

**ARNE PARISH**

# **NEIGHBOURHOOD PLAN**

**2018 - 2034**





# OUR NEIGHBOURHOOD PLAN VISION

***Arne Parish has a unique natural environment formed by past cultural, economic, social, industrial and agricultural practices. While recognising and protecting its heritage, we seek to ensure the long term sustainability and viability of the parish through environmental and economic measures that will develop the community and its charm, so that all its residents, young or old, will continue to live in a community where they feel safe, cared for and happy.***

Arne Moors & Wareham Channel from Slepe Heath

## 1. EXECUTIVE SUMMARY

This first Arne Parish Neighbourhood Plan follows a series of initiatives to canvass the opinions and desires of residents living in the parish. These views have been invaluable in establishing priorities for the future of the parish up until 2034 and are summarised as follows:

- 1.1 Arne Parish is a very special place in which to live, work and visit. Its long-term sustainability is crucial and its character must be protected.
- 1.2 Arne Parish Council is cognisant of the pressure for additional housing in the United Kingdom.
- 1.3 Within the parish, there is an appetite for a limited amount of small scale housing development of good quality and sustainable in design, and in keeping with the local character and distinctiveness of the area. This is needed to meet the needs of local residents and their close relatives. New housing must be closely integrated within existing communities.
- 1.4 More affordable housing would be attractive particularly to local young people with families, and people with limited incomes. Accordingly, Arne Parish Council, will support an element of affordable housing, ensuring that it remains as affordable housing stock for local people in perpetuity.
- 1.5 Measures to ensure sustainable development, e.g rainwater harvesting, solar gain, will be supported.
- 1.6 Other than in exceptional cases, future development should be infill within the existing

settlement boundaries to support the unique character of the villages and protect the open countryside.

- 1.7 Ecological sites within the parish are important and understandably attract both local people and visitors. The integrity of these sites must be protected.
- 1.8 Stoborough Primary School is an important community facility and will be given full support when adapting to future needs.
- 1.9 Existing local businesses are strongly supported. The need to attract new enterprises is recognised, thereby maximising employment opportunities.
- 1.10 Residents recognise that tourism is important to the economy of the parish. A reasonable balance needs to be struck to ensure that there is no adverse effect on areas of local beauty and tranquility.
- 1.11 The Plan identifies existing green spaces and community facilities which will be protected.
- 1.12 Proposals that allow community facilities to modernise and adapt to future needs will be supported, where appropriate.
- 1.13 The Plan identifies several projects that could be addressed, e.g. in the areas of road safety, crime prevention, police liaison, youth engagement, faster broadband, and health and social care issues.
- 1.14 The risk of flooding is of concern to residents. Future planning applications must address and meet these concerns.

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## 2. INTRODUCTION

2.1 Neighbourhood planning originates from the Localism Act of 2011. The idea behind localism is that decision-making is passed to a more local level, from local government to local communities. A neighbourhood plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area. It focuses on the use and development of land and will be part of the statutory development plan for an area, if successful at referendum. This statutory status gives neighbourhood plans far more weight than some other local documents, such as parish plans,

community plans and village design statements. As such, a neighbourhood plan is a powerful tool in shaping the development of a community.

2.2 Arne Parish Council published its intention to produce a Neighbourhood Plan at a council meeting in July 2013. A steering group was set up in January 2014 with a membership largely of Parish Councillors but also other community representatives from within the parish. Reporting to the Steering Group, seven working groups were set up to explore various areas of parish life.



Rush hour in Stoborough





**Priory Meadow**

These groups were a) Environment, b) Housing, c) Traffic management and accessibility, d) Crime and Policing, e) Health, f) Community Well-being and g) Business and Employment. Each of these groups met regularly to identify the issues within their area of consideration. Although some of their findings have not converted to policies, many of their issues have been identified as projects for future Parish Council action.

2.3 From the outset, it became very clear that the work carried out by the housing working party would form the larger part of the Neighbourhood Plan, in terms of planning and development, and this is evidenced within the policies in this document.

2.4 The Steering Group has intensively scrutinised all the available, potentially suitable areas for development within the parish, based on the information in what is known as the Strategic Housing Land Availability Assessment (SHLAA) produced by Dorset Council. The sites were identified as a result of its canvassing of local landowners and developers, followed by their appraisal by the Council's Planning team.

2.5 Additionally, the Parish Council has conducted a programme of community engagement, consulting widely with residents via, for example, open public forums held in April 2014 and November 2014. It has also sought the views of its residents through a detailed Arne Parish Neighbourhood Plan Survey distributed to all households in October 2014, completed by an estimated 65% of households.

2.6 Two 'drop-ins', seeking the views of residents about possible developments at two sites in West Lane, Stoborough, were also held in June 2016.

2.7 A significant and proportionate evidence base, including data collected through our Neighbourhood Plan survey and the community meetings, together with a review of the Parish Plans of 2003 and 2010 and new research has helped to make sure that policies outlined in our Neighbourhood Plan are based on a proper understanding of the area; it assures that the policies reflect the views, aspirations, wants and needs of our local people. Other sources of evidence



**Stoborough Flood Plain**

that have been scrutinised include the Strategic Housing Land Availability Assessment, Conservation Area Appraisal, Heritage Asset designation descriptions, Public Rights of Way information, Dorset Rural Services survey, Housing Needs review and Local Green Spaces assessment.

2.8 This Neighbourhood Plan is part of the development plan for Arne Parish for the period 2018 to 2034 alongside the adopted Purbeck Local Plan and Minerals and Waste Plans and Strategies. Its main function is to guide decisions on planning applications, which legally should be made in accordance with the development plan unless there are material considerations that indicate otherwise. It also provides a record of community views and projects that may usefully be taken into account in all matters affecting Arne Parish.

2.9 The Purbeck Local Plan Part 1 was adopted as the development plan for the area in November 2012. A new revised Purbeck Local Plan was submitted for examination in 2019, and was the subject of examination hearings by a

Planning Inspector between July and October 2019. The Inspector's report, which may require modification of the submitted Plan, is not currently available. Although a new revised Local Plan is imminent, it does not yet form part of the development plan for the area. In line with Government planning guidance however, regard should be had to the updated evidence and reasoning which underpin the emerging new policies.



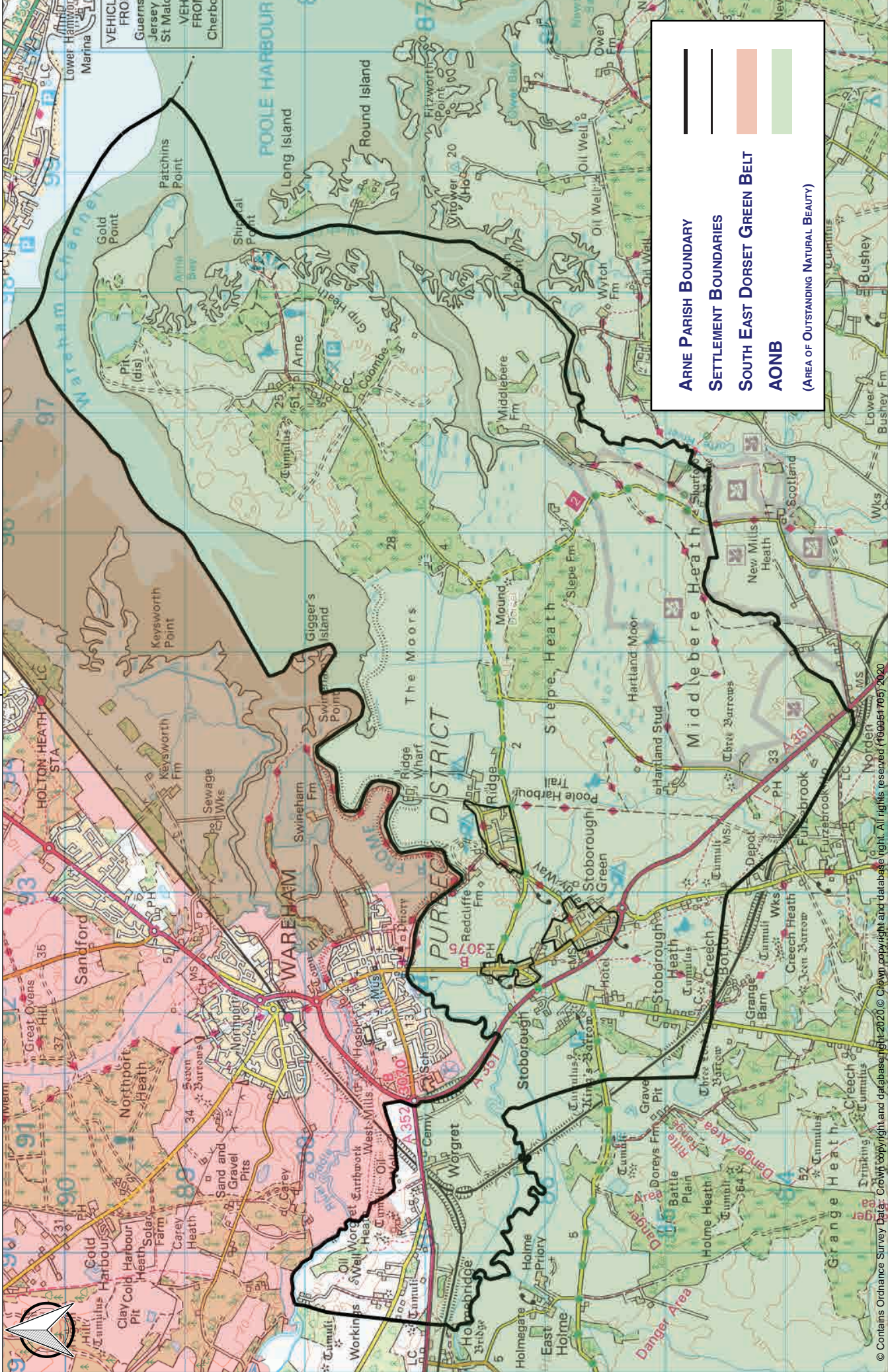
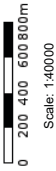
Map 1 Arne Parish Boundary

with Settlement Boundaries, AONB and Green Belt

Arne CP

Author:

Date: 18/03/2020





### 3. OUR PARISH

3.1 Arne is a rural parish which borders the southern boundary of Wareham Town, separated by the River Frome, and extends eastwards along the Wareham Channel out to the edge of Poole Harbour at Arne. Wareham, with a population circa 5,500, is one of the major centres in Purbeck.



**Above: River Frome at Redcliffe and right: c1900**

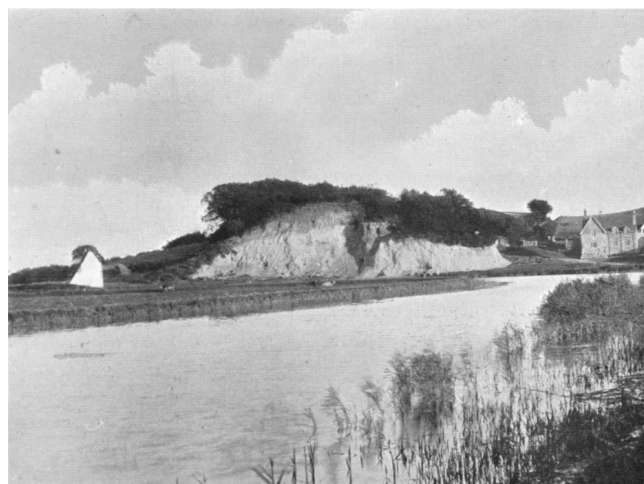
The 2011 census shows the total population of Arne parish as 1,399 with an almost equal male/female balance. 182 residents are between 0-15 years old, with 733 between 16-64. There is a significantly high proportion of residents over 65 years of age, representing 31.7% of the Arne population, compared with 18% nationally. 563 residents were in employment with 51.3% in high skilled occupations. 80.9% of households are owner occupied, with 6.6% in public rented accommodation and 11.4% in privately rented homes. 2015/16 Council Tax records shows the total number of properties in the parish is 634, with 4.7% as second homes and no long-term-empty homes.

3.2 Development in Arne Parish is highly constrained by policy restrictions. Areas of national or higher nature conservation and AONB landscape cover almost the entire parish - with the exception of land to the north of the A352 Wareham Road at Worgret, much of which has Green Belt status. There are also flood risk zones which must be avoided.

3.3 Residents appreciate this exceptional environment and acknowledge the responsibility they have to protect it for future generations who choose to live and work in and visit the area. They want to keep and, if possible, improve the range of community facilities such as the primary school, the village hall, the church at Arne and the variety of assets that the community has identified as exceptional.

3.4 They also want to ensure that the management of traffic around the parish is controlled for the safety of all residents, particularly school children, and to work with local police to ensure new development helps to prevent crime and reduce the fear of crime.

3.5 Residents recognise that local businesses and tourism are important to the economy of the parish



and they want to support the emergence of a sustainable economy which meets local employment needs, supporting those existing businesses whilst attracting new enterprises, providing they are in keeping with the special qualities of the area.

3.6 Significantly, residents see the need for modest growth in housing, provided it is controlled, designs are in keeping with the character of existing settlements, and the sustainability of the parish is enhanced.

3.7 In particular, additional housing should meet the needs of local people who wish to remain in the area. Affordability, especially for young people looking to establish homes and send their children to the local school is a major focus. Additionally, residents wish to support and sustain the vitality and health of older residents, who currently live in the parish, some of whom may wish to down-size without leaving the area and are looking for housing which will meet their needs. This Neighbourhood Plan aims to reflect these concerns and many others highlighted by our committed and enthusiastic residents. The consultation effort in preparing the Plan has been considerable and is detailed in the introduction. Whilst the Plan is in general conformity with the principles of the Purbeck Local Plan, it importantly looks to ensure that, from the date of the Plan being adopted, the views of people living in Arne Parish have a legal status in the planning process, as intended by the Localism Act 2011.

## 4. HISTORY OF THE PARISH

by Ben Buxton, Wareham Town Museum

The history of the parish is full of surprises. For instance, salt was produced on an industrial scale in Roman and medieval times, the first railway in Dorset was built here in 1806, and over 700 bombs rained down on Arne in a single night during the last war.

### Neanderthals

The earliest evidence of humans in the parish is a distinctive type of flint tool made by Neanderthals, a species living in Britain between about 100,000 and 40,000 years ago, before modern humans arrived. It is a hand axe, or cutting tool, found in the Worgret area and can be seen in Wareham Museum. At this time, the geography of the parish would have been rather different: the sea level was much lower and what is now Poole Harbour was a series of river valleys.

For the prehistoric and Roman periods we rely on archaeology. There hasn't been much archaeological work in the parish, but just over the River Frome at Bestwall, excavations in advance of gravel quarrying showed that people were hunting, living and working there from around 8,000 years ago, from the Mesolithic period, up to medieval times.

The heathland which forms so much of the parish developed from early attempts at farming about 3,000-4,000 years ago. Bronze Age farmers began clearing the scrubby woodland to create agricultural land, but the sandy acid soil was soon exhausted. Grazing animals prevented trees growing back, and people cut gorse and turf for fuel, and heather for bedding. These practices continued into the twentieth century. From a historical point of view, heathland is valuable because it preserves signs of past human activity, such as clay and sand pits, tracks and field boundaries. Another legacy of these Bronze Age people is their burial mounds or barrows. One of these, King's Barrow near Grange Road, Stoborough, was used as a convenient source of road material when the turnpike road was built in 1767. The Reverend John Hutchins of Wareham described the remarkable and unique burial: 'the body of the deceased had been wrapped in deer skins, and placed within a section of a hollowed-out trunk of an oak tree.'

Between about 100 BC and AD 400 – the late Iron Age and Roman periods — salt was produced on the shores of Poole Harbour. It was made at Shipstal and Salterns Copse, by boiling sea water in rectangular basins made of the local clay. The Iron Age pottery industry was massively expanded during Roman times to satisfy the demand for tableware from the locals

who adopted the sophisticated Roman way of life.

The enterprising potters even won contracts to supply the Roman army on Hadrian's Wall. The pottery is known as Black-Burnished Ware. Pottery kilns have been found on the site of the Wareham by-pass at Worgret, and across the Frome at Bestwall. There was a Roman settlement on the site of Wareham. Pottery was also being made near Redcliffe Farm and east of Stoborough.

After the Romans left Britain around AD 410, the Anglo-Saxons began settling in the east of England. The inhabitants of Dorset resisted their advance, as they had the Roman invasion. West of Worgret there are some enigmatic lengths of bank and ditch – Battery Banks – which may date to this period and could have had some defensive function. By AD 700 the Saxons had taken over Dorset and established a town at Wareham. A mill was built at this time in the valley of the Frome, and was used for grinding grain and crushing iron ore for smelting.

Two of the main settlements in today's parish, Stoborough and Worgret, originated in Saxon times, and they are named in the Domesday book of 1086. Stoborough (originally Stanberge) means "stony hill or barrow" which may refer to the hillock behind the former New Inn on the west side of Corfe Road. Worgret (originally Weregrote) means "gallows for criminals"



Church of St. Nicholas, Arne

Arne is first mentioned in 1268 and means either a building, or 'heap of stones or tumulus', which may refer to Arne Hill or the bronze age tumulus (barrow) on the hill. At the time, Arne was owned by Shaftesbury Abbey, and 20 of its tenants were producing salt, using lead containers for boiling seawater. The Church of St Nicholas was built in about 1200, when there must have been quite a large population in the area. It was the centre of the medieval parish of Arne, but this was later incorporated into the parish of Holy Trinity, Wareham. This included Stoborough, which never had a place of worship. The present form of the parish dates to 1894.



There was a hunting lodge at Slepe in medieval times, when the whole of the Isle of Purbeck was a hunting area (forest). Later, in the 16th century, rabbits were farmed at Middlebere.

In the 17th century Purbeck ball clay became valuable. Tobacco smoking and tea drinking were becoming popular, and fine quality Purbeck clay was ideal for clay pipes and teacups. The Manor of Arne - a Saxon system of landholding - became valuable, and attracted merchants from Poole. Thomas Hyde contracted to supply Wedgwood, the maker of fine ceramics in Stoke-on-Trent, with clay and in about 1768 built a pier - Hyde's Quay - on the Wareham Channel to export clay. We now think of Arne as remote but at that time it was closely linked to Poole, and there was a ferry to Poole from Gold Point. Agricultural improvements were also taking place: heathland was being reclaimed for arable farming and grazing at Arne village and Slepe. Land was also reclaimed from the sea, such as at Arne Moors in the late 18th century.

In 1806 a railway, the first in Dorset and only the second in the south of England, was built here. Benjamin Fayle built the line, technically a plateway, to revolutionise



**The revolutionary plateway c1895**

nise the transport of clay from pits at Norden to a quay at Middlebere, in order to beat his competitors the Pike Brothers. The Pikes built their own line from a pit at Furzebrook - now the Blue Pool - to a quay at Ridge Wharf, in 1840. Clay was dug in pits and mines in the parish until about 2008 when the pit at Arne closed.

Another industry came to Ridge in 1875, when Thomas Powell opened a Portland cement works. Chalk and marl were brought from Cocknowle and fired in kilns; Old Kiln Road in Ridge preserves the name.

During the First World War there was a huge army camp at Worgret, housing troops in wooden huts while they trained before being sent to the front. The Second World War affected the parish in various ways. Ridge Wharf was commandeered by the navy for servicing landing craft, and the clay railway closed. A battery of four anti-aircraft guns was built on the top of Arne Hill,

part of the defences of the cordite factory at Holton Heath. A decoy was built near Bank Gate cottages, the idea being that as soon as German planes began a night attack on the factory, the decoy - a mock-up factory building - would be lit to make the pilots of following planes think that was the target, and aim at it. On the night of 3rd June 1942 this worked so well that the Arne peninsula was hit by over 700 bombs. Remarkably, no-one was seriously hurt. A month later, the whole peninsula was taken over by the army for military training and all the inhabitants had to leave. They were allowed back after the war, although most buildings were severely damaged, and houses at Shipstal, Slepe and Coombe were not reoccupied.

Since the Second World War, there have been developments in housing, roads, recreation and tourism. Before the war, housing had been built on a piecemeal, ad hoc basis. After 1945, Stoborough and Ridge were the focus of housing development. The local authority houses at Stoborough Green were built between 1946 and 1952. Scott Close was added in 1994. Hollow Oak Road was built in 1958 with scientists and engineers at the new atomic research establishment at Winfrith in mind. Oak Tree Close and Tuckers Mill Close followed in the 1960s, and developments at Ridge in the 1970s. Stoborough Meadow was built between 1995 and 2000.

Over the years, tourism has continued to expand. The Lookout Holiday Park opened in 1950 and now consists of over 240 pitches. Like many other parishes within Purbeck, there is an increasing tendency for houses within Arne Parish to be holiday homes. Ridge Wharf became a boat yard in the 1950s.

While the clay industry declined, oil and gas extraction started in the 1970s, with wells at Worgret and Arne. The railhead at Furzebrook was constructed initially for the export of oil by rail. After the oil pipeline came into use the facility continued to be used for natural gas transportation until it closed in 2005.

The southern section of the Wareham bypass opened in 1988.

Stoborough has always been the biggest single settlement in the parish. In 1643, during the Civil War, the people "willingly permitted our town of a hundred families to be burned" by the Parliamentary forces occupying Wareham to prevent the Royalists from using it as a base for besieging Wareham. There were serious fires in 1816 and 1817; in the latter, a tannery was destroyed. A visitor in 1850 wrote of Stoborough: "To do Justice to the filthy aggregate of human dwellings passing under that name is scarcely possible. There are hardly half-a-dozen houses in it fit to be



inhabited, and yet almost every hovel swarms with more than its proper complement of inmates.” The school was built in 1874, following the Education Act of 1870. This served Arne from 1922, when its own school closed. The first village hall was brought to the green in 1920, in the form of a large wooden hut from the former army camp at Worgret. This was replaced by the present hall in 1956. There was also a hall at Worgret from the 1930s to the 1960s.



**Stoborough 1908**

## 5. ENVIRONMENTAL BACKGROUND

5.1 As you head south past the Saxon walls of Wareham and then cross the River Frome into Arne Parish, you enter the most botanically biodiverse countryside of England. Your attention is taken by the stunning views, particularly across water at high tide, often with waterfowl, deer and the cattle that graze and so effectively maintain the pasture. One is able to appreciate that the Isle of Purbeck was cut off from the mainland by bog and water but is now conjoined to the mainland by two bridges. Arne Parish Council believes that this landscape must be maintained.



**Stoborough Heath**



**Wareham Channel from Slepe Heath**

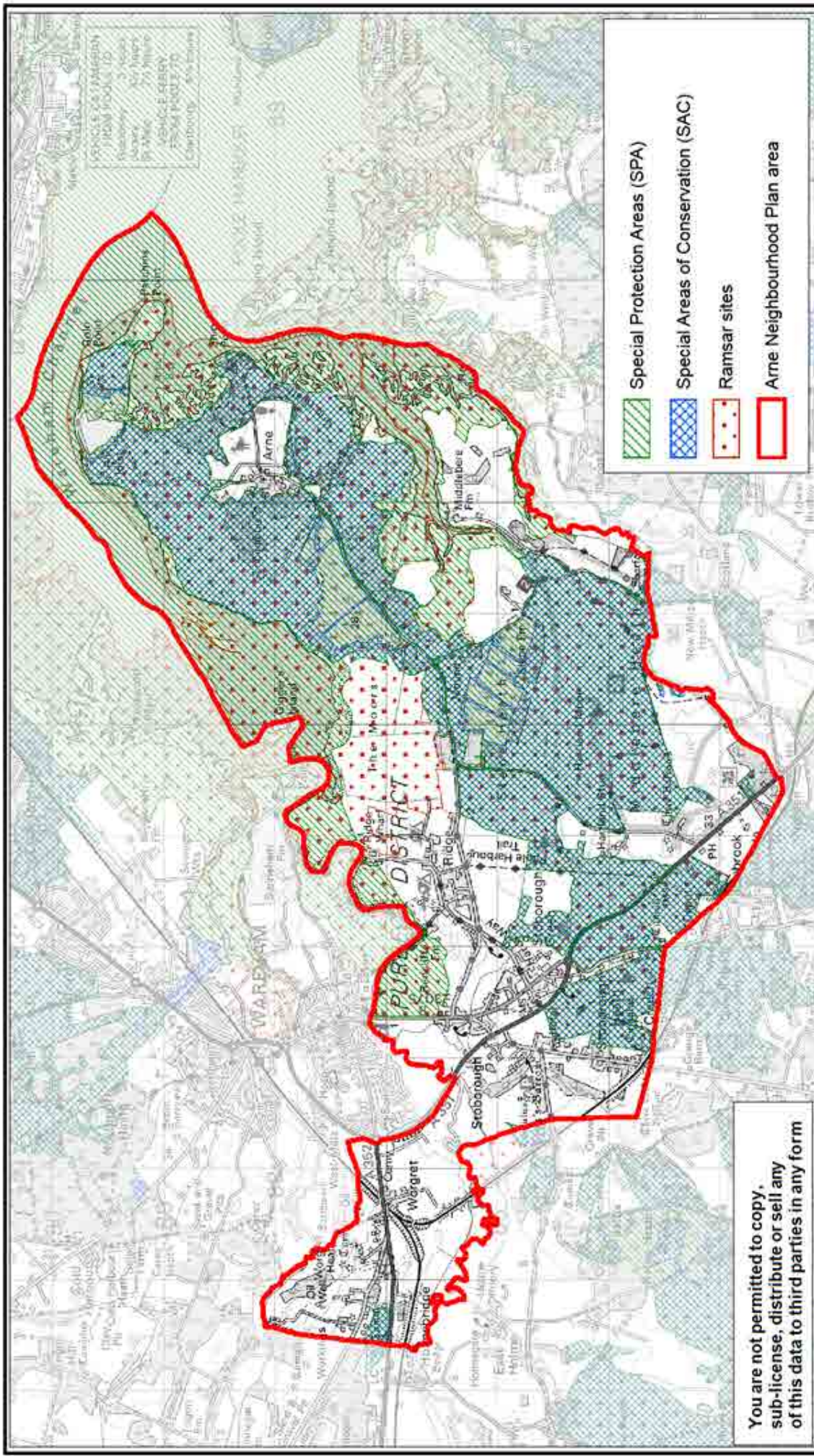
5.2 Arne Parish covers 2,483 hectares, of which three-quarters have international protection designations. Three national nature reserves, Arne Reed beds, Hartland Moor, and Stoborough Heath, are managed by Natural England. Sites of Special Scientific Interest include: Arne, Blue Pool & Norden Heaths, Hartland Moor, Poole Harbour, the River Frome, Stoborough and Creech Heaths, the Moors, Wareham Meadows and Worgret Heath. These areas are under the management of Dorset Wildlife Trust, National Trust and RSPB among others. Many of these also have Ramsar designation, in line with an international treaty for the conservation and sustainable use of wetlands. Slepe Heath is now under the management of the National Trust and has been opened to the public.

5.3 The northern side of Stoborough and Stoborough Green and extensive parts of the moors are flood plains. Along with landowners, the Environment Agency is responsible for managing risks from flooding arising from main rivers and the sea; Dorset Council is responsible for managing risks from flooding arising from ordinary water courses - ditches, culverts, streams/ rivers, surface water and ground water as well as managing highway drainage and roadside ditches; Dorset Council is also responsible for coastal erosion risk management, whilst Wessex Water is responsible for management of flooding from foul sewers.

5.4 The natural beauty of the Purbeck area has attracted green tourism and the industries associated with conservation. Visitors from all over the world come to enjoy the landscape, with the parish included in part of the Jurassic Coast World Heritage package for tourists. This has a beneficial impact on employment in the area. These effects are valued by residents.

5.5 Residents value their environment for recreation, for encouraging tourism, for aesthetic





 <p><b>Dorset Council</b></p>	<p><b>Map 2: European sites in Arne Neighbourhood Plan area</b></p> <p>For Identification Purposes Only</p>	<p>© Crown copyright and database rights 2019 Ordnance Survey LA0100060963</p> <p> Not to scale</p>
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reasons and for reducing hazards such as flooding. The strength of support for the environment has increased over the years.

5.6 The largest part of Arne Parish consists of land with international protection, e.g. Heathland under the EC Habitats Directive and other national designations, as recognised in the Purbeck Local Plan Part 1 (2012).

5.7 Residents are largely willing to encourage careful expansion of both green tourism and small scale businesses, if the rural ambience associated with farming is maintained.



Dartford Warbler



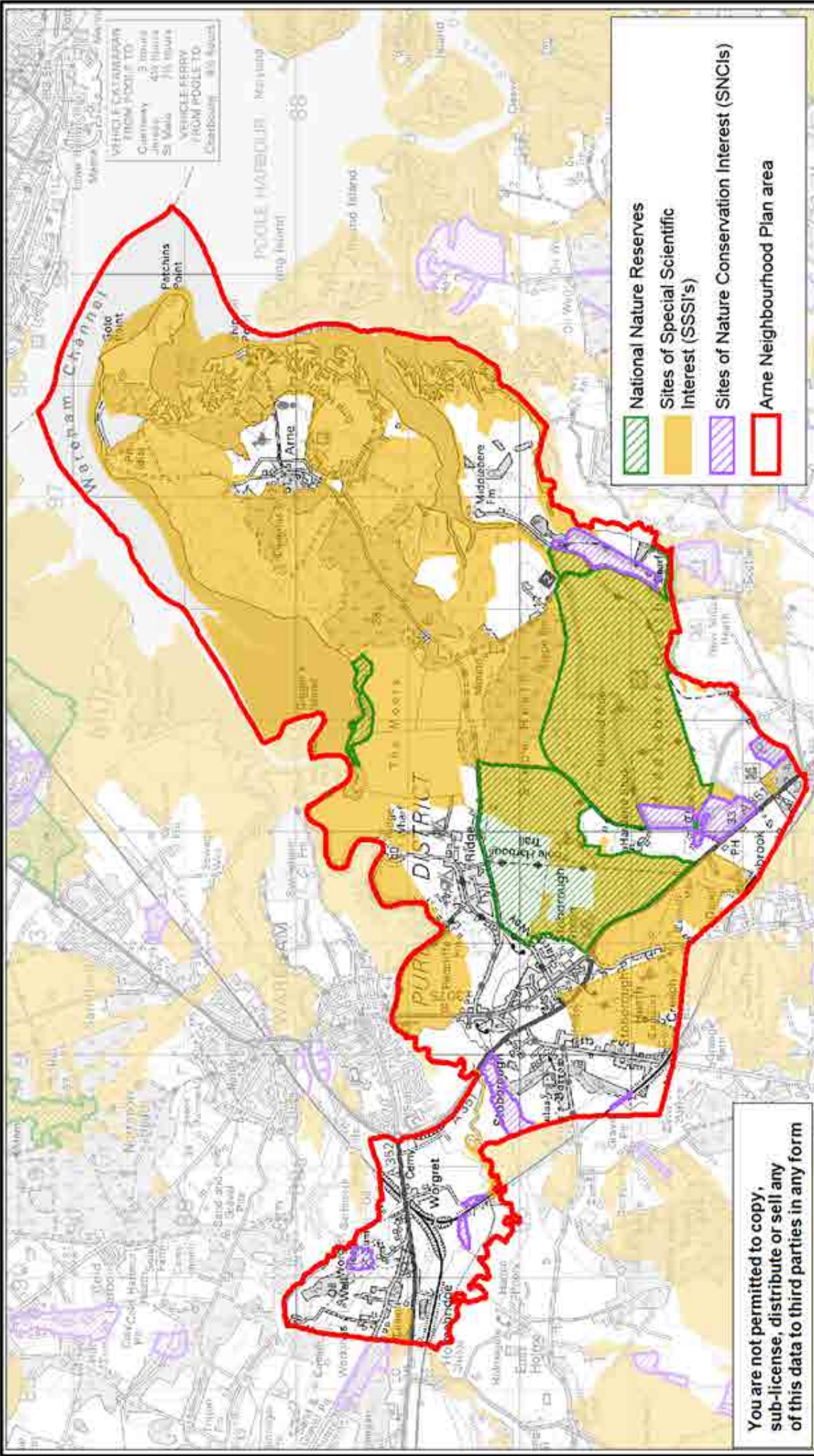
5.8 Farming plays a very important role in the management of the countryside, for example the maintenance of the water meadows and drainage that diverts and absorbs water in ways that minimise flooding, and less intensive stock-farming that uses less fertiliser than more intensive or arable agriculture. Such farming needs adequate flood-free land for grazing in winter.



5.9 Residents are in favour of measures to improve the environment of the parish, including measures to restore wild-flowers that are currently rare, managing and planting new trees and woodlands and improving access to the countryside to allow people to understand and enjoy its many benefits.

View from Middlebere Lake





**Map 3: Sites of Special Scientific Interest,  
National Nature Reserves and  
Sites of Nature Conservation Interest in  
Arne Neighbourhood Plan area**  
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Not to scale



## 6. HOUSING BACKGROUND

6.1 Arne Parish Council is cognisant of the pressure for additional housing in the United Kingdom. The Parish also has its own relatively modest demands for new-build housing to support the needs of the local community.

6.2 To help determine future housing policy for the Parish, the Council has consulted widely with residents via open public forums in April 2014 and November 2014, and also sought the views of its residents through a detailed Neighbourhood Plan Survey distributed to all households in October 2014.

6.3 The Neighbourhood Plan Survey addressed the demand for housing development by asking about the need for, quality of and size of desired development. Careful analysis of the data received from this information and opinion-gathering exercises provided clear evidence for additional small-scale housing that would meet the needs of local residents and/ or their close relatives. There was also an indication of approximately 30% of households in the parish needing to move within the next five years associated with a requirement to 'downsize' due to ageing.

6.4 The proportion of residents favouring developments of 10-40 homes increased from 31% in 2002 to 71% in 2014, with fewer than 5% favouring larger development. There was also a strong opinion that development 'should aim to retain rural culture (e.g. village farms)' and not harm recreational green space (91%). A variety of house and garden sizes, minimising energy and infrastructure needs, being within walking distance of community facilities, and contiguous with existing settlement, were other conditions for new housing which attracted 80% or more of support.

6.5 Analysis of all the various data sources as summarised in the Housing Needs Assessment - Arne, Purbeck July 2017 / January 2019, and consideration of the environmental constraints on development in the Parish, suggests that a reasonable housing target for Arne Parish, would be between three and four new dwellings per annum. The housing target for the Plan period 2018 - 34 amounts to provision of at least 48 new homes in the Parish of Arne. As population projections suggest that the number of older residents is likely to increase in comparison to other age groups, and the local housing stock has many large family homes, the housing sites and mix should favour smaller one or two bedroom homes, particularly geared towards affordability and the needs of the elderly.

6.6 The Council now seeks to promote and support the principle of 'in-fill' development together with rural exception sites adjoining existing settlements within the Parish where affordable homes can be built on smaller sites which will be suitable for the expressed needs of local people. Based on this principle, applications can be judged on their merits, and how they comply with the general housing policies contained in this Plan.

### 6.7 Economic Growth

Support should be given to proposals that would stimulate economic growth in the parish provided that they do not result in a significant adverse impact on the environment (including landscape and wildlife designations), residential amenity or from traffic movements. This may include the intensification, expansion or re-use of existing, redundant or derelict employment sites (for B class and similar uses), or new small-scale employment sites, or provision to allow working from home, especially if the proposed development is well related to existing buildings and accessible on foot or by cycle or public transport to an existing settlement.

6.7.1 This Neighbourhood Plan wishes to create the environment to stimulate economic growth in the parish, thus creating jobs and prosperity and reducing the need for people to travel long distances to work.

6.7.2 Small businesses in the parish are based around tourism, including a hotel and two public houses, agriculture, mining, small-scale manufacturing (including boat-building, electronics and software), and nature conservation. There is minimal unemployment in the parish. More than half of Arne Parish residents are retired. Most residents who do work are employed in public service - local government, education, and the NHS. Other employment is in manufacturing, retail, financial services, agriculture, tourism, construction, and nature conservation together with local mining and associated transport.

6.7.3 There are limited employment opportunities within Arne Parish for these skills and only a very small proportion of residents work for employers in the parish, with a significant proportion working from home. The bulk of residents work in Wareham, Purbeck, Poole or Bournemouth with some working further afield.

6.7.4 Arne Parish Council will nurture existing employment sites and will carefully examine proposals to enhance them; opportunities will be sought to restore derelict or underused business sites to a productive economic role. Additionally, the council will encourage appropriate new business growth in the parish, provided this does not adversely affect residential sites and includes access on foot, cycle or by public



transport. Change of use will be considered only if the existing use is no longer economically viable. The sites most favoured for new business development are in Furzebrook Road and existing outlying buildings.

6.7.5 Using home as a working base for at least part of the week offers benefits for some employees, for example in helping working parents with childcare or other carer responsibilities and clearly, of course for the self-employed. Planning permission for development that enables working from home or within a short distance from the parish must be encouraged.

## **7. DEVELOPMENT CONSTRAINTS**

This Plan has throughout its development used Dorset Council's Strategic Housing Land Availability Assessments (SHLAAs) to guide the availability of potentially suitable development land for future housing needs. Several of these assessments have been published since 2014 and this Plan reflects the latest situation as presented in The Strategic Housing Land Availability Assessment (SHLAA) 2018.

Principal grounds for exclusion of a site include moderate to high risk of flooding (flood risk zones 2 or 3) and/or if the site is within or close to an internationally designated wildlife site - much of the area is designated as a Special Protection Area, a Special Area of Conservation or a Ramsar site, including the 400m buffer of the heathlands that has been endorsed through the Dorset Heathlands Planning Framework. Map 2 shows the internationally designated sites within the Parish of Arne.

Other considerations are whether the site is in the South East Dorset Green Belt, or Dorset Area of Outstanding Natural Beauty (AONB), is in a conservation area, or in a local nature reserve. Development outside these nationally important protected areas may also adversely impact on the designations, such as the setting of an AONB or through indirect impacts on wildlife arising from these developments. Sites designated for their national importance for countryside, landscape or nature conservation are shown in Map 3.

There are also local designations that constrain development albeit to a lesser extent, including the Stoborough Conservation Area, and areas identified as sites of Nature Conservation Interest (SCNI).

The parish is also within an area where Ball Clay may be present, and as this is a rare and important building material it is important that new development does not unnecessarily prevent its future extraction. Although this does not preclude development, the Minerals

Authority will be consulted when development in the safeguarding area (outside of the settlements) is proposed to advise if prior extraction should be considered. Sites are also ruled out if they are outside a settlement and unrelated to a settlement boundary - national policy discourages isolated homes in the countryside.

### **7.1 Flood Risk Zones**

Arne Parish is delineated to a certain extent by the River Piddle to the north-west but principally by the River Frome to the north and Poole Harbour to the east. In addition, the northern arm of the Corfe River runs along the east of the parish. The resulting flood risk zones are shown in Map 4 though of course much of this is historical flood plain.

### **7.2 SSSIs.**

Natural England designates Sites of Special Scientific Interest (SSSIs) under the Wildlife and Countryside Act 1981. SSSIs have features of special interest, such as its wildlife, geology or landform. Arne Parish has extensive areas of these sites which are shown in Map 3.

### **7.3 400m Buffer Zone**

Much of the parish is protected heathland and the 400m protection zone is indicated on Map 4 around Stoborough and Ridge.

### **7.4 AONB**

As seen in Map 1 the whole of Arne Parish to the south of the A352 at Worret is within the Dorset AONB. (Area of Outstanding Natural Beauty)

### **7.5 National Nature Reserves**

Arne Parish includes Stoborough Heath and Hartland Moor National Nature Reserves managed by Natural England, shown hatched in green on Map 3 and of course there is the RSPB Arne Nature Reserve spreading out towards the east of Arne Parish.

### **7.6 Settlement Boundaries**

Arne Parish has three settlement boundaries: Stoborough Village, Stoborough Green and Ridge. Stoborough is Arne's largest settlement and it includes a number of key facilities including a primary school, village hall, petrol station, convenience store, recreation ground, public house and bus services to the wider area. Stoborough was identified as a 'Local Service Village' in the adopted Purbeck Local Plan Part 1. Development within or adjoining Stoborough would provide housing in an accessible and convenient location. However, any development proposals would need to demonstrate that other environmental constraints could be avoided or overcome.

*Settlement boundaries are shown in Maps 1 and 4.*



7.7 Potential Development Sites (Map 4)

A number of sites outside settlement boundaries in Arne Parish have been considered for housing development in the recent past. The Purbeck Local Plan submission version 2019 is still undergoing examination, but is not expected to allocate sites for housing development within the Parish of Arne. A brief review of recent development proposals is given below.

7.8 Arne

The hamlet of Arne does not have a settlement boundary and no sites have been put forward. Any site put forward would not be considered sustainable in the Local Plan due to its remote location from amenities.

7.9 Sites at Worgret

Worgret also has no settlement boundary and the Local Plan considers development in this settlement to be one of the least sustainable settlements in terms of access to amenities.

The review of the Local Plan in 2016 considered the allocation of a large area of land at Worgret as an expansion of Wareham Town. These sites shown in red on Map 4 were deemed unsuitable in principle in the PDC SHLAA\* because the sites were not closely related to Wareham or any other settlement boundary. There was also the potential impact on the Dorset AONB\*\* of development which was likely to appear prominent and obtrusive in the landscape. In 2018 planning consultants AECOM independently carried out a site assessment in and around Wareham for Wareham Town’s Neighbourhood Plan process, concluding that this area was unsuitable for development, in that the area lies wholly within the Dorset AONB and major development would be contrary to national policy as set out in the NPPF\*\*\*.

The 2014 survey of Arne Residents independently mirrored these same concerns of isolation, effect on the landscape and the potential scale of proposals at Worgret. Furthermore, the Wareham bypass provides a strong boundary to Wareham and it would seem logical that this acts as a limit to development in the long term.

\* Strategic Housing Land Availability Assessment  
\*\* Area of Outstanding Natural Beauty  
\*\*\* National Planning Policy Framework

7.10 Sites at Ridge and Nutcrack Lane

Ridge does have a settlement boundary and sites that have been excluded in previous SHLAAs are shown in red on Map 4. The only site that was confirmed as available was the one to the east of Ridge alongside Sunnyside. However this site was also excluded as Sunnyside creates a strong existing boundary to the eastern edge of the village and breaching this was considered to have a significant landscape impact. Furthermore, the Tree Protection Orders on the site present a significant physical constraint that would be extremely difficult to overcome. This site also includes the listed Engine Shed which local residents are keen to preserve. Furthermore, PDC’s Strategic Flood Risk Assessment 2018 warns that any development on the eastern half of Ridge has the potential to increase flood risk through additional surface water run-off. Any development to the north and east of Ridge may increase flood risk with climate change impacts on fluvial and tidal flooding.

7.11 Sites at Stoborough

The potential site to the south at Stoborough Green is excluded as it is in the 400m heath protection zone. The site just to the south of Stoborough village, just north of the protection zone has not been confirmed as available. Neither of these sites has appeared in the 2018 SHLAA.

KEY to Map 4

ARNE PARISH BOUNDARY

SETTLEMENT BOUNDARY

400M HEATH PROTECTION BUFFER ZONE

NP/PDC EXCLUDED SITES

NP EXCLUDED/PDC INCLUDED SITES

FLOOD RISK ZONES

NATIONAL NATURE RESERVES

7.12 West Lane, Stoborough

Any development of the sites alongside West Lane, shown **hatched in red**, is strongly opposed by a significant number of residents due to the narrow and un-paved nature of West Lane, exacerbated by its use as a link between Corfe Road and the bypass. Such opposition is strengthened by the use of West Lane as the main pick-up and drop-off area for the school, with consequent parking congestion and safety hazards for parents and children.



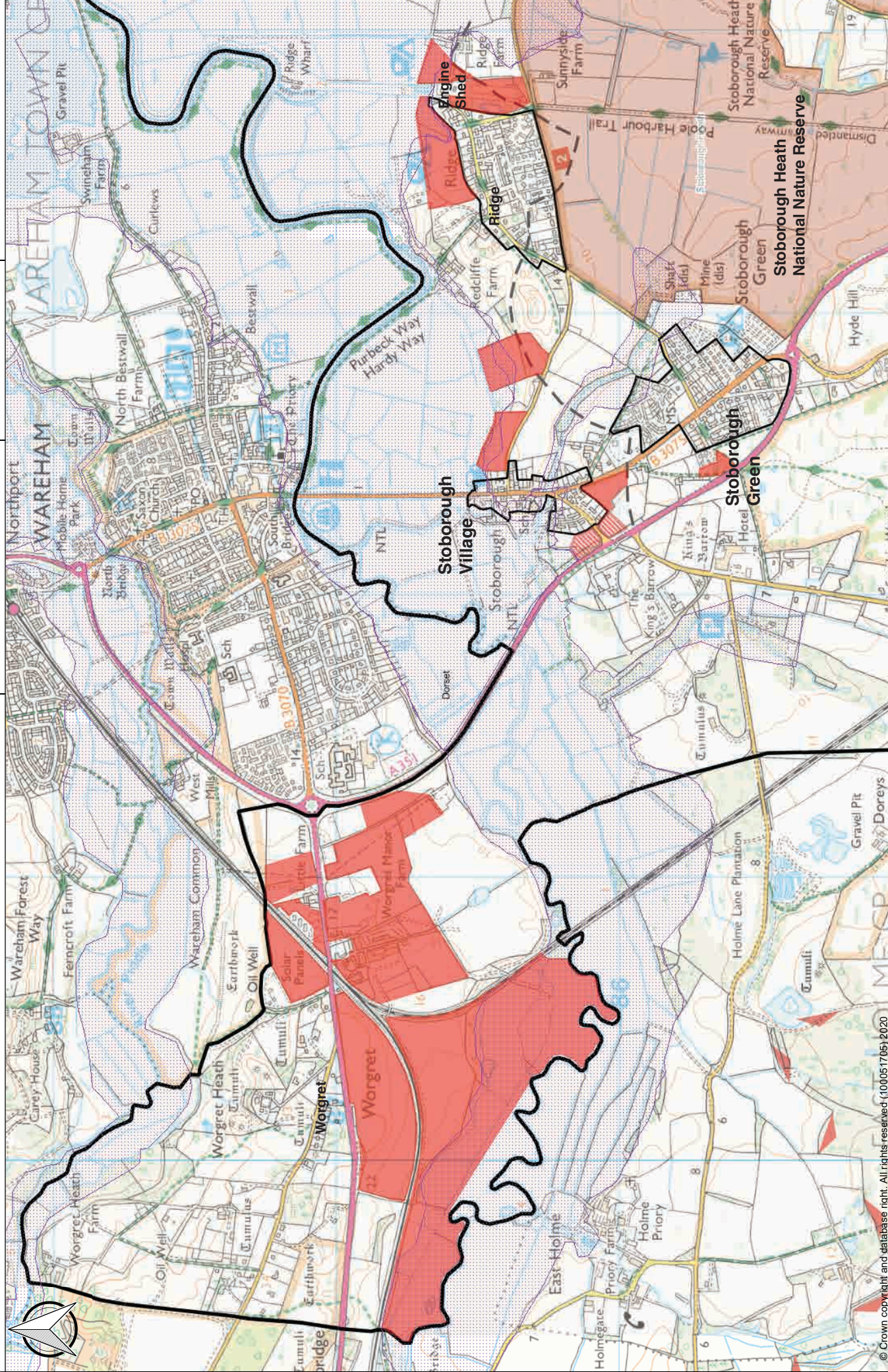
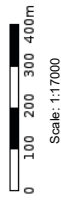
Map 4: Development Constraints

Settlement Boundaries, Examined Sites, Flood Plain

Arne CP

Author:

Date: 19/03/2020





## 8. POLICIES

### 8.1 AFFORDABLE AND OTHER HOUSE TYPES

8.1.1 Affordable housing is defined in the NPPF, Annex 2: Glossary. Affordable housing includes a wide range of schemes including shared equity homes, affordable and social rented homes. The rent or sale price is controlled so that they remain at an affordable price with regard to local incomes, and occupancy is restricted to local people who cannot afford to buy or rent on the open market. Starter homes and affordable private rented schemes can be included as affordable dwellings.

8.1.2 The local need for housing in the Parish of Arne is set out in Section 6. This includes the need for affordable housing - which should be provided in line with the Local Plan requirements. Policy H11 of the emerging Local Plan and its supporting text provide the most up-to-date information on affordable housing need, the scale of affordable housing that should be provided, and the types of affordable housing. The Parish currently lacks small, 1 or 2 bedroom open market housing, and homes suitable for older residents. The last item is important given the likely growth in this demographic. This policy is intended to apply

to all housing sites, although a flexible approach will need to be taken on single dwelling sites and dwellings created through change of use or sub-division, or where other constraints including viability may limit options.

8.1.3 To be eligible for affordable housing, applicants must meet the conditions of the local authority, Dorset Council, and be included on the Housing Register. Rural exception sites for housing enable people with a local connection (living in the parish, close family living in the parish, employed in the parish or having grown up in the parish) and with a housing need to gain priority in the housing allocation process.

8.1.4 The Parish Council supports the second homes policy as proposed through the Local Plan review. With 6% of the dwelling stock in use as second homes, the limited opportunities for further housing in the parish, and higher than average house prices, it makes sense to ensure new homes will be used by local residents. Second homes (i.e homes not occupied by anyone as their only or principal residence) are therefore restricted under this policy. A similar restriction is proposed under Policy 4.

#### POLICY 1: HOUSE TYPES

Housing sites should deliver a mix of home types, taking into account current evidence of local need, and should include at least 20% affordable housing types on sites for two or more homes, and also include at least 30% as one or two bedroom open market housing or homes specifically designed for an ageing population (such as sheltered accommodation and units designed for multigenerational living) on sites of three or more homes. Private garden space should be provided where feasible, and should include a mix of sizes. Where an applicant considers there are significant economic viability or site constraints that would prevent a mix of housing in accordance with the policy, they will be required to provide evidence to justify reducing the requirements set out in this policy.





## 8.2 LOCAL CHARACTER POLICY

8.2.1 Arne Parish Council expects proposals to:

- Positively integrate with their surroundings;
- Reflect the diverse but localised traditions of building materials;
- Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts on local amenity;
- Demonstrate support for biodiversity;
- Reflect the good practice advice, including appropriate densities, contained in the Stoborough Conservation Area appraisal and the Purbeck District Design Guide.

8.2.2 Features of local interest noted through the preparation of this Neighbourhood Plan included:

- The Engine Shed, Ridge; a grade II listed building: a charming example of hidden history on the former Pike's Tramway terminating at Ridge Wharf;

- Stoborough Village Pump and War memorial: This was identified as an important undesignated heritage asset during the preparation of this plan - it contains the names of eleven participants in the First World War and seven in the Second.



**Stoborough Village Pump**

## POLICY 2: LOCAL CHARACTER

New development must demonstrate how it responds to its context and the established character of the area and take account of the Purbeck District Design Guide Supplementary Planning Document and Stoborough Conservation Area Appraisal. Development proposals should use materials and appropriate detailing which reflect the local distinctiveness and rural character of Arne Parish.

Harm should be avoided to all heritage assets, taking into account their setting and significance unless clearly justified, having regard to the contribution the asset makes to the historic and architectural character of the area, balanced against the scale of any harm or loss. Assets include features noted in the Conservation Area Appraisal, the Historic Environment Record and the Stoborough Village Pump and War memorial at the junction of Corfe Road & West Lane. Mature tree specimens should be retained, wherever possible, within any development sites with appropriate regard given to their future growth and root protection areas. Additional tree planting will be encouraged as part of any landscaping requirements.

## 8.3 SUSTAINABLE DESIGN POLICY

8.3.1 To reduce risk of flooding, housing applications should be designed to minimise surface water runoff and avoid areas known or likely to be at risk of flooding - including those areas highlighted in Dorset Council's Purbeck Strategic Flood Risk Assessment Level 1, January 2018. Areas at risk of flooding in the most settled part of the Parish are illustrated in Map 4.

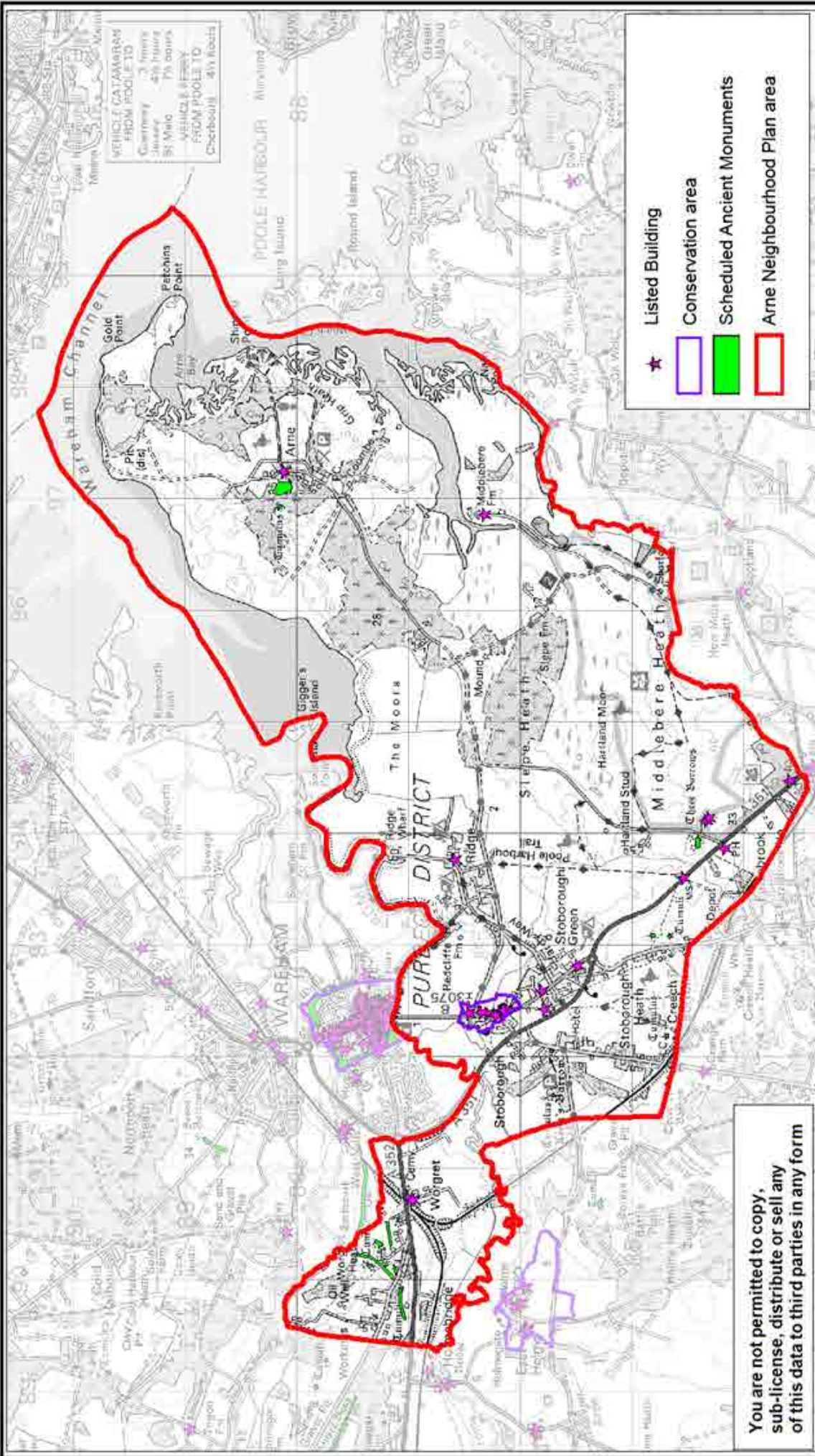
8.3.2 To enhance local character and provide additional ecology and climate change benefits, developers should preserve existing mature trees and plant new trees.

8.3.3 The orientation of housing should, where practical, enable use of insolation (sunlight) for heating and/or PV energy and/or ground-source heating.

## POLICY 3: SUSTAINABLE DESIGN

Measures that contribute to the sustainability of a development will be supported, including: rainwater harvesting, tree planting, orientation and roofing to maximise the benefits from solar gain.





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Ordnance Survey LA0100060963



Not to scale

Map 5: Selected heritage assets in  
Arne Neighbourhood Plan area

For Identification Purposes Only



## **8.4 SMALL SITES POLICY**

8.4.1 Analysis of comments received at public open forums and from the Neighbourhood Plan Survey provided evidence of the demand for small-scale housing that should meet the future needs of local residents and their families. There was also an indication of approximately 30% of households in Arne Parish needing to relocate within the next five years associated with a requirement to 'downsize' due to ageing.

8.4.2 The Housing Needs Assessment for Arne recommended a housing target of 3 or 4 homes per annum, which would imply at least 48 new homes would be provided 2018-34.

8.4.3 It is important that the individual and cumulative effect of the sites does not give rise to significant environmental impacts, most notably to the European heathlands, but also in terms of landscape impact.

### **POLICY 4: SMALL SITES**

Future housing growth in Arne Parish will be limited to small-scale developments to meet local housing need, subject to the following criteria:

- Be within, adjoining or otherwise well-related to the defined development boundaries for Stoborough or Ridge, excluding any proposed housing development on land within the 400 metre buffer around protected heathlands other than for replacement dwellings
- Be in keeping with the distinctive character of Arne Parish and its settlements
- Not individually or cumulatively harm the landscape or settlement character, or heritage designations, unless the harm is not substantial, and the public benefits justify the scale of the harm or loss in line with within national policy
- Take full account of the potential effect they will have on neighbouring properties
- In line with national guidance not be at risk of flooding from tidal, river, surface water or ground water sources, or give rise to increased flood risk to properties off-site
- Not exceed fifteen dwellings on any one site at or adjoining Stoborough, and not exceed five dwellings on any one site at or adjoining Ridge, or eventually become a larger site that would breach these limits through the subsequent development of adjacent 'small' sites
- Be restricted to ensure that such homes are occupied only as a principal residence
- Constitute an appropriate mix of sizes of homes in line with Policy 1, including affordable homes
- The effects of proposed homes, individually and in combination with other developments, on European sites are screened to assess whether they are likely to be significant. Planning applications must include full details (including upkeep over the lifetime of the development) of avoidance or mitigation measures to address adverse effects.

## **8.5 INFILL DEVELOPMENT POLICY**

8.5.1 The Parish Council supports the principle of 'infill' development. 'Infill' development which will include affordable homes to meet the needs of local people will be particularly welcome. Although new homes will not be permitted inside the 400 metre buffer around the protected heathland sites (which therefore rules out the potential for infill development in Stoborough Green and the north-

western part of Ridge), replacement dwellings and non-residential development within these settlements is still acceptable in principle. Similarly, the development of rural exception sites for affordable housing may be permitted outside of these boundaries in accordance with the Local Plan, provided that they are not within the 400 metre buffer around the protected heathland.



## **POLICY 5: INFILL DEVELOPMENT**

Sympathetic infill development within the defined settlement boundaries of Stoborough, Stoborough Green and Ridge will be supported, provided:

- Full account will be taken of the potential effect that it will have on neighbouring properties and on the character of an area, as defined in Policy 2, and the development does not result in a net increase in the number of residential dwellings within the 400 metre buffer around the protected heathland.

### **8.6 SHELTERED HOUSING POLICY**

8.6.1 The main purpose of this policy is to accommodate elderly local residents who need to downsize to suitable accommodation, perhaps with an element of care or warden-led service. Large-scale provision is unlikely to be acceptable and, as a guide, an upper limit of ten units seems appropriate. To be eligible, occupants would normally be 60+ years and in need of some specialist support.

Any planning permission for sheltered housing would be conditioned or subject to a legal agreement to restrict change of use to open market housing.

Communal facilities would be acceptable in principle as part of any scheme and could potentially be available to local residents, if this would assist with their viability.

8.6.2 The type of accommodation would be classified as C2 use. Natural England have advised that it should not be permitted within a 400 metre buffer around the edges of protected heathland. To ensure the cumulative impact, together with Policy 4, does not give rise to significant impacts on the heathland, no more than 20 units should be built under this policy - potentially as 2 or more separate sites of up to 10 units each.

## **POLICY 6: SHELTERED HOUSING**

A small-scale site for sheltered or care-based housing (C2) adjoining or well-related to a defined settlement boundary may be permitted provided that:

- There is clear evidence of an identified and current local need within Arne Parish for the specified provision
- The scheme is of a character, scale and design appropriate and sensitive to the location, and would not harm the landscape or settlement character, or heritage designations
- There are secure arrangements to ensure that the allocation of available units will be prioritised to eligible local residents, followed by those with a local connection, before cascading to people without a local connection
- The site lies outside the 400 metre buffer around protected heathlands
- The total number of units built or with extant consent within the plan period does not exceed 20 units.

### **8.7 MANAGEMENT OF ECOLOGICAL SITES**

8.7.1 This policy relates to development proposals that impact on the protection and management of wildlife areas. Its intention is to provide additional socio-economic and cultural benefits if practical and achievable, that will benefit local residents and visitors to the area. It is recognised that the requirements of the policy need to be reasonable and that a balanced approach needs to be struck, in relation to the proposed impact of the development. It is also recognised that,

in addition to development, tourism and recreation can potentially create disturbance or trampling, which would be harmful to the wildlife interest, and this potential adverse impact needs to be avoided and therefore monitored carefully. The policy will encourage sympathetic management of the natural environment in and around the parish to enhance the quality of the landscape, improve biodiversity, and to reduce and manage flood risk.

## **POLICY 7: MANAGEMENT OF ECOLOGICAL SITES**

Measures to improve opportunities for visitor access, education and recreation of designated wildlife sites will be supported, provided that such improvements would not adversely affect the integrity of these sites and the surrounding environment. Development proposals should include an assessment of highway movements, and provide evidence that likely increased movements would not have an adverse impact on the environment. Development should protect and, wherever practicable, enhance biodiversity, through an understanding of the wildlife interest that may be affected by development, and the inclusion of measures that will secure an overall biodiversity gain.

## 8.8 STOBOROUGH SCHOOL POLICY

8.8.1 Arne Parish Council fully supports Stoborough Primary School as an important community facility. During the academic year 2001-2002 the governors successfully applied to change to Voluntary Aided status in an attempt to further strengthen links with the local church and the Diocese of Salisbury.

Stoborough Primary School is the school of choice for a high proportion of parents in Arne Parish for their children from the age of 5 to 11. Parents can exercise their right to choose from a range of secondary schools within Dorset from the age of 11, but most currently opt for The Purbeck School, and this seems to be an increasing trend.

Residents regard the school as an indispensable part of the Parish of Arne, and the headteacher and governors are committed to continued involvement in the community.

8.8.2 There is little doubt about the school's long term viability, although it cannot expand further on its current site. Accordingly, the school has identified

some aspirations for the future: a) a larger playground and playing fields, incorporating a solution to the flooding problems, b) more parking areas, c) a foot-path alongside Nutcrack Lane to enable safe access of parents and children on their way to Stoborough School; d) an access bridge across the stream at the junction of West Lane and Corfe Road; and e) installation of traffic calming measures, including a 20mph limit outside the school.

8.8.3 In December 2016, as a result of the Parish Council and school working together, some traffic calming measures were put in place. The Parish Council continues to work with the school's traffic action group to achieve additional measures. Arne Parish Council will support planning applications that enhance the long-term sustainability and viability of the school within the parish.

8.8.4 This policy will need to be read alongside other policies relevant to design, flood risk etc. which may require further consideration of the exact layout or design of the proposals.

### POLICY 8: STOBOROUGH PRIMARY SCHOOL

In accordance with current planning policy, proposals that allow the school to continue to adapt for future needs, including the provision of improved play areas and visitor parking in an accessible location will be supported.





## 8.9 COMMUNITY FACILITIES POLICY

8.9.1 Proposals will be supported that allow such facilities to modernise and adapt for future needs, including diversification schemes linked to the long-term operation of that facility as a viable concern.

8.9.2 The provision of a new community hub will be kept under review and, if appropriate, pursued to meet local needs, such as education, health services, cultural facilities, recreation and sport facilities, and be well-located in relation to the main population that it is intended to serve.

### POLICY 9: COMMUNITY FACILITIES

Community facilities as listed below are important to residents and should be retained:

- Stoborough Village Hall; St Nicholas Church, Arne; George V post box in Corfe Road Stoborough
- The Lookout Store; The Kings Arms public house; The Halfway Inn; Redclyffe Yacht Club
- Ridge Wharf Yacht Centre; Stoborough Garage; Redclyffe Caravan Camp Site and Winter Boat Storage.

Where appropriate, the Parish Council will seek to have them included on the Community Assets Register.



Stoborough Village Hall



The Lookout Store



The Kings Arms in Stoborough

## 8.10 KEY PEDESTRIAN ROUTE POLICY

8.10.1 There are a wide range of pedestrian and cycle routes which are used both for day to day trips and for recreational purposes, by local residents and visitors alike. Two routes that are particularly important within Arne Parish are:

- Footpath along the River Frome: part of the Purbeck Way, extensively used as a route into Wareham from Ridge and Redcliffe
- Footpath along former Pike's Tramway: accessed from Arne Road at one end and Corfe Road at the other; popular walking area with access to local heaths

Map 7 on Page 29 shows these footpaths, and also Nutcrack Lane.

8.10.2 However, a key route for pedestrians, including parents with small children, prams and push-chairs and also motorbility scooters and bicycles is Nutcrack Lane. This provides the direct link between Ridge and the service village of Stoborough with its village school and hall, pub and access to bus routes. As there is no footpath, pedestrians have to 'run the gauntlet' of fast moving traffic in a narrow lane. Ridge residents therefore wish for a new footpath alongside Nutcrack Lane.

8.10.3 Existing bus routes are vital links to the nearby towns of Wareham and Swanage and the major conurbations of Poole and Bournemouth. Their retention will be strongly supported as they too are valued by the local community, but their continued provision is unlikely to be influenced by the scale of development likely to come forward to meet local needs.

## POLICY 10: KEY PEDESTRIAN ROUTES

The existing network of pedestrian and cycle routes will be protected. Proposals to provide new connecting routes or improve existing routes - such as through better route alignment, better surveillance, pedestrian, wheelchair and pushchair access - will be supported



**The start of the Tramway from Sunnyside**



**The towpath from Redcliffe to Wareham along the River Frome**



## 8.11 TOURISM POLICY

8.11.1 Tourism-related uses include holiday accommodation, visitor attractions such as information centres and leisure attractions.

8.11.2 Significantly valuing the richness of local nature, residents believe that the parish should be a centre for tourism, not only for visiting sites of beauty and interest, but also for visiting places of historical, archaeological and paleontological interest in and around the parish itself. A number of visitor facilities also provide services for local residents, such as the yacht club. However, it is extremely important that there is a reasonable balance so that tourism development does not have an adverse effect on areas of local beauty and tranquillity.

8.11.3 Major organisations involved in creating opportunities for tourism in the parish are Natural England, the RSPB and the National Trust. Each operates semi-independently of the others and the Parish Council, although Parish Council initiatives

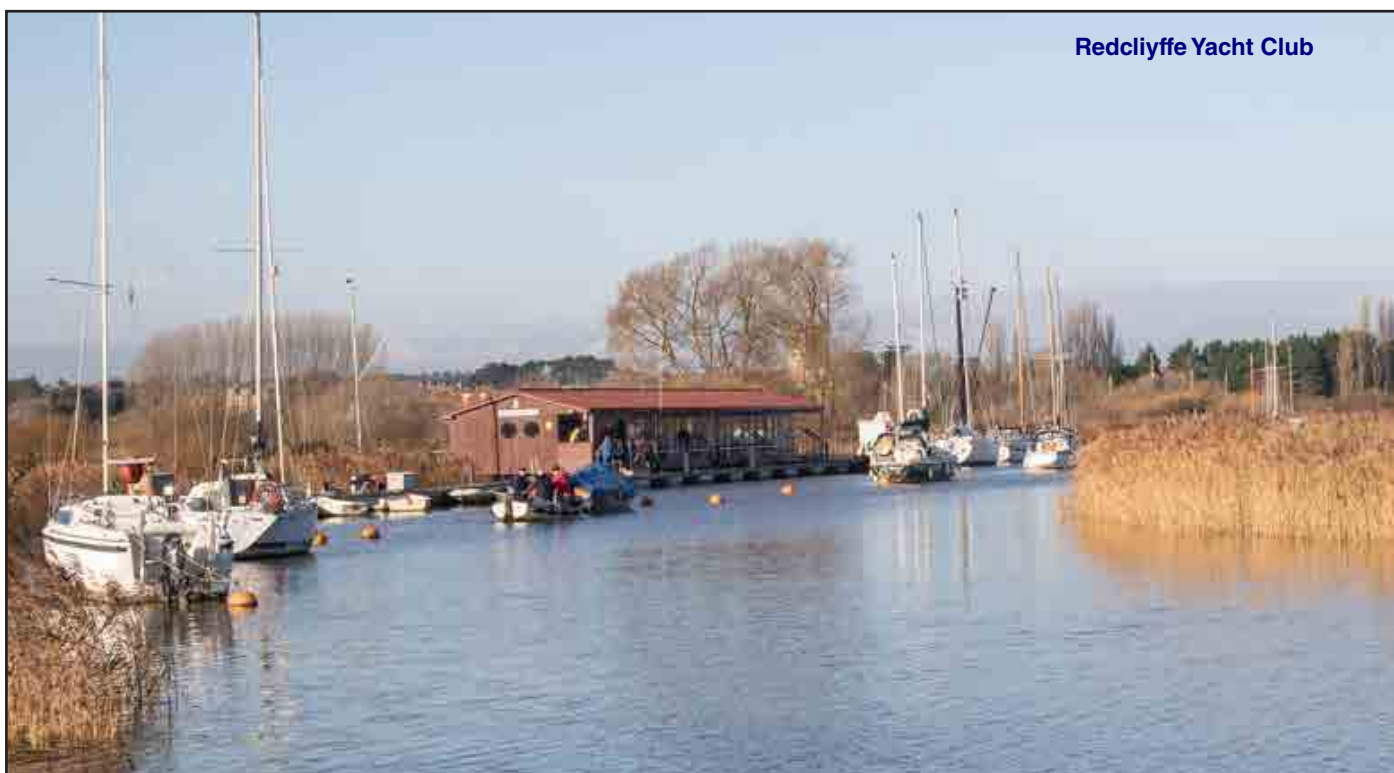
have improved communication significantly. To ensure this communication improves further, Arne Parish Council has convened an advisory group of representatives from the key bodies involved in business and conservation locally, including representatives from private companies and other groups. Currently the Parish Council is monitoring the impact of the increased tourist numbers at the RSPB site at Arne.

8.11.4 Furthermore, Arne Parish lies close to other tourist centres like Wareham, Swanage, Corfe Castle and the villages of Kimmeridge and Church Knowle. The steam railway at Norden is also a major attraction. The Parish Council will support strategies to attract tourists visiting those places.

8.11.5 The significant contribution the clay mining and processing industry has played in the historical narrative of the region must be acknowledged. The Minerals and Mining Museum at Norden provides a focal point for visitors interested in learning about the lives of miners in nineteenth century Arne Parish and its neighbourhood.

### POLICY 11: TOURISM

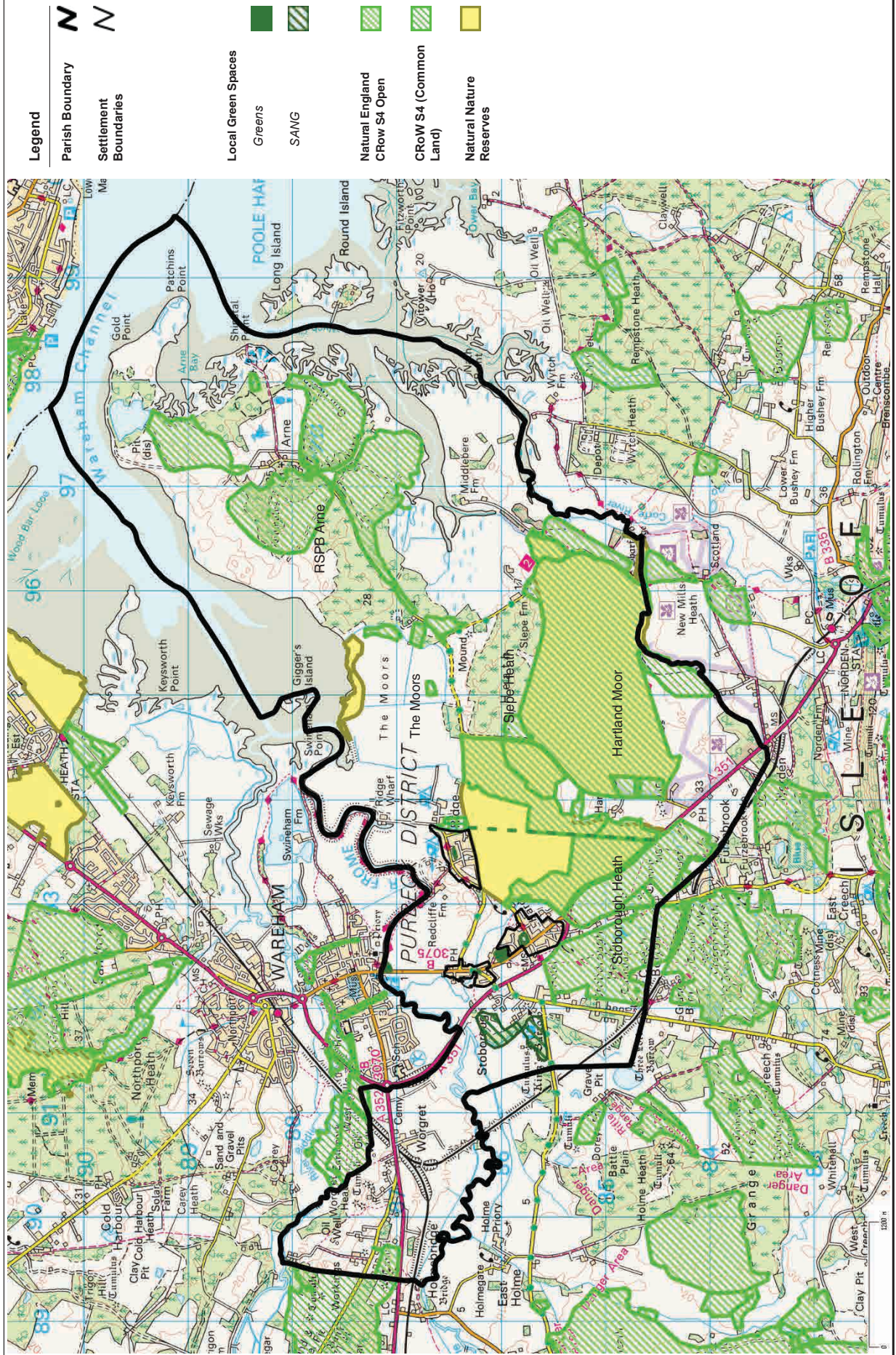
In accordance with Local Plan policies, the conversion of existing buildings to tourism-related uses will be supported, provided the proposed use and associated changes do not result in an adverse impact on the environment (including landscape and wildlife designations), and residential amenity. Proposals for tourism development should not have an unacceptable impact on highway safety or traffic volumes and congestion, once any proposed traffic management or other mitigation measures have been taken into account. Holiday accommodation will not be permitted within the 400 metre buffer around protected heathland.



Redcliff Yacht Club



Map 6: Green Infrastructure and Open Spaces around Arne Parish





## 8.12 GREEN SPACE POLICY

8.12.1 The Local Green Space designation has been used where the green space is in reasonably close proximity to the community it serves, where it is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land. Identified areas within Arne Parish are:

1. The Hayricks, Stoborough Meadow: owned and continually improved by Arne Parish Council; a recreational area for children of all ages within the parish
2. The Allotments, New Road/Corfe Road: owned by the Scott Estate, leased to Arne Parish Council, used extensively by Arne residents
3. Village Green, Barndale Road, Ridge: used extensively for community activities.
4. Village Green, Stoborough, adjoining Corfe Road and West Lane: adorned by a Christmas Tree in December and used by the local Baptist Church for occasional services
5. Priory Meadow: recreational space overlooking Wareham Quay and the water meadows, with information about the plants and animals that inhabit the area. Managed by the Wareham and District Development Trust
6. The Tramway, engine shed and clay washing ponds in Sunnyside, Ridge: an important area of local heritage value

8.12.2 The following areas of green infrastructure and open space are also particularly notable, and are already protected due to their wildlife designations:

- Slepe Heath: immortalised as Egdon Heath in Hardy's Return Of The Native; important site for wildlife, including Dartford warblers, nightjars and woodlarks; acquisition made possible by a legacy left to the National Trust
- Stoborough Heath SSSI west of the A351 Corfe Road and the Moors SSSI are largely managed by the RSPB, home to rare plants, including marsh orchids, smooth cat's ear and brown-beak sedge;
- Hartland Moor: lowland heath and mire, extensively grazed by cattle and ponies; owned/managed by The National Trust & Natural England
- RSPB Arne / Hyde Heath: a wealth of wildlife in a beautiful setting

8.12.3 The Bog Lane Sang at Holme Lane created as a heathland mitigation project.

8.12.4 Pikes Tramway - part of the Poole Harbour Trail running through the nature reserves and of historic interest.

8.12.5 The last audit (2006) suggested a need for further outdoor play opportunities within the parish - in the form of a local equipped area of play, which was reinforced by local opinion expressed through the 2014 parish survey. The other requirement is for more allotments given the waiting list for these.

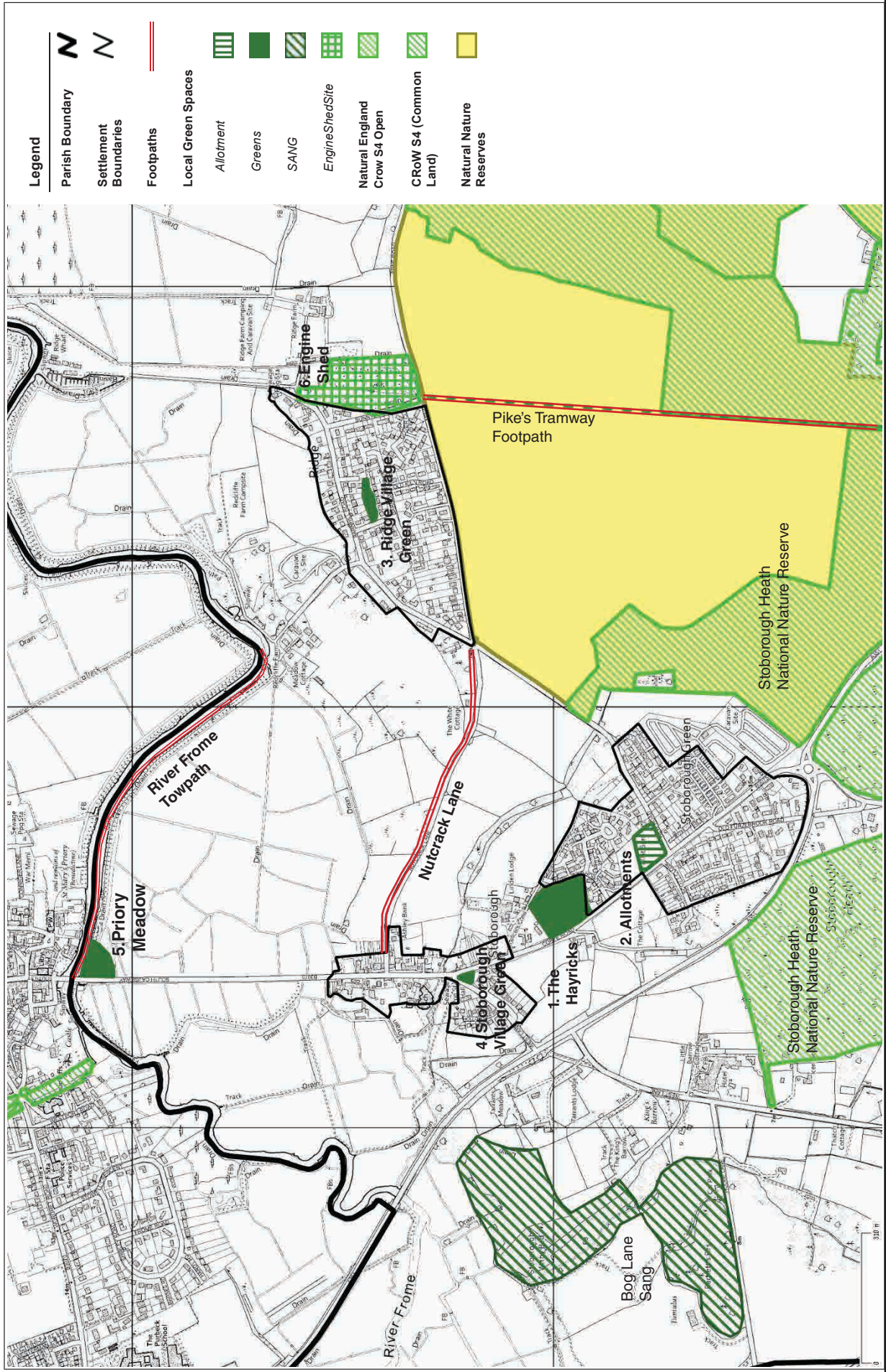
## POLICY 12: GREEN INFRASTRUCTURE

Local Green Spaces have been designated at the six locations shown on Map 7. Where possible, these spaces should be managed for the community's benefit and remain permanently undeveloped.

Other areas of important green infrastructure and open space, shown on Maps 6 and 7, should be protected, and enhancement will be supported. Where demand exists and the location is appropriate, recreational facilities, such as children's play equipment and exercise equipment, will be permitted on areas of open space, as long as they are sensitively designed and sited. Where development of an existing open space is permitted, any recreational facilities and/or land that are lost must be replaced with facilities of an equivalent or better standard, and in an accessible location where impacts on landscape, environment and local character are minimal.

The provision of allotments and a Local Equipped Area of Play (LEAP) with a 400m<sup>2</sup> minimum activity zone will be supported, and should be prioritised as part of any requirements for open space on housing development sites.

Map 7: Green Infrastructure, Open Spaces and Footpaths around Stoborough and Ridge







**The Allotments**



**The Hayricks**



**The Hayricks**



**Priory Meadow**



**Stoborough Heath**



## 9. PROJECTS

The following projects go beyond the scope of land use planning, but have been identified as important by the community to help achieve the Neighbourhood Plan Vision. Arne Parish Council will work with the relevant authorities and organisations to implement the projects.



### 9.1 ROAD SAFETY PROJECTS

9.1.1 The main means of local transport in Arne Parish remains the car. The main route through is the A351 which bypasses Stoborough going towards Corfe Castle. The B3075 passes from Wareham over the causeway and on through Stoborough. There are many unclassified narrow lanes over the heathlands. There is the constant likelihood of traffic congestion, heightened at certain times of day and year with tourist traffic and heavy goods vehicles. Any additional development will increase traffic volumes on the local road network.

9.1.2 Arne Parish residents support initiatives to access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport.

9.1.3 The Local Plan supported by Arne Parish in this respect, encourages the provision of footpaths to enable safe walking and increase fitness and well-being.

9.1.4 The completion of the footpath along the A352 especially over the railway bridge between Puddletown Road and The Purbeck School roundabout would enable residents to walk to school and beyond.

9.1.5 A safer crossing across the bypass from Stoborough Heath would be achieved by the installation of a traffic island and linking the footpaths from Old Furzebrook to Furzebrook Road.

9.1.6 Parish records and the surveys of 2002 and 2014 have for many years highlighted problems with Nutcrack Lane in relation to vehicle speed and safety for pedestrians. There is significant support for a combined footpath and cycleway between Ridge and Stoborough, along Nutcrack Lane.

9.1.7 There remains a need for improvements for safety at the Arne Road/New Road junction, which could be attained for example by changing the priority from New Road into Arne Road.

9.1.8 Residents support increasing the length of pavement from the Hayricks on the east side of Corfe Road to the north and to south to allow safer pedestrian access, each with a safe crossing.

9.1.9 Residents support a 30mph speed limit for the residential part of Puddletown Road and for safety improvements at the junction of Puddletown Road with the A352. Puddletown Road is used by large lorries from local quarries and a variety of other traffic avoiding the A352.

### PROJECT 2: ROAD SAFETY

Arne Parish Council will work with Dorset Council as the Highway Authority and the local community for measures to improve road safety and to support improved ways of managing traffic in and around the parish, in particular:

- a 20 mph speed limit during school access hours on the roads outside Stoborough Primary School
- a safer road crossing between Stoborough Green and the Hayricks recreation area
- off-road pedestrian and cycle routes linking the school, recreational areas and outlying settlements



## 9.2 FLOOD HAZARD PROJECTS

9.2.1 The maintenance of the water meadows either side of the causeway and associated drainage network is critical for flood management and for maintaining the agricultural framework within Arne Parish. To ensure the appropriate management of all the ecosystem services that this area provides, the cooperation of Natural England and the Environment Agency with local authorities is essential for maintaining these areas and the surrounding farmland.

9.2.2 The Arne Parish section of the Purbeck District Council's Strategic Flood Risk Assessment Jan 2018 (SFRA) covers flood risks in Stoborough and Ridge. Dorset Council's Flood Risk Management Strategy (2014) lists Arne in its group of communities where flood risk management activities should be prioritised. This needs to be kept under annual review, with changes in hazards reported to Dorset Council and Environment Agency as they occur and the continued monitoring of need for strategic adaptation to changing weather patterns.

9.2.3 The Poole and Wareham Flood and Coastal Erosion Risk Management Strategy 2015 describes mitigation and enhancement measures to improve resilience to erosion and flooding with managed re-alignment projects around Ridge.

9.2.4 The Moors at Arne project builds on this but is a major concern to residents and lobbying will continue to ensure the final planning application will engender a net improvement in flood risk together with guarantees regarding on-going maintenance of the banks.

9.2.5 The Environmental Agency, Natural England, and the RSPB say that they have spent a lot of effort understanding people's concerns regarding the Moors project but indicate this plan can be a stimulus for improvements in the parish, for example better off-road access between Wareham / Ridge / Stoborough and Arne.

### PROJECT 2: FLOOD HAZARDS

The Parish Council will report changes in flood hazards to Dorset Council and the Environment Agency as they occur, and assist with Dorset Council's Strategic Flood Risk Assessment as it applies to Arne Parish. This will include a continuing review of the Arne Moors project.

## 9.3 CRIME PREVENTION PROJECTS

9.3.1 Recognising that the parish is, at present, a low crime area, there is significant community support for the police in sustaining the low number of incidents of crime. Residents are active in promoting Neighbourhood Watch schemes and other complementary initiatives. Appreciation of the police for doing a good or reasonable job is very high and this has been improving over the years. Approval for police emergency response is consistently high.

9.3.2 Our surveys show that concern about crime has diminished over the years in the parish, with concern about vandalism having the sharpest decline. Concern about drunkenness has also reduced. Experience of mugging or indecent behaviour is very uncommon, although concern about both has increased slightly. Fear of theft and burglary has declined sharply.

9.3.3 Strategies to reduce crime further, suggested by residents, include activities for young people and improved street lighting, although this would need to be welcomed generally, given the rural nature of the area and potential enjoyment of dark skies.

9.3.4 The importance of ensuring the design of buildings and spaces that promote active surveillance and a clear distinction between public and private areas, with access to private areas more restricted, has also been highlighted by residents.

9.3.1 However, there remains a strong desire among residents for a greater police presence. Residents also support better consultation with the police, a view which has remained remarkably constant. They also believe that it is important for the Parish Council to be provided with regular and official updates of the crime statistics for the area.

### PROJECT 3: CRIME PREVENTION

Arne Parish Council will encourage the active participation of residents in maintaining the current positive trend in low incidents of crime by promoting Neighbourhood Watch schemes and working with the Police Alert scheme. The Parish Council will work with the police to publicise and raise awareness of crime rates in the area.

## **9.4 LITTER/FLY-TIPPING**

9.4.1 Residents consistently approve of measures to reduce littering and fly-tipping. The most popular suggestions have been the provision of more bins or other disposal facilities, heavier fines and better surveillance, e.g. with hidden cameras to identify

persistent offenders. Generally, the current placing of litter bins is considered 'poor'. In response to the concerns expressed by residents, Arne Parish Council has instituted an annual 'Parish Clean-Up Day' and the active participation of significant members of the community was welcomed in October 2015 and again in May 2017.

### **PROJECT 4: LITTER/FLY-TIPPING**

To combat the blight on the local community caused by littering and fly-tipping, Arne Parish Council will work with the police and other relevant agencies to raise public awareness and encourage participation of residents in initiatives to alleviate the situation

## **9.5 GOOD NEIGHBOURS SCHEME**

9.5.1 There is extensive support for the Purbeck Good Neighbours service already operating within the parish and beyond. Therefore, the Parish Council encourages its use to support the elderly and infirm

socially within the community. Greater voluntary participation of Arne Parish residents in the scheme, for example by providing drivers willing to take patients to the GP surgery, hospital and dental appointments, is encouraged.

### **PROJECT 5: PURBECK GOOD NEIGHBOURS SCHEME**

The Parish Council will raise awareness and encourage the take-up of the Purbeck Good Neighbours service

## **9.6 YOUTH ENGAGEMENT PROJECTS**

9.6.1 The community, in general, is satisfied with the current provision of open space. Young people have aspirations, including a skate park, provision of 'jungle apparatus', fitness circuits, a football pitch, football and netball cages and cricket nets, all centred in the Hayricks. There is significant provision just outside the parish for youngsters at the Purbeck Youth Centre, but there remains a goal to have 'somewhere for kids like us to hang out at the weekends' within the parish, although this is not yet well-articulated.

9.6.2 The Hayricks open space is rated as good or excellent in terms of contributing to the recreational needs of the parish.

9.6.3 The Parish Council now operates both a website and an annual magazine in which leisure and cultural activities can be advertised. There is scope for examining whether the online capability could be used to greater extent to engage young people, both by providing more information about coming events, especially at the village halls, and by creating new interactive opportunities.

### **PROJECT 6: YOUTH ENGAGEMENT**

Arne Parish Council will encourage young residents to engage better in community affairs, by increasing awareness of recreation initiatives on offer, by means of all forms of parish communication.



## 9.7 FASTER BROADBAND PROJECTS

9.7.1 The internet is driving business innovation and growth, helping people access services and opening up new opportunities for leisure and learning. There have been improvements in Stoborough, Arne Village, and most recently in Ridge. A key initiative for the parish is to continue to pursue the elimination of 'not-spots', by installation of adequate links from superfast hubs to all remaining properties within the council's

boundary. All new dwellings and employment buildings should include ducting capable of accepting fibre to enable at least superfast broadband.

Poor mobile phone coverage is another factor which frustrates residents so improved 4G coverage also needs addressing.

### PROJECT 7: FASTER BROADBAND

Arne Parish Council will continue to lobby providers to supply superfast broadband and 4G mobile services to the whole of Arne Parish.

## 9.8 HEALTH AND SOCIAL CARE PROJECTS

9.8.1 Residents in Arne need access to a range of primary care, hospital and social care services. Until recently, Wareham Hospital provided over twenty types of out-patient services, including chemotherapy, and sixteen in-patient beds providing rehabilitation, palliative and end of life care. Following a review initiated by the NHS Dorset Clinical Commissioning group (CCG), major changes for health and community services in Purbeck are underway. Wareham Hospital no longer has in-patient beds and is to become a new Community Hub, bringing together GPs, nurses, therapists, consultant doctors, social workers and mental health nurses. The CCG proposals indicate that the new Community Hub would provide a wider range of diagnostic and treatment services than are currently available at Wareham Hospital.

9.8.2 We understand that discussions are well advanced among key stakeholders to locate the proposed Community Hub as a new build on the site of the decommissioned middle school on Worgret Road in Wareham. We also understand that integration of a modern GP facility is to be part of the new Hub. Arne Parish Council supports the increased provision of health and social services locally which would reduce the need for residents of Arne Parish to travel to other hospitals for treatment. We urge all parties involved to take this opportunity to bring together and improve the range of services and facilities through a new Community Hub in Wareham.

### PROJECT 8. HEALTH AND SOCIAL CARE

APC will monitor future changes to local health and social care delivery to be implemented by the NHS Dorset Clinical Commissioning Group and liaise with local service providers and other relevant stakeholders to ensure that future health and social care provision meets the needs of local residents.

## IMPLEMENTATION AND MONITORING

The ultimate purpose of the Neighbourhood Plan is to ensure that any future development in the Parish is not only sustainable but also contributes positively to the delivery of the vision set out at the start of this Plan. It is, therefore, important that the Neighbourhood Plan policies are implemented efficiently and effectively. This is the role of the Local Planning Authority as the decision maker responsible for evaluating planning applications. However, the Parish Council expect to contribute to that process by working in partnership with key stakeholders to ensure that any significant development proposals that may come forward are consistent with the Neighbourhood Plan. The Parish Council, working with Dorset Council, will monitor progress on all development permitted in the Arne area on an ongoing basis.

Whilst some policies may have a single outcome, specific to one single area, other policies might have complex effects over a wider area than the Parish of Arne. This could make monitoring at the neighbourhood level too complex for it to have much value. However, Arne Parish Council undertakes to monitor activity on at least an annual basis, to consider delivery of the Plan policies and the extent to which targets have been met. These reports will be available to view on the Parish Council web site.

Arne Parish Council commends this Plan to all residents of the parish. Through it, and on behalf of everyone who has taken the many opportunities to comment and contribute, we hope that we are presenting a Plan for constructive change to meet the needs of current and future residents, whilst protecting and enhancing those well-loved features that contribute to the essence and character of our beautiful parish.



**Stoborough from Ridge**



*Arne Parish Council is indebted to all those parishioners who have assisted in the preparation of this Neighbourhood Plan, through attendance at public consultations, involving themselves with working parties or providing invaluable feedback on our proposals.*

*The Parish Council extends its thanks to Stoborough Primary School for its support in providing meeting spaces for our public consultations and for the very regular meetings of the Steering Group.*

#### **IMAGE ACKNOWLEDGEMENTS**

Page 7 right; Page 9; Page 10 top left - **Wareham Town Museum**

Front Page; Page 3; Page 8; Page 10; Page 12 - **Ben Buxton**

