide the opportunity to explain the fundamental difference between the two plans.

**The Purbeck Local Plan:** Created by Dorset Council and proposes around 470 houses plus around 65 extra-care facilities for Wool.

**Wool Neighbourhood Plan:** Commissioned by Wool Parish Council and written by local residents. It doesn't propose any houses but attempts to exercise some control over what we get from The Purbeck Local Plan and identifies other improvements to the parish.

We appreciate you may be 'consulted out' already but WPC's opinion is that the Purbeck Local Plan Supplementary Proposed Main Modifications being consulted on do not significantly affect Wool Parish so if you are time-limited and must choose, *please pay more attention to ours*.

Every household in the parish will receive a flyer in January explaining, at a very high level, what the neighbourhood plan is trying to achieve. The plan sets out objectives (such as 'Housing provision in Wool Parish should be tailored to meet the needs of residents') which translate into policies (such as Policy WOOL 5 - Affordable housing tenure (summarised) - New developments should provide homes which are as affordable as possible. Priority for the affordable homes should be given to local people, their families and people who work in the parish).

The flyer contains summaries of what each of the 15 policies set out to achieve and will point you to where the full plan (containing all the detail, 120+ pages, 40,000+ words) can be accessed, e.g., the website and paper copies from the library.

**Drop-in sessions** have been organised so you can ask the neighbourhood plan team questions:

The Hive conference room, Bovington, 24<sup>th</sup> January 10am-12

The D'Urberville, Wool, 29<sup>th</sup> January 6pm-8

The D'Urberville, Wool, 31<sup>st</sup> January 10am-12

East Burton village hall, 17<sup>th</sup> January, 10am-12 and 6pm-8

You are of course welcome to email the Parish Clerk on [woolparishcouncil@gmail.com](mailto:woolparishcouncil@gmail.com) or contact one of your Councillors at [www.woolparishcouncil.com](http://www.woolparishcouncil.com). The Parish Council office remains closed to the public at the time this issue of the newsletter is published, but you can still phone and leave a message on : 01929 460054 And don't forget the website is always available: [www.woolparishcouncil.com](http://www.woolparishcouncil.com)

You are encouraged to give feedback on the Neighbourhood Plan. Your feedback will be responded to, and your comments may result in the plan being improved. Following the consultation, there will be a referendum where you can choose whether to adopt the plan. Please note that there will be no slogans on the side of big red buses in our referendum. This is Wool, Bovington and East Burton..... we don't have any buses.

### Purbeck Local Plan Supplementary Proposed Main Modifications consultation - 10 November to 22 December 2023

See below the gist of the message from Dorset Council. They are only consulting on specific modifications to the plan but not the major issues for Wool e.g., proposed number of houses. *Wool Parish Council will not be submitting a response*, but you may wish to.

*Dorset Council gives notification that it has published supplementary Proposed Main Modifications (SMMCD1) to the Purbeck Local Plan. These latest Main Modifications have been prepared after we received interim findings and next steps from the Planning Inspectors on 24 May 2023. These documents can be found on-line at [www.dorsetcouncil.gov.uk/plpmainmods](http://www.dorsetcouncil.gov.uk/plpmainmods).*

*Our preferred method for you to provide a response is through the council's online consultation database. If you're not able to submit your response online we will accept responses that have been*

- made in writing using the council's response form; and
- include the respondent's name and address.

*The council is unable to accept anonymous responses. The council response form can be found online, downloaded and completed electronically or printed off and filled out manually. The responses should be sent to [planningpolicy@dorsetcouncil.gov.uk](mailto:planningpolicy@dorsetcouncil.gov.uk) or to Planning, County Hall, Colliton Park, Dorchester, DT1 1XJ. Comments should reach the council by 11.45pm on 22 December 2023.*

*If you have any queries please don't hesitate to get in touch by telephone on 01305 838334, or email [planningpolicy@dorsetcouncil.gov.uk](mailto:planningpolicy@dorsetcouncil.gov.uk) using 'Purbeck Local Plan' in the subject bar*

### PARISH COUNCIL MEETINGS UNTIL FEBRUARY 2024

December – no meetings.

The next full meeting of Wool Parish Council will be on Monday 22<sup>nd</sup> January 2024 commencing at 7.00pm. As this is a full, designated meeting of the Parish Council, members of the public are entitled to attend and to take advantage of public participation. Please note also that Parish Councillors will make themselves available to the public from 6:30pm before every full council meeting. All meetings usually take place in the main hall of The D'Urberville Centre. Please check for details of venues and times/dates on the website.

**Monday 5<sup>th</sup> February 2024** - Committee Meetings (*please note - no January committee meetings*). Meetings start at 6.00pm (Policy and Resources) followed at 7.00pm by Recreation and Amenities.





# JANUARY 2024

*"January brings the snow, makes our feet and fingers glow." – Sara Coleridge*

## THE NEWSLETTER

Welcome to the **January 2024** issue of Wool Parish Council's monthly newsletter - and WPC wishes you all a very Happy new Year! To keep up to date, please make sure you look at the PC's website [www.woolparishcouncil.com](http://www.woolparishcouncil.com) or at the Facebook page hosted by [facebook.com/parish.clerk.771](https://facebook.com/parish.clerk.771) or via the Wool Community Facebook page. The next full meeting of Wool Parish Council will take place on **Monday 22<sup>nd</sup> January 2024**. As the meeting in January is a full, designated meeting of the Parish Council, members of the public are entitled to attend and to take advantage of public participation. You should also note that monthly Committee meetings will continue in the New Year, with the next one taking place on **Monday 5<sup>th</sup> February** (to allow for the Christmas break). Committee meetings are usually open to members of the public, and time is allowed for public participation if required.

More details of meetings appear elsewhere on this page. Meetings are held in the D'Urberville Hall.

There is still one vacancy on the council to be filled. To find out more, please contact the Clerk by e-mail to [woolparishcouncil@gmail.com](mailto:woolparishcouncil@gmail.com). To give you an idea of what is involved, an article appeared in the July issue of the newsletter (see the website). It's a really valuable way to help and serve the community!

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## WOOL PARISH neighbourhood plan

### YOUR NEIGHBOURHOOD, YOUR PLAN

Wool Parish Council is consulting on its Neighbourhood Plan from January 15<sup>th</sup> until the end of February 2024, and your opinion is requested. The plan was commissioned by Wool Parish Council and written by local residents. It doesn't propose any houses but attempts to exercise some control over what we, as a parish, get from The Purbeck Local Plan and identifies other improvements to the parish.

Every household in the parish will receive a flyer in January explaining, at a very high level, what the neighbourhood plan is trying to achieve. The plan contains the following objectives:

- Through good design, new development should be sustainable, and should respect and enhance the existing character of Wool Parish.
- Housing provision in Wool Parish should be tailored to meet the needs of residents.
- Community infrastructure and services should be protected and improved.
- Active travel and public transport connections between settlements in Wool Parish and with other key towns must be improved.
- Green Infrastructure and Biodiversity must be protected and should be improved.

The plan sets out 15 policies which attempt to achieve those objectives. For example, to achieve the objective regarding public transport connections, there is a policy which justifies the need for new bus services to connect Bovington, Wool Station, and Dorchester. The flyer contains summaries of each of the 15 policies, the full details of which are available in the plan. The plan will be available from the Wool Community Library and [www.woolparishnp.com](http://www.woolparishnp.com) from 15<sup>th</sup> January 2024.

*continued*

You are of course welcome to email the Parish Clerk on [woolparishcouncil@gmail.com](mailto:woolparishcouncil@gmail.com) or contact one of your Councillors at [www.woolparishcouncil.com](http://www.woolparishcouncil.com). If you would like to write to the Parish Council, the postal address is: Wool Parish Council, The D'Urberville Centre, Colliers Lane, Wool; BH20 6DL. The Parish Council office remains closed to the public at the time this issue of the newsletter is published, but you can still phone and leave a message on: 01929 460054. And don't forget the website is always available: [www.woolparishcouncil.com](http://www.woolparishcouncil.com)

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East Burton village hall, 17<sup>th</sup> January 2024, 10am-12noon, and 6pm-8pm

The Hive conference room, Bovington, 24<sup>th</sup> January 2024 10am-12noon

The D'Urberville, Wool, 29<sup>th</sup> January 2024 6pm-8pm

The D'Urberville, Wool, 31<sup>st</sup> January 2024 10am-12noon

You are encouraged to give feedback on the plan. You will be able to respond online via the website or email (but not social media such as Facebook), you will also be able to respond in writing. Unfortunately, anonymous feedback will not be accepted. Your feedback will be responded to, and your comments may result in the plan being improved. Following the consultation, there will be a referendum where you can choose whether you want to adopt the plan.

You will be able to respond with your comments on the plan by e-mailing: [contact@woolparishnp.com](mailto:contact@woolparishnp.com) or by using the feedback form on [www.woolparishnp.com](http://www.woolparishnp.com) or in writing to Wool Parish Council, The D'Urberville Centre, Colliers Lane, Wool; BH20 6DL.

### PHOTO-IDS FOR 2024 ELECTIONS – don't get caught out.

The next planned elections for Dorset Council, town and parish councils in the Dorset Council area and the Dorset Police and Crime Commissioner will take place on the 2nd May 2024. There is also likely to be a general election sometime soon. Voter ID legislation was introduced as part of the Elections Act 2022 which means that a valid photo ID is now required for in-person voting. The UK Electoral Commission found that around 14,000 people were turned away from voting during the local elections in May 2023 for not having a required form of ID. The obvious forms of photo ID such as passports, driver's licenses and blue badges are valid but there are other acceptable forms. Check out the website at the end of this article for more details.

If you do not have a valid form of ID, then it is possible to request the ability to vote by post or to obtain a Voter Authority Certificate (see website below). <https://www.gov.uk/how-to-vote>

### PARISH COUNCIL MEETINGS UNTIL FEBRUARY 2024

The next full meeting of Wool Parish Council will be on **Monday 22<sup>nd</sup> January 2024** commencing at 7.00pm. As this is a full, designated meeting of the Parish Council, members of the public are entitled to attend and to take advantage of public participation. Please note also that Parish Councillors will make themselves available to the public from 6:30pm before every full council meeting. All meetings usually take place in the main hall of The D'Urberville Centre. Please check for details of venues and times/dates on the website.

**Monday 5<sup>th</sup> February 2024** - Committee Meetings (*please note - no January committee meetings*). Meetings start at 6.00pm (Policy and Resources) followed at 7.00pm by Recreation and Amenities.





## FEBRUARY 2024

*"While it is February, one can taste the full joys of anticipation. Spring stands at the gate with her finger on the latch." – Patience Strong*

## THE NEWSLETTER

Welcome to the **February 2024** issue of Wool Parish Council's monthly newsletter. To keep up to date, please make sure you look at the PC's website [www.woolparishcouncil.com](http://www.woolparishcouncil.com) or at the Facebook page hosted by [facebook.com/parish.clerk.771](https://facebook.com/parish.clerk.771) or via the Wool Community Facebook page. The next full meeting of Wool Parish Council will take place on **Monday 22<sup>nd</sup> February 2024**. As the meeting in February is a full, designated meeting of the Parish Council, members of the public are entitled to attend and to take advantage of public participation. You should also note that monthly Committee meetings continue, with the next one taking place on **Monday 5th February**. Committee meetings are usually open to members of the public, and time is allowed for public participation if required. More details of meetings appear elsewhere in this issue of The Newsletter. Meetings are held in the D'Urberville Hall.

There is still one vacancy on the council to be filled. To find out more, please contact the Clerk by e-mail to [woolparishcouncil@gmail.com](mailto:woolparishcouncil@gmail.com) To give you an idea of what is involved, an article appeared in the July issue of the newsletter (see the website). It's a really valuable way to help and serve the community!

And finally, a reminder that if you would like to get your Newsletter e-mailed to you, please contact the Clerk to Wool Parish Council who will add you to the mailing list - or you can make the request via the website. You'll find all the details of contact numbers and addresses in this issue of the newsletter.

### WOOL PARISH neighbourhood plan

#### Wool Neighbourhood Plan – Tell us what you think.

Wool Parish Council is consulting on its Neighbourhood Plan until the end of February 2024, and your opinion is requested. The plan was commissioned by Wool Parish Council and written by local residents. It doesn't propose any houses but attempts to exercise some control over what we, as a parish, get from The Purbeck Local Plan and identifies other improvements to the parish.

The plan sets out 15 policies which attempt to achieve those objectives. Below are high-level summaries of policies, the full details of which are available in the plan. The plan is available from the Wool Community Library and [www.woolparishnp.com](http://www.woolparishnp.com).

#### Policy WOOL 1 - New residential development form

When new houses are built, they must fit in with the look and feel of the area. They can't be too tall or different from the existing houses. New developments should also provide space for gardens and parking.

#### Policy WOOL 2 - New development design and materials

New buildings should be made using good quality materials that last a long time. They should also be designed to look good and fit with the style of our community.

#### Policy WOOL 3 - Priority schemes to improve the local environmental quality

We want to make certain areas in our community better, such as Wool village, Braytown and the level crossing.

#### Policy WOOL 4 – Environmental performance of buildings

New and renovated buildings must be energy-efficient and environmentally friendly. We encourage designs and technology that reduce energy use, lower costs, and cut pollution.

#### Policy WOOL 5 – Affordable housing tenure

New developments should provide homes which are as affordable as possible. Priority for the affordable homes should be given to local

people, their families and people who work in the parish.

#### Policy WOOL 6 – Housing types and sizes

Major housing projects should include houses of different sizes to cater to different family sizes including 1-bedroom properties to address affordability.

#### Policy WOOL 7 - Burial space provision

Addresses the need for more burial space.

#### Policy WOOL 8 - Protection of sites in local community use

We want to keep important places like community centres, play areas, and local shops. If a place such a local shop is going to be changed or closed, we want evidence that there's a good reason for it.

#### Policy WOOL 9 - Priorities for new community infrastructure

Major developments should consider how they impact our community services and include proposals to support improvements in key areas.

#### Policy WOOL 10 - Bus services

Encourages the creation of new bus services that connect Bovington, Wool Station, and Dorchester.

#### Policy WOOL 11 - Walking and cycling infrastructure

Making it safer and more enjoyable for walkers and cyclists. It highlights specific areas of need such as a more direct route between Bovington and Cologne Road.

#### Policy WOOL 12 - Improvements to Wool rail station

Improving our local train station and its surroundings.

#### Policy WOOL 13 - Local green space sites

Designates certain areas as local green spaces, ensuring they're protected and preserved for the community to enjoy.

#### Policy WOOL 14 - Allotments

Major housing developments should provide or fund allotments to support our community's gardening needs.

#### Policy WOOL 15 - Biodiversity net gain

When new developments happen, they should help increase biodiversity in our area. If that's not possible on the development site, we should look nearby.

Drop-in sessions have been organised so you can ask the neighbourhood plan team questions:

The Hive conference room, Bovington, 24th January 2024 10am-12noon

The D'Urberville, Wool, 29th January 2024 6pm-8pm

The D'Urberville, Wool, 31st January 2024 10am-12noon

*continued overleaf*

**The Parish Council meetings schedule is on page 2 of this issue of the Newsletter!**

You are of course welcome to email the Parish Clerk on [woolparishcouncil@gmail.com](mailto:woolparishcouncil@gmail.com) or contact one of your Councillors at [www.woolparishcouncil.com](http://www.woolparishcouncil.com) If you would like to write to the Parish Council, the postal address is: Wool Parish Council, The D'Urberville Centre, Colliers Lane, Wool; BH20 6DL The Parish Council office remains closed to the public at the time this issue of the newsletter is published, but you can still phone and leave a message on 01929 460054 and don't forget the website is always available: [www.woolparishcouncil.com](http://www.woolparishcouncil.com)

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**A Flyer** was sent to every household in the parish via Royal Mail, to promote awareness of and response to the Regulation 14 Draft Wool Parish Neighbourhood Plan

**The full plan is available:**

- online at [www.woolparishnp.com](http://www.woolparishnp.com)
- on paper from Wool Community Library

**Summaries of the plan will be available in the following places:**

- Wool Parish Council Newsletter
- [www.woolparishnp.com](http://www.woolparishnp.com)
- Wool Community on Facebook

**Drop-in sessions**

Over the next 6 weeks drop-in sessions will be held to answer any questions you may have. Details of these sessions will be publicised on the places listed above.

**COMMENT ON THE PLAN**

Please provide comments on the plan by:

- emailing: [contact@woolparishnp.com](mailto:contact@woolparishnp.com)
- using the feedback form on [www.woolparishnp.com](http://www.woolparishnp.com)
- writing to: Wool Parish Council  
The D'Urberville Centre, Colliers Lane, Wool, BH20 6DL

When submitting your comments please provide your contact details and indicate which part of the plan you are commenting upon. Comments made anonymously, verbally or via social media will not be accepted.

Your contact details will only be used if clarification is needed on your comments. They will NOT be published and will be DELETED when no longer required in accordance with the Neighbourhood Plan privacy policy which can be found at [www.woolparishnp.com](http://www.woolparishnp.com).

Any questions you may have about the plan or how to comment can be emailed to: [contact@woolparishnp.com](mailto:contact@woolparishnp.com)

**DEADLINE FOR SUBMITTING COMMENTS:  
29 FEBRUARY 2024**

# WOOL PARISH neighbourhood plan

**The Neighbourhood Plan, commissioned by Wool Parish Council and written by local volunteers, sets out a vision for our parish for the next few decades.**

Whilst it cannot reduce the proposed number of houses, the plan is an attempt to shape any development in terms of design, type of housing and required infrastructure needed from a local resident's perspective.

**The plan has 5 objectives:**

1. **Through good design, new development should be sustainable, and should respect and enhance the existing character of Wool Parish.**
2. **Housing provision in Wool Parish should be tailored to meet the needs of residents.**
3. **Community infrastructure and services should be protected and improved.**
4. **Active travel and public transport connections between settlements in Wool Parish and with other key towns must be improved.**
5. **Green Infrastructure and Biodiversity must be protected and should be improved.**

Planning policies have been created from these objectives and high-level descriptions of these policies can be found overleaf. Your comments will be considered and responded to, and the plan may change as a result.

[www.woolparishnp.com](http://www.woolparishnp.com) | [contact@woolparishnp.com](mailto:contact@woolparishnp.com)

THE NEIGHBOURHOOD PLAN IS READY FOR  
YOU TO COMMENT ON



A **Notice Board Poster** produced and displayed on notice boards throughout the parish to raise awareness of the Neighbourhood Plan consultation and to advertise drop-in sessions taking place in four locations across six dates during the consultation period.

The logo for the Wool Parish Neighbourhood Plan. The word 'WOOL' is in large, bold, blue letters with a green-to-yellow gradient. The word 'PARISH' is in large, bold, blue letters with a green-to-yellow gradient. The word 'neighbourhood plan' is in a smaller, green, lowercase font. There are icons of a house, a person, and a group of people integrated into the letters of 'WOOL' and 'PARISH'.

## WOOL PARISH neighbourhood plan

**THE DRAFT WOOL PARISH NEIGHBOURHOOD PLAN IS NOW READY FOR YOU TO READ AND TELL US WHAT YOU THINK OF IT**

You can do this by visiting our website [www.woolparishnp.com](http://www.woolparishnp.com)

**THE DEADLINE FOR RESPONDING IS THE END OF FEBRUARY 2024**

The plan was commissioned by Wool Parish Council and written by residents. It doesn't propose any houses but attempts to exercise some control over what we, as a parish, get from Dorset Council's Local Plan and identifies other improvements to the parish (Bovington, East Burton and Wool).

The plan, created by local volunteers, sets out the following objectives and contains policies to achieve those objectives:

- Through good design, new development should be sustainable, and should respect and enhance the existing character of Wool Parish.
- Housing provision in Wool Parish should be tailored to meet the needs of residents.
- Community infrastructure and services should be protected and improved.
- Active travel and public transport connections between settlements in Wool Parish and with other key towns must be improved.
- Green Infrastructure and Biodiversity must be protected and should be improved.

**THE NEIGHBOURHOOD PLAN IS NOT A WAY TO STOP DEVELOPMENT BUT CAN HOPEFULLY SHAPE IT.**

Your feedback (via the website, email or in writing, not via Facebook) will be responded to, and your comments may result in the plan being improved.

Paper copies of the plan are available from Wool Community Library

**DROP-IN SESSIONS WHERE YOU CAN ASK THE TEAM QUESTIONS**

East Burton village hall, 17th January, 10am-12, and 6pm-8  
The Hive conference room, Bovington, 24th January 10am-12  
The D'Urberville, Wool, 29th January 6pm-8  
The D'Urberville, Wool, 31st January 10am-12

For more information email [contact@woolparishnp.com](mailto:contact@woolparishnp.com) or call the clerk on 01929 460054

A list of the organisations specifically consulted on draft Regulation 14 Neighbourhood Plan is set out below.

	<b>Organisations required to be consulted under Neighbourhood Planning Regulations</b>	<b>Organisation</b>
b)	LPA, County Council or parish council any part of whose area is in or adjoins the LPA	Dorset Council
		Affpuddle and Turnerspuddle Parish Council
		Bere Regis Parish Council
		Broadmayne Parish Council
		Chaldon Herring Parish Council
		Coombe Keynes Parish Meeting
		Crossways Parish Council
		East Lulworth Parish Council
		East Stoke Parish Council
		Knightsford Parish Council
		Moreton Parish Council
		Owermoigne Parish Council
		Puddletown Area Parish Council
		Wareham Town Council
		West Lulworth Parish Council
		Winfrith Newburgh and East Knighton Parish Council
d)	Homes England	Homes England
e)	Natural England	Natural England
f)	Environment Agency	Environment Agency
g)	Historic England	Historic England
h)	Network Rail	Network Rail
i)	Highways Agency	National Highways
k)	Electronic Communications	Mono Consultants Limited
		Mobile Uk

		Openreach
		CTIL
		BT
		Three
		Wessex Internet
l) (i)	Clinical Commissioning Group	NHS Dorset Clinical Commissioning Group
l) (ia)		Public Health Dorset
		Dorset Health & Wellbeing board
l) (ii)	Licence under the Electricity Act	Scottish & Southern Energy
l) (iii)	Licence under the Gas Act	Southern Gas Network
l) (v)	Water Undertaker	Wessex Water
m)	voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	
		National Trust
		Woodland Trust
		Forestry Commission
		Dorset Gardens Trust
		Dorset LEP
		Dorset LNP
		Dorset AONB
		Kids of Wool
		Wool Pre-school
		East Burton village hall
		The D'Urberville Centre
		Wool Community Library
		Purbeck Youth and Community Foundation
		Bovington Youth Club
		Wool Utd
		Wool and Winfrith FC

		Rab FC
		Friends of Wool Station
		Wool Carnival
		Share and Care
		Wool Allotment Association
		Citizens Advice Purbeck
		Wool WI
n)	bodies that represent the different racial, ethnic or national groups	
o)	bodies that represent the different religious groups	
		West Purbeck Benefice
		St Josephs Catholic church , Wool
		Wool Methodist church
		Kingdom Hall, Wool
p)	bodies that represent persons carrying on business	
q)	bodies which represent the interests of disabled persons in the neighbourhood area	
r)	Wool Parish schools	
		St Mary and Josephs Catholic Primary
		Wool Primary
		Bovington Academy
		Harbour School
s)	Wool Parish businesses	
		Wellbridge Practice
		Police HQ
		Nuclear Restoration Services (formerly Magnox)
		Dorset Innovation Park
		Wool and Bovington Motors
		Station Garage

		Jurassic Coast Catering
		Tangles
		The Seven Stars
		Wool British Legion
		The Ship Inn
		Williams Village Balery
		Jane's Hairstylists
		Welmar Hospice
		Cutting Crew
		The Hidden Deli
		Amber Hardware
		Taylor's Butchers
		Mouth Peace
		Print in the Bag
		Whitemead Caravan Park
		Longthorns
		MOD
		MOD
		Defence Infrastructure Organisation
		Defence Infrastructure Organisation
		Babcock International
		Dorset Grill House
		Bovington Tailors
		Poppies Tearooms
		Monkey World
		The Tank Museum
		Dorset Gliding Club
		Bovington HIVE
		The Black Bear
		Retrospection Limited

		Coastal Cottages
		Boots Pharmacy
		Wool Chippy
		The Spar
		Central Stores
		Hong Kong Garden
		Indiana
		The Golden Eagle
		Bovington Community Store
		Bovington Convenience Store
		South Western Railway
		Purbeck Transport Action Group
		Purbeck Community Rail Partnership
		Lulworth Estate
		Savills
		Vic Dominey
		D'Urberville Business park



## **Appendix 2 – Consultees responding to Regulation 14 Draft Neighbourhood Plan**

1. Local resident
2. Local resident
3. Local resident
4. Local resident
5. Local resident
6. Savills
7. Local resident
8. Local resident
9. Local resident
10. National Highways
11. Local resident
12. Lulworth Estate
13. Kids of Wool
14. Local resident
15. Local resident
16. Historic England
17. Local resident
18. Local resident
19. Local resident
20. EA Response
21. Local resident
22. National Gas Transmission
23. National Grid Electricity Transmission
24. Dorset Council