

27 January 2020 - Council response to post hearing inspectors questions

Discussion at the hearings and SD118 indicates that the Council is no longer proposing releasing land from the Green Belt to the west of Westminster Road as part of the Purbeck Local Plan as it considers that the NP could still meet their devolved figure of homes over the Plan period by way of other sites with Wareham town Centre, namely the Wareham Health Hub.

1. Table 3 of SD118 submitted to the hearings sets out the number of homes that it is suggested the Neighbourhood Plan proposes to be delivered – 199 homes, of which 9 dwellings are at the Cottes site which now has pp and therefore is presumably included in the figure for extant consents in the proposed change to policy H2?

The table within document SD118 gave a total of 199 new homes proposed through the Wareham Neighbourhood Plan. This included the 9 units that benefitted from planning consent at the Cottes site.

SD124 was produced during the hearings showing an update of the most likely delivery configuration on sites identified through the Wareham Neighbourhood Plan including the Council owned Wareham Health Hub proposals.

At the time, the preferred option for the Wareham Health Hub was to relocate the care home on Bonnets Lane to the Wareham Middle School site through the construction of a more modern building that would incorporate 69 bed spaces. In addition the Bonnets Lane site would be redeveloped to deliver 60 extra care units.

Using the housing delivery test methodology for calculating the contribution made by communal establishments (nursing homes) the loss of the 32 bed care home was counted as a contribution of negative 18 units and the gain of the new 69 bed care home was counted as positive 38 units which resulted in a total of 147 units proposed through the Health Hub as summarised in document SD124.

The resultant total for the Wareham Neighbourhood plan is therefore 202 homes as set out in document SD124. This total includes the 147 proposed through the Wareham Health Hub, the proposals for Westminster Road Industrial Estate (30), Johns Road (15) and the Gasworks site (10). This total does not therefore include the 9 dwellings from the Cottes site nor any allowance for windfall.

The Cottes site is included within the 'Permission - Minor' category within document SD125.

Within document SD125, the 202 homes proposed through the Wareham Neighbourhood Plan are included within the 'Neighbourhood Plans' total alongside the contribution from the Bere Regis Neighbourhood Plan.

2. SD122 sets out the proposed changes to the overall supply information as discussed at the October hearing session. It indicates a figure of 308 for Neighbourhood Plan allocations. It is my understanding that 105 of these are attributable to the Bere Regis Neighbourhood Plan? This would leave 203 attributable to the Wareham Neighbourhood Plan.

Yes this is correct. The calculations of new homes provided through the Wareham Neighbourhood Plan totals 202.5, which when rounded to the nearest whole home gives 203. The calculations shown in the table below are rounded up. The total for the Bonnets lane site is 42.222 recurring, the total for the Former Middle School site totals 60.333 recurring, the total is therefore 202.555 recurring. This could also be expressed as 202.6. The 105 homes allocated through the Bere Regis Neighbourhood Plan and 202.5 homes proposed for allocation in the Wareham Neighbourhood Plan therefore total 307.5 (rounded to 308).

- SD122 indicates that a total of 145 units would be provided from the Wareham Health Hub. I would be grateful if the Council would clarify where the remaining 58 would be provided and how these relates to the figures (outwith the Health Hub) indicated in the table in SD118.

As discussed at the Autumn hearing sessions, the Building Better Lives Scheme published more detail to their plans and confirmed they were progressing with Option 1b of the Wareham Health Hub. This resulted in a higher number of homes than presented in SD118 which represented the minimum expectation on that site. The supply sources for the Neighbourhood Plan are now as shown in the table below.

Wareham sites			
Health Hub sites	Bonnets Lane	42.2	Demolition of 32 bed nursing home (-32 ÷ 1.8 = -17.8) Construction of 60 extra care units (+60) Total on Bonnets Lane = 42.2 (60 -17.8 = 42.2)
	Former Middle School	60.3	Construct 69 bed nursing home = (+69 / 1.8 = 38.3) Construct 22 homes (+22) Total on Middle School = 60.3 (38.3 + 22 = 60.3)
	Hospital site	32	Part of the Wareham Health Hub proposals (an additional 13 units were proposed adjacent to this site through the Neighbourhood Plan as shown below)
Wareham's other sites	Hospital site	13	As proposed in the Neighbourhood Plan
	Gas Works	10	
	Westminster Road	30	
	Johns Road	15	
TOTAL		202.5	Rounded to 203 new homes in total

- I would be grateful therefore if you would also ask the Council to confirm the current position on the examination of the Neighbourhood Plan particularly given the examiner's procedural note issued in the autumn of last year which advised that the Plan should be withdrawn and resubmitted incorporating the changes sought.

Wareham Neighbourhood Plan Steering Group have taken counsel advice on whether the recent proposed changes are significant enough to require repeating Regulation 14 consultation. The Town Council is expected to make a decision later this month.