

Arne Parish Neighbourhood Plan

Feedback from Drop-Ins, held on 21 and 22 June 2016

Analysis of residence of those who attended:

Barnhill Road/Barndale Drive, Ridge	22
Remainder of Ridge	18
Furzebrook Road	6
Stoborough Green/Scott Close	8
New Road/Tuckers Mill Close	12
Stoborough Meadow	11
Corfe Road and Stoborough Village	18
Grange Road	5
Oak Tree Close/Hollow Oak Road/West Lane	28
Worgret	16
Out of area	6
Those who did not register	4

This represented a turnout of 154 people over the two drop-in sessions

Steppingstones – South of West Lane

85 people responded using the feedback form. Of the 83 who expressed a preference, 46.9% agreed with the proposal, with 44.5% disagreeing and 8.43% don't know.

All comments were scrutinised and the main themes are identified below, together with the number of those identifying the issues. There is not 'one comment per resident' as many gave several reasons, particularly those who objected to the plans

HOUSING

- Good layout and design; well thought out; good idea; 10
- Looks very acceptable; minimal impact on surrounding area; good small development with a range of dwelling types 4
- Arne should bear a reasonable share of the central Purbeck target, but no more than 100 approx homes in Stoborough is more than reasonable 2
- Minimal impact on AONB and heath 1
- *Satisfies* increased need for affordable housing for local people, especially in the 20-40 bracket 2
- *Satisfies* need to provide properties for local people to have homes (close to their families) 2
- Would benefit both local families and the area in general 1
- Can be developed within existing infrastructure; less impact than massive development 5
- Fulfils the needs for local housing; sensitive to local need: starter homes/affordable housing 5
- If homes are needed, in-fill around by-pass, this is the most sustainable solution; within bypass natural growth of the village 6
- If we must have further development, this is the best option 5

- Marginally preferable to North of West Lane as further from floodplain 1
- One of the small developments would meet the needs 1
- Adjacent to village and close to amenities 2
- Architectural design; need for high standard 1
- Consider some thatched roofs to preserve local vernacular 1
- 20 houses maximum 1
- No development within 400m of heathland 1
- Ideally don't do 12 houses at SW end 1
- No more than the 35 dwelling proposed 1
- Use Holton Heath, resolves congestion on Sandford Road 1
- Fields along Stoborough main road would be better for development 1
- Use the very run down properties with large gardens virtually unused (*to provide building plots*) 1
- Need for limitations on outsider and second home owners 3
- Excessive density compared to other local dwellings; too many houses crammed in 2
- New designs ugly; not in keeping with Stoborough area; look like factory builds 2
- 80% of the market price is not "affordable" 2
- House price concerns 2
- Will change our area from AONB to an urban area; destroying rural aspect of our locale 3
- Once built it will be added to over the coming years; once fields are gone, they're gone 2
- Affordable housing, I don't think so..... 1
- Existing SANG is non-functional – no confidence in similar measures 1
- No to building on both sides of West Lane 1
- Not sure how development will look 1
- Parish Council has not been asked for housing in Arne; no need for building in Stoborough 2
- Too many houses squeezed in 1
- Housing should not be on agricultural land in AONB 2
- West Lane is already a narrow path without pavements, used by farm vehicles and school buses 3
- Areas of Ridge better for small housing development as land is higher 1
- Prefer West Wareham project 1
- Over development at Stoborough 1
- Build costs will be high due to earth movement to re-profile land 1
- No shops nearby 2
- Threat to hedgerows and breeding birds 1
- Building noise and pollution 1
- Development too close to 'Lady's Mead' bungalow in West Lane 1

TRAFFIC

- Existing roads need major development first 1
- Roads are already congested; traffic needs to be addressed 6
- Infrastructure: traffic related to gridlock in West Lane at school times, and road safety; cannot cope with extra congestion 16
- Traffic already gridlocked during summer months; proposal will make matters much worse 1
- Exit/entrance from West Lane to A351 will be a safety risk; rush hours increase risk 3
- Concerns about junction with by-pass; tail backs to bypass when West Lane is 9

blocked; parking restricts access	
• More roads going into West Lane	1
• Too close to A351	2
• Can't cross bypass on foot – very dangerous	2
• West Lane is a rat run and a danger to school children; the traffic will increase	1
• Need for bypass, Wareham to Bakers Arms	1
• Bypass not <i>currently</i> used; Stoborough used as “rat run”	1
• Traffic calming to prevent speeding down West Lane	1
• More people will use cars for short distances	1
• Increase in noise of traffic	1
• Increased car pollution	1
• Walking along West Lane will be dangerous	1
• Safe crossing needed by school	1
• Roads will cope with extra traffic	1
• Need for dual carriageway to prevent congestion	1
EMPLOYMENT	
• Employment will need to be addressed	1
SCHOOL	
• Insufficient infrastructure for school	7
• Stoborough School is full	5
• West Lane provides safe parking for parents dropping children off, twice a day	1
• <i>Currently</i> , parents do not walk children to school	1
FACILITIES	
• No adequate sound bund between houses and by-pass	1
• An alternative pedestrian access, particularly children, to the play space	1
• Generous provision for parking has been included; needs to be reduced	1
• Link to footpaths good	1
• Good transport links and access to local facilities; walkable access to these	2
• Good recreation area	1
• Home owners could walk to local facilities thus cutting traffic	1
• There is very limited parking in Wareham now	3
• Supermarkets are not adequate	2
• Not enough parking <i>in</i> already for current residents	1
HEALTH CARE	
• Need for greater infrastructure for health care	7
• Already difficult to get an appointment, the extra housing will increase the waiting time	2
FLOODING	
• Surface water a threat to existing properties/drainage problems	7
• NW corner of West Lane drainage issue, despite maintenance by DCC	5
• Water logged gardens in Hollow Oak Road	1
• On edge of floodplain; liable to flooding	7
• Flood risk assessment based on flawed information	1
OTHERS	

- Probably OK as long as fields replaced for Mr Randall 4
- Jeopardising long term family business 2
- Meets what Neighbourhood Plan survey asked for 3
- Engineering view: if something looks right, it probably is 1
- No need for Arne Parish Plan 1
- Cows will suffer and silage will not be enough to feed them 1

Questions:

- Where will cows graze if you build on all the dry ground around Stoborough or put SANGS on it? 2
- Can we infill between existing houses, perhaps opposite allotments? 1
- Will these properties allocated as “shared housing” be sold to locals or, as at Westgate, go to second home owners and relocators? 4
- What will be done to accommodate the extra traffic? 1
- Could we not survey existing property use before developing green land? 1
- What would prices be of “affordable” housing? 1
- Would measures be put in place to sell these to locals? 3
- How do you propose to promote safety at this site; will a bridge be built across? 1
- Are more doctors’ surgeries in the planning as population will increase? 2
- Why has Worgret been rejected? Why doesn’t Parish Council support it? 3
- Who changed the boundary? 1
- Why another playground as there is already one in Stoborough, i.e. The Hayricks? 2
- Why is Parish Council putting forward 2 plots when there is no housing shortage? 1
- Will there be any further consultation before any final decisions are made? 1
- Why is site not in Purbeck Local Plan? 1
- How will drainage be dealt with? 1
- At 2014 meeting, most people chose Stoborough Green 1
- What will be provided to assist local children/families walking to school/using the facilities safely? 1
- How will school places be met as existing school is already oversubscribed? 2
- Why can’t you build on the right hand side of the road over the Lookout roundabout? 1

Land North of West Lane

88 people responded using the feedback form. Of the 86 who expressed a preference, 43% agreed with the proposal, with 48.8% disagreeing and 8.13% don’t know.

All comments were scrutinised and the main themes are identified below, together with the number of those identifying the issues. There is not ‘one comment per resident’ as many gave several reasons, particularly those who objected to the plans

HOUSING

- Facing reality, we have to build and this is one of the areas which is suitable/development almost inevitable 2
- Small scale developments; not too big 8
- Best option 3
- Good layout; well thought out 3
- Existing trees and hedges to be kept as far as possible 3
- If we have to develop green land seems a reasonable option 2

Moderate increase to village – a good site	1
Pleasant looking improvement	1
Good for local families and village	1
Good mix of housing	1
Fits into community well; within existing developed area; infilling with a small development inside the bypass makes sense	7
Providing local people somewhere to live	4
Provision of rented homes good	1
Clever use of floodplain	1
Building should be in character	1
Style should be mixed with good design, similar to Stoborough Meadows	1
Developer listening to suggestions for improvement	1
Rempstone Estate has the interests of the locals at the forefront	1
Allotments or trees make this acceptable	2
Like the flats for young people	1
Small developments in line with Neighbourhood Plan	3
Can see need for Arne Parish to have plan	1
Environmental issues re: energy, carbon emissions, climate change <i>not addressed</i>	1
Not enough provision for parking	1
Parking in village is a big problem	1
No need for new housing in Stoborough	1
No need for two developments	2
Wrong location for new housing in Purbeck	1
Further development opens up the whole West side of Stoborough to the bypass for infill and further housing	1
Minimise impact on heath and AONB	4
Block of flats on the corner, completely out of character	1
Larger detached dwellings needed, at least for those fronting West Lane	1
Concern about sale as second homes	3
Existing SANG appears non-functional; not confident about other SANGs	1
Unaffordable to most locals and youngsters; only 50% affordable	4
Affordable housing, I doubt it very much	1
<i>Provision of rental accommodation is desperately low</i>	1
Rempstone perpetuating the extreme rents and house prices	1
Model is based on greed, not on local interest or sustainability	1
50% of the properties would remain for letting purposes	1
Rempstone have full waiting lists meaning none of these properties would be available to locals	1
Worries about viability of fauna in the area	1
Light pollution	1
Widening of ditches need residents' permission	1
No footpath to village	3
Look for alternative	1
Possibly a new larger site is needed	1
Pumping required to deal with sewage	1
Detrimental effect on property prices locally	3
Need houses to lower house prices	1
Too far from centre of village	1
Do not need extra play space; current one not being used	2
Do not need allotments	1
Nutcrack Lane provided no problem when building at Ridge previously	1

No 5-bedroom homes	1
Too many houses	1
High build cost due to soil movement, water courses and springs	1
Worgret is the site that fits the area best	2
100 homes on Worgret instead of West Lane and Steppingstones	1
TRAFFIC	1
Infrastructure not capable of taking increased traffic	2
Sheer volume of traffic; gridlock	10
Sandford Road needs to be made into a bypass for volume of traffic	1
Access to West Lane is limited and dangerous due to farm traffic and buses	2
Don't need more roads in West Lane	1
Will exacerbate the danger to schoolchildren walking along lane without parents	2
Children can walk to school	1
West Lane is already on a 'Rat Run'	1
Could make West Lane more dangerous	3
School traffic makes roads dangerous	1
Turning, particularly right, off to A351 bypass at speed; extremely dangerous to exit	7
Potentially 36-40 cars will use access road onto bypass with a 60mph speed limit	1
Access road close to bypass; already difficult to drive onto or off already	1
Fast cars: no safe aces for schoolchildren; no pavements; overgrown bushes	1
Congestion at school times; causes one-way traffic	2
No pavements on West Lane	1
Provide a footpath along West Lane to the school for road safety as the Lane is narrow	1
West Lane too narrow to accommodate pavement to make it safe	1
Narrow West Lane not able to cope with traffic	2
<i>There will be</i> more parked cars in West Lane	1
Problem with parking for school, e.g. in Village Hall	1
Increase of traffic noise	1
No sound bund between houses and bypass	1
Increase car usage in Stoborough	1
Closeness of proposed properties to those in Hollow Oak Road	1
Danger to old people on mobility scooters	1
Provide warning signage/additional flashing school lighting in West Lane and Corfe Road	1
Reduce speed limit in West Lane from 30mph to 20mph	1
Provide school warning signage and additional flashing school lighting in West Lane and Corfe Road i.e. on all approaches to the school	1
Provide road markings on the road surface indicating the road speed i.e. 20mph	1
Provide a traffic calming scheme in West Lane and Corfe Road leading up to the school	1
Provide a mini roundabout in West Lane for the new junction	1
Review street lighting in this road and improve road surface	1
Remove current layby opposite Hollow Oak Road in West Lane which currently causes a narrowing of the useable road (in an already narrow lane)	1
A351 from Bakers Arms is regularly gridlocked	1
Roads will cope with extra traffic	1
SCHOOL	
School already full/oversubscribed/ if school can take any more in	10
School already unable to admit local children; siblings might not be admitted	2
Projection of 12 school places unrealistic	1

FACILITIES	
No real thought of infrastructure re: shopping	2
No shops/other facilities in the village	1
Small shop needed	1
Supermarkets too small to cope	1
No real thought of infrastructure re: public transport	1
No real thought of infrastructure re: parking, including Wareham Station	1
Parking in Wareham already a problem; increase number of cars will not help	1
Pressure on parking spaces in village	
HEALTH CARE	
Wareham does not have enough doctors	1
Not enough facilities for older persons	1
No real thought of infrastructure re: medical facilities	1
Hard enough to get an appointment with a doctor	2
FLOODING	
On the floodplain; flood risk; drainage a concern	25
Concern about hydrology	2
Of the three, the most workable in spite of water table problems	1
Flooding on corner of West Lane	7
Ground water levels are persistently high in winter and vary with rainfall and tides	2
Too expensive to put in flood measures	
OTHERS	
Taking away two fields might put their viability (<i>farmers</i>) into jeopardy	2
Keep access for farmer and cows	1
No objection as long as no increase in houses	1
Questions:	
How would local farmer cope with loss of land?	5
Has local farmer been consulted?	1
What about parking for school?	1
How will it affect the price of my property?	1
Will it push my rent up?	1
Are these for local people (or more incomers)?	3
We have no idea about the future re; flooding so why build so close to a flood plain?	3
What is affordable housing beyond numbers/statistics that bear little relationship to the realities of most people's incomes?	2
What are these for: Arne/Purbeck folk, second homes, influx of immigrants?	1
Would 2 developments in this area prevent the larger one in Worgret?	1
Are both West Lane developments under consideration?	1
Why is the site not in the Purbeck Local Plan review?	1
What provision will be made for emergency services to reach casualties through congested traffic?	1
Why not use the land at Holton Heath?	1
Why can't the proposed new houses be built on the Village Hall site and a new VH built @ the developer's expense?	1
At the 2014 meeting, most chose Stoborough Green, why has West Lane been preferred?	1

Will you keep us informed of any further consultation?	1
Why would developers spend money on drainage tanks?	1
Have suitable flooding issues been addressed?	1
What will be done to improve the road structure to cope with all the extra traffic?	1
Will flats be higher than 2 stories?	1
What will be done to ensure families can walk safely along this route?	1

Worgret

Question: 'To what extent do you agree with the proposed Purbeck District Council's West Wareham (Worgret) site proposals?'

Total responses = 81

Disagree / strongly disagree = 56 (69%)

Agree / strongly agree = 16 (20%)

Don't know = 9 (11%)

Comment

A. For:

Due to the size of the project (potentially 500 homes) economies of scale would deliver lower building costs. (17 comments)

Parish comment - Would this lead to lower house prices?

The site was well-located and provided good road access (6 comments) and good access to Wareham (2).

Parish comment - Presumably to the A351 and A352.

Support for the site was also based on reduced traffic in West Lane (1), space for infrastructure (1), removal of need for development elsewhere in the parish (1), and minimal risk from flooding (2).

Notwithstanding support for the site, concern was expressed re impact on health services (3) and infrastructure (2).

Residents were also invited to comment on the proposal by placing notes on a map of the site at Worgret.

Comments in favor included: 'A much better option with school and shop, as Stoborough School is full'.

'Why has this been rejected (presumably by the parish council; a new school is perfect?'

Parish comment - Arne Parish Council has not 'rejected' the Worgret site.

'Better to have more than one surgery to make it easier for patients who are elderly, infirm, have no transport etc; could be included in community centre'.

'Not a bad idea - good that it included schools, medical etc'.

B. Don't know:

Favourable comment - 'If housing required, this is the best site' (1 comment)

Neutral comments - 'Evidence of demand (for additional houses) from local people'? (3), 'Children will need to be driven to school' (1)

Concerns - impact on traffic (4), impact on health services (2), impact on schools (1), public transport (1), cost of new-build housing (1), and 'dormitory feel to site' (1).

C. Against:

Major impact on already busy roads (32 comments)

Parish comment - Potential for increase in accidents.

Scale of the development (22)

Parish comment - Concern that a satellite town would be created at Worgret.

Development not appropriate for an AONB (15)

Parish comment - Concerns re scale and location.

Negative impact on health services (14)

Parish comment - Existing medical facilities not coping. The local surgery would collapse under additional numbers on this scale.

Development should be contained within by-pass (8)

There will be a negative impact on the rural setting (6) and the character of Wareham and Worgret will change (for the worse) (5).

Further comments asked for evidence that the housing was needed and questions were raised as to where residents would work or find jobs (2).

The need to give priority to local people when offering houses (3) and the requirement to ensure that new housing was affordable were also stated (6).

Comments 'Against' made by placing post-it notes on a map of Worgret included:

'(The site) would not be a good view from the Purbeck Hills and the coast' and 'tourism will suffer'.

'Does this continue until Wareham and Wool are joined together with housing joining them?'

Major themes -

1. The sheer scope and size of the Worgret site would materially alter the character of Arne parish and Wareham. The proposed development is inappropriate for an AONB and would impact negatively on an attractive rural setting. The residents have already expressed a preference for small-scale development within the by-pass boundary. The site may be better suited to a number of smaller, more compact, developments.

Parish comment - Opposing views commented on the economies of scale to be derived from large-scale development and the potential for lower house prices to follow. The site also drew positive comment relating to its relative freedom from flooding.

2. Traffic on local roads, particularly the A351 and A352 are frequently gridlocked in the Summer. Development on the scale proposed for this location, potentially adding 1,000 vehicles, would create traffic chaos - with a major impact on access for emergency service vehicles on key routes.

Parish comment - The alternative view held that the location of Worgret provided easy access to major roads.

3. The scale of the development (500 homes) translates into ~1,500 residents. Timely access to doctors and other health services is already under severe strain. Additional residents of this order could create an untenable situation.

4. While the Purbeck School can accommodate additional students, the Stoborough School is at, or close to, capacity. How are young pupils to be catered for?

5. Other themes, although less strongly represented, were the need to give local people priority to new housing; new housing must be 'affordable'; and allowing new homes to be purchased as 'second homes' must be controlled.

Agree or strongly agree	
Must include social housing	2
Good access to Wareham	2
Local residents must be given priority	2
Good location	1
Site has good road access	5
Site not a flood risk	2
Impact on local residents minimal - there are few	1
Would remove need for building elsewhere in the Parish	1
Building costs lower - less need for earthworks	1
Large-scale more cost effective	1
(However) Infrastructure an issue	2
(However) Concern re impact on health system	3

(However) Concern re impact on schools	1
Will reduce traffic pressure on West Lane due to school	1
Ideal balance for Westgate (across the roundabout)	1
Space for infrastructure, e.g. shops	1
Houses must not be sold as second homes or holiday homes	1
Concern about flooding	1
Don't know	
If housing is required, this is best site	1
Why so many houses?	1
Why was middle school shut down when this project in the pipeline?	1
Traffic will be a major problem	2
Concern about impact on schools	1
Concern about impact on health services	1
Children will need to be driven to school	1
Concern re impact on traffic flows	2
Evidence of demand (for additional housing) from local people?	3
Cost of new-build housing too high for local people - cannot afford	1
More public transport needed	1
New GP practice required	1
Site in danger of having a dormitory feel	1
Disagree or strongly disagree	
Traffic - negative impact on already busy roads - potential for increase in accidents	32
Doubling size of Arne - would alter character of the Parish	7
The site should be kept for future development - not now	1
Development should be kept to Wareham side of by-pass	8
Object to scale of the development - creating a satellite town	22
Negative impact on schools	11
Negative impact on health services	14
Negative impact on rural setting	6
Need is for affordable housing	6

Priority should be given to local people	3
Land prone to flooding	4
Development not appropriate to AONB	15
Where will residents work or find jobs?	2
Area suited to a number of smaller, more compact developments	1
Adjacent to a cemetery	1
Character of Wareham and Worgret will change	5
When will infrastructure be provided - at the end of the project?	1
Bridge needed to access Purbeck school	2
Site isolated from Wareham	2
Residents want small-scale development	6
Stop second home use	2
No safe cycle route into Wareham	1
Infrastructure for Purbeck and Dorset cannot cope	1
Why isn't the old gasworks site in Wareham being developed?	1
Scale of development would make parking in Wareham impossible	1

Post-its for Worgret

- Not a good view from the Purbeck Hills and the coast, making Wareham too large by building outside the by-pass
- Tourism will suffer
- A much better option with school and shop, as Stoborough School is full
- Why has this been rejected; a new school is perfect
- Does this continue until Wareham and Wool are joined together with housing joining them?
- No mention of provision for recreation and sports ground facilities; why are they not urgently required in Wareham
- Sandford surgery is too far for elderly or disabled patients to attend; wouldn't another surgery, belonging to the Wareham one be a better idea perhaps even on the housing estate itself
- Doesn't make sense to build where there's a river and boggy land
- Better to have more than one surgery to make it easier for patients who are elderly, infirm, have no transport etc; could be included in community centre
- Not a bad idea – good that it includes schools, medical etc.
- Where is the plan for Worgret

Other post-its

Is infrastructure sufficient?

- Not for Worgret

- Too many houses for people not local to Wareham or Worgret
- No! (x2)
- Have you seen West Lane at 8:30 am and 3:00pm?
- Absolutely not
- Where does all the sewage from 50+ houses go to?
- Not for Worgret

Is the mix of houses/flats correct? Any bungalows?

- Local for local schools, housing, make housing with parking if needed
- Yes, at West Lane sites

What do you like about the plans?

- West Lane conforms to survey - not Worgret
- Nothing (x2)
- I don't

Any suggestions for improvement?

- It is clear from the developers' brochure that houses will only be "affordable" in the legal sense, i.e. on a shared basis; First time buyers will continue not to stand a chance
- A sheltered enclave (within a tree lined boundary) of the modern equivalent of prefabs, i.e. holiday-type chalets should be considered
- Need to maintain the rural character; what is the limit; if you keep infilling it will become a town
- Don't agree with Worgret, but if you have to develop stay within town boundary; use Wareham Middle School site and put playing fields in Worgret site with a bridge across from school

What is affordable housing?

- School children in West Lane, already a dangerous situation
- Can social housing applicants afford the rents on new affordable rents?
- A351 flooding
- What is the demand for social housing for applicants with a local connection to Stoborough?
- No affordable housing
- But where does the cleaner and nanny live? Poland?

Any concerns?

- Parking
- Don't let them be sold as second homes: change of use
- Social housing a great concern; questionable whether for the benefit of residents, e.g. social service placements
- Flooding; traffic overload; parking; more accidents
- Effect on house pricing (x2)
- How come none of us knew about this?
- How would it affect potential national park?
- Losing rural character
- More roads leading onto West Lane

- School is full – parents go on waiting list to get children in!
- Pressure on roads, schools, healthcare, and where do people come from?

Too many houses or too few?

- Too many houses (x2)
- Too high density
- Terrace-type dwellings for 1st time buyers, as second home buyers don't like/want terraces
- OK at West Lane sites

What type of housing is needed in the parish?

- Small individual spaced dwellings, if any; retain the village ambience
- Bungalow footprints are too big
- Individual dwellings in keeping with our beautiful area

Individual response (condensed)

- Disproportionate and unsustainable development on an open field (*site not specified*)
- Agricultural land being sacrificed
- Brownfield sites within Wareham to enable easy access to services
- In West Lane, it would mean driving...not very eco conscious
- Developer-led
- Will not stop the 500 houses in Worgret being built
- Devastating impact on wildlife
- Local primary school oversubscribed
- More cars on A351
- (*Possible*)increased accident rate with both West Lane junctions

Other responses (not related to questions posed)

- The term SANG as applied to the area below the cemetery (*in Worgret*) is a false description; it may be adjacent; it is not an alternative; an individual trying this ruse for development would have the bid thrown out
- Support all projects; however, major road needed