

# STRIDE TREGLOWN TOWN PLANNING



## Statement of Community Involvement (Part 1 – Pre Submission Stage)

Dorset Innovation Park – Local Development Order

Stride Treglown

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## Revisions

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# 1. Introduction

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## 1.1. Background

- 1.1.1 Dorset Innovation Park is the subject of a proposed Local Development Order [LDO]. The LDO establishes certain development rights and reduces restrictions when applying for planning permission, subject to specific conditions.
- 1.1.2 The intended aim of the LDO is to stimulate investment from investors to help further the aims and vision of the Innovation Park, a designated Enterprise Zone. An LDO is proposed as a means of simplifying the planning process whilst developing the sites identity and sense of place reducing risk for developers and enabling the creation of quality jobs and boosting the local economy.
- 1.1.3 The LDO process requires the relevant local planning authority to consult the public, and relevant statutory agencies, on any draft LDO as part of the planning process. For this reason Purbeck District Council agreed an initial pre-submission consultation event should be explored, to raise awareness of the LDO and the opportunities presented by the site in general. This Statement of Community Involvement reflects the responses and actions taken as a response to those events.

## 1.2. Statement of Community Involvement [SOCI]

- 1.2.1 The Government's National Planning Policy Framework [NPPF] emphasises the importance of planning applicants in carrying out local involvement on their emerging proposals. It states:
- "Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably"*
- 1.2.2 The benefits of involvement are also made clear in the Government's Planning Practice Guidance. It sets out how pre-application engagement improves the quality and likelihood of a successful planning application by:
- working with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development;
  - discussing the possible mitigation of the impact of a proposed development, including any planning obligations and conditions;
  - identifying the information required to accompany an application, thus reducing the likelihood of delays in registering the submitted application.
- 1.2.3 This SOCI provides a summary of the interactions and responses that have been received in relation to the pre-submission exhibitions. More importantly this statement will highlight key issues that have been raised from such events and how these issue are to be addressed within the proposals.

## 2. Community Consultation

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### 2.1. Overview

- 2.1.1 Stride Treglown attended two drop-in events that Purbeck DC had arranged as part of its current “New Homes for Purbeck” consultation. Whilst the primary focus of both events related to the emerging Local Plan Review and locations of housing development, Stride Treglown presented exhibition boards showing the objectives of the LDO, initial site analysis images and how the Dorset Innovation Park might develop in the future. Additionally, an online survey was made available in conjunction with written feedback forms, which were made available at the exhibitions.
- 2.1.2 By using a pre-existing event (“New Homes for Purbeck”), the exhibition could maximise its opportunity to promote the LDO, as there was an expectation of a high footfall at the Local Plan Review events. The two drop-in sessions attended were held at the following locations:
- D’urberville Centre (Wool) on 24<sup>th</sup> February 2018 (10:00am – 4:00pm); and
  - Moreton Village Hall on 10<sup>th</sup> March 2018 (10:00am – 4:00pm).
- 2.1.3 Purbeck DC advertised the events using advanced notification through social media channels (Facebook and Twitter) and through a press release issued on 15<sup>th</sup> February 2018. This led to coverage in two local newspapers, circulating in the locality on the 17<sup>th</sup> and 18<sup>th</sup> February, as well as a mention on the local radio station (Wessex FM) on the 20<sup>th</sup> February 2018.
- 2.1.4 Whilst the LDO has not yet been drafted in enough detail to present to the public, a set of exhibition boards were created to raise awareness about the LDO, its current analysis of the site constraints and opportunities. The exhibition boards were also made available on the Council’s website, as an online version for those that could not attend the event.
- 2.1.5 A number of questionnaires were issued requesting participants to complete the survey. The survey’s ran between Saturday 24<sup>th</sup> February and midnight on the 8<sup>th</sup> April, a period of 6 weeks. Whilst there was one survey, two reporting methods were available. The first being a survey that allowed for hand written responses, but also a second, albeit an electronic version of the survey, that was accessible online through a dedicated surveying website URL.

### 2.2. Exhibition Boards

- 2.2.1 Whilst the Innovation Park project was at an early stage, and proposals not yet developed, presentation boards (See Appendix A) were created to help inform participants of what an LDO is, the background on the current site and the expected future progress of the project. The specific topics included:
- Background (Introduction);
  - The Wider Area (Movement & Features);
  - The Site As It Currently Looks (Site Character); and
  - What Happens Next (Delivery Programme).
- 2.2.2 The LDO part of the exhibition was staffed by representatives of Stride Treglown, Purbeck District, Dorset County Council and Dorset Local Enterprise Partnership (LEP).



Image 1 - Image Illustrating Consultation Boards

### 2.3. D'Urberville Centre, Wool

2.3.1 A total of 123 people were recorded as having attended the exhibition as a whole. It was noted that the majority of these people interacted with representatives, including:

- Richard Wilson, Purbeck District Council (Economic Development Manager);
- Alex Clothier, Purbeck District Council (Enterprise Zone & Regeneration Manager);
- Sarah Powell-Pisareva, Dorset Local Enterprise Partnership (Enterprise Zone Manager);
- David Walsh, Dorset County Council (Economy & Enterprise Team Leader); and
- Paul Seaver, Stride Treglown (Senior Associate – Masterplanning).

2.3.2 The comments received were generally positive to the idea of redeveloping the site. A consensus suggested that the site had been used for employment since the 1950's and that to some degree it always would in the future.



Image 2 - Image Illustrating the Wool LDO Consultation Boards

- 2.3.3 One specific participant was a previous employee at the Innovation Park (previously Dorset Green Technology Park). They recited memories of the sites former glory and indicated a positive reaction to bringing vitality and increasing the use of the site.
- 2.3.4 One key question related to the likely effects on the local highway network. It was noted that the railway track that runs from west to east (north of the Innovation Park), requires a number of level crossings at certain intervals along the track. One is located adjacent to the railway and a further crossing just north of the main access to Dorset Innovation Park. The primary question raised was how additional traffic flows, potentially created from increased use at the site would likely affect the current highway infrastructure.

#### **Response to issues raised**

- 2.3.5 To address the issue related to any impacts on the local highway infrastructure, a Transport Assessment has been carried out. The Transport Assessment has factored in the potential effects on the highway network and provided suitable suggestions as to how to mitigate such effects (please refer to submitted Transport Assessment, Section 8 – Mitigation and Improvements).

### **2.4. Moreton Village Hall, Moreton**

- 2.4.1 A total of 51 people were recorded as having attended the exhibition as a whole. Mixed reactions were received. Approximately 50%, of those interacting, raised concerns relating to the lack of publicity regarding the exhibition and had questions regarding what an LDO was, and how it would benefit the site.
- 2.4.2 The other 50% of those engaged were supportive of an approach that could add to the revitalisation of an existing employment area. Comments were mostly nostalgic in nature, such as discussing family and friends that previously worked within the site. This coincided with an overall emphasis to see the site used more productively.

#### **Response to issues raised**

- 2.4.3 The key issue raised by residents was a concern linked to a lack of awareness in relation to the consultation events and project. In order to ensure maximum awareness is raised, a detailed community engagement strategy has been devised by Stride Treglown to be implemented in the post-submission period. This strategy will formulate a key part of the next upcoming consultation events. Details of the next set of consultation events can be found in Section 3 of this SOCI.
- 2.4.4 It was further noted that there was a lack of understanding of what an LDO is. In order to address this it is proposed to create an individual exhibition board that can be used in the forthcoming consultation events to help explain more clearly the purpose and processes associated with an LDO.

### **2.5. Questionnaires**

- 2.5.1 Questionnaires were made available at each consultation event (See an example in Appendix B), as well as on the Council's website. A total of 13 responses were received in total. This level of response is considered to be a relatively low response rate, and ordinarily would result in a disproportionate amount of weight being attributed to relatively minor points. It is, however, noted that the majority of these comments are land use relevant and have been considered by the project team.
- 2.5.2 The data from the multiple choice questions have been presented in Appendix C through a series of graphs. Additionally, the open ended questions have been collated and are presented in Appendix D.

- 2.5.3 The results indicated that respondents primarily agreed that Dorset Innovation Park should be focused on advanced engineering with a focus on marine, defence, energy, advanced engineering and manufacturing, and cyber security (+60%). Those that strongly disagreed/disagreed felt that such a specific restriction, on the types of industries proposed, would not lead to a provision of local jobs in the Purbeck District.
- 2.5.4 Respondents raised potential issues related to the potential impacts the development would have on the local environment. Specifically noted were impacts on flooding and the potential effects on wildlife.
- 2.5.5 Participants were asked to consider important characteristics they believe would be important to prospective occupants. The 3 top answers included:
- *Being located within a secure site protected by a fence and a security gatehouse;*
  - *Connections to Wool Rail Station; and*
  - *The space and flexibility to expand within the site over time.*
- 2.5.6 On the basis of the above responses it is clear that retaining the current security of the site is considered to be a positive selling point to future occupants. This may perhaps be due to an awareness that a number of current occupants deal with advanced defence technology.
- 2.5.7 Responses that related to the railway station would appear to point towards a potential for utilising public transport and sustainable travel options for future occupants as a key selling point. Furthermore the flexibility of the site would indicate a potential preference towards flexible uses on the site, which would support the purpose of the LDO.
- 2.5.8 Consultation responses did indicate that, of the 13 respondents, there was no clear inclination as to whether the Innovation Park would result in a positive impact. 30% of respondents felt that there would be a positive overall impact, where as 46% felt there would not be a positive impact. 23% of respondents were not sure as to the likely impact.
- 2.5.9 In response to important proponents of any proposed Masterplan and Design Guide, most respondents raised the following as key:
- Improved road infrastructure to the site and sustainable methods of transport;
  - Adequate screening; and
  - Improved ecology;

#### **Response to issue raised**

- 2.5.10 The key issues raised by the questionnaire responses are considered below:

#### Ecology

The LDO will seek to improve the current green infrastructure of the site, through its supporting Design Guide and Landscape & Ecological Management Plan. This will help to ensure the integrity of the local ecological system can be protected and where possible improved.

#### Visual Screening

- 2.5.11 Following a Landscape and Visual Impact Assessment, it has been considered important to provide additional screening. In particular, great attention has been paid to the southern boundary, which is more sensitive visually than other areas. As such improved planting is a key factor in the accompanying draft LDO document (e.g. Illustrative Masterplan and Design Guide).



### Infrastructure/Highways

- 2.5.12 The issues related to highways and traffic congestion have been considered. To address such impacts the submitted Transport Assessment (carried out by Hydrock Consultants Ltd) provides a number of proposals aimed at addressing any such issues. Further details can be found in Section 8 of the Transport Assessment.

## 3. Post Submission Publicity & Engagement Recommendations

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### 3.1. Statutory Procedural Requirements

- 3.1.1 An LDO has a set process that must be followed, specifically Article 38 of the Development Management Procedure Order [DMPO], for it to be considered as having pursued the necessary requirements set out in legislation. This includes ensuring specific methods of advertising of the draft LDO, as well as including a set list of individuals/groups that must be consulted.

- 3.1.2 To ensure that the requirements of Article 38 can be met, the following must be carried out:

- copies of the draft order and the statement of reasons must be sent to the required list of consultees;
- specify a consultation period of not less than 28 days; and
- take account of all representations received by them during the period specified.

- 3.1.3 Additional requirements expect the local planning authority to:

- make a copy of the draft local development order, the environmental statement (if relevant) and statement of reasons available for inspection:
  - at their principal office during normal working hours; and
  - at such other places within their area as they consider appropriate;
- publish on their website:
  - the draft local development order, the environmental statement and the statement of reasons;
  - a statement that those documents are available for inspection and the places where and times when they can be inspected; and
  - the date by which representations on the draft local development order must be received, which must be not less than 28 days after the date of first publication on the website; and
- advertise locally by publishing a notice in multiple newspapers, to secure the necessary press coverage of the whole area to which the local development order relates. The following should be contained within the advertisement:
  - the draft local development order, the environmental statement and the statement of reasons;
  - the availability of those documents for inspection, and the places where and times when they can be inspected; and
  - the date by which representations on the draft local development order must be received, which must be not less than 28 days from the date on which the notice was first published

- 3.1.4 Where the draft local development order would grant planning permission for development, the local planning authority must also give notice of their proposal to make the order:

- by site display in at least one place on, or near, to the site to which the order relates;
  - A specific format must be followed in order to comply with the requirements of the DMPO; and
  - The site display must be in position for no less than a 28 day period (following its initial display).
- by serving notice on every person whom the authority knows to be the owner, or tenant, of any part of the site whose name and address is known to the authority.

3.1.5 The above notices must also state the specific date by which representations must be received (no less than 28 days from when the notices are displayed or served).

## 3.2. Statutory Consultees

3.2.1 The following persons, interest groups and bodies are required to be consulted as part of the LDO procedure:

- a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
- Natural England;
- the Environment Agency;
- the Historic England;
- where the Secretary of State is the highway authority for any highway in the area of the local planning authority, the Secretary of State for Transport;
- a strategic highways company any part of whose area is in or adjoins the area of the local planning authority;
- any person to whom the electronic communications code applies
- any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;
- any of the following persons who exercise functions in any part of the area of the local planning authority—
  - a clinical commissioning group;
  - the National Health Service Commissioning Board;
  - An electricity supplier;
  - a gas transporter;
  - a sewerage undertaker;
  - a water undertaker;
- voluntary bodies some or all of whose activities benefit any part of the local planning authority's area;
- bodies which represent the interests of persons who share a protected characteristic in the local planning authority's area; and
- bodies which represent the interests of persons carrying on business in the local planning authority's area.

3.2.2 It is the Council's responsibility to ensure each of the above consultees are notified of the proposals, and that those notified have the ability to scrutinise all supporting documentation.

3.2.3 To ensure that the above consultees can be contacted, a draft communication matrix has been prepared to detail those relevant parties. This can be found in Appendix E.

3.2.4 Electronic copies, provided on CD, are encouraged to be issued to Natural England, the Environment Agency and Dorset County Council as Highways Authority, given their particular interest in the Order and potential development effects.

### 3.3. Public Consultation & Engagement

3.3.1 Once a draft LDO has been submitted for consideration (to Purbeck DC) an additional set of consultation events will be conducted. These are proposed to take place at the following locations and dates:

- **Tuesday 4<sup>th</sup> September:** D'Urbeville Centre, Wool, midday until 8:00pm
- **Thursday 6<sup>th</sup> September:** Chesil House, Dorset Innovation Park, 10:00am – 4:00pm for site users
- **Friday 7<sup>th</sup> September:** D'Urbeville Centre, Wool, midday until 8:00pm – public consultation
- **Saturday 8<sup>th</sup> September:** Dorset Innovation Park, Gatehouse exhibition and minibus tours of site:
  - 10:00am – 1:00pm for Parish, District and County Council and LEP Board members; and
  - 1:00pm – 4:00pm for stakeholders and interested members of the public.

3.3.2 These dates have been chosen to start in early September, so as to avoid the summer holiday period. The consultation period on the LDO will run from 6<sup>th</sup> August 2018 to – 24<sup>th</sup> September 2018.

### 3.4. Advanced Notification

3.4.1 To raise awareness of the events, advanced notification will take place 2 weeks prior to the public consultation and engagement events. Methods of engagement are detailed below:

#### Leaflets

3.4.2 In order to ensure that a wide range of local residents and businesses can be involved, in the post-submission phase of the consultation engagement process, leaflets will be printed and distributed to local residents and businesses in the Wool, East Burton and Winfrith Newburgh areas. These leaflets will also be available at the Purbeck council office's, local libraries and will be displayed on various Community Notice Boards in the Wool, East Burton and Winfrith Newburgh areas.

3.4.3 The proposed leaflet will identify three ways to engage in the process:

- An opportunity to review the exhibition boards (and engage with the Project Team) at the various venues and times listed, including an optional tour of the site, by mini bus, on the 8<sup>th</sup> September 2018 (see paragraph 3.3.1);
- Viewing the exhibition boards using the Council's web site; and
- Completion of an on-line questionnaire (using the surveymonkey platform) which could be accessed online (through the Council's website).

#### Emails

3.4.4 The network of electronic communication details held by Purbeck District Council will also be utilised. Emails will be distributed to the contacts with the aforementioned leaflets, in PDF form, and attached to the emails. Recipients will included:

- Councillors (District and County Council);

- Parish Council's across the Purbeck District;
- Local community groups; and
- Residents' and interested parties (members of the public who had signed up to receive updates about the project).

3.4.5 Contacts that have been accumulated from the development partners of the LDO. In this instance the Local Enterprise Partnership and Dorset County Council will also use their communication network to help broaden the number of those that can be reached.

#### **Purbeck District Council's Website**

3.4.6 The advanced leaflet aforementioned will be saved as a PDF and published on the Council's website. This will allow online access to the necessary information a willing participant will require to take part and offer their comment.

#### **Press Releases**

3.4.7 In order to ensure a wide coverage, and increase local awareness, joint press releases will be issued. This will include coverage through a printed format (local newspapers) as well as through local radio. These mediums will be approached by Purbeck DC's internal communication team, as agreed with the Dorset Innovation Park's development partners (Dorset LEP and Dorset County Council).

#### **Site Notice**

3.4.8 A site notice will be posted in a location in close proximity to the Innovation Park. This will comply with the necessary regulations of the DMPO and help provide information for those in the closest proximity to the site.

### **3.5. Exhibition Boards**

3.5.1 Members of the Project Team will attend the proposed public engagement sessions. The following groups will be present to assist in promoting discussions, answering questions and providing clarifications where required:

- Purbeck District Council (Project Team / Communications Team / Estates Team);
- Stride Treglown (Masterplanning / Town Planning / Landscape);
- Tyler Grange LLP (Environmental Consultants); and
- Hydrock Consultants Ltd. (Transport Consultants).

3.5.2 The exhibition boards will aim to deal with issues that have been raised at the initial consultation events. These will therefore include, but not be limited to, the following:

- An overview of what an LDO is, the process required and the potential outcome of the LDO should it be approved;
- Overview of responses to issues related to ecology and visual impact. The boards will also incorporate potential design proposals on how to effectively help screen the site more effectively; and
- An overview of Infrastructure/Highways analysis. This will include key strategies and options that can help reduce negative impacts.

- 3.5.3 Responses from participants at the exhibition will be encouraged to use online surveys in the first instance. Details of how to access the online forms will be orchestrated through the issuing of business cards, at the events, to participants. The business cards will include the following information:
- When and where the events will take place;
  - A web address where the consultation boards can be viewed online;
  - A web address where online questionnaires can be filled out and submitted; and
  - The final date that comments can be received.
- 3.5.4 It is considered that some participants may not have access to a computer, for this reason a number of printed questionnaires will also be made available to those participants unable to access online material. This process will ensure all participants can provide their feedback.

## 4. Summary

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- 4.1.1 This document represents Part 1 of a 2-part Statement of Community Involvement. This Part 1 SOCI has summarised the responses received, from both verbal comments and questionnaire feedback forms, received during the pre-submission consultation days.
- 4.1.2 Two community consultation events were carried out in February and March 2018. A number of comments received have helped to shape the future engagement with the public in the next round of consultation events. These comments have been acknowledged and have helped further the drafting of the LDO and its accompanying technical documents. All questions and issues raised are considered to have been dealt with in this SOCI.
- 4.1.3 A draft version of the LDO will now be produced, incorporating comments raised in this SOCI, which will be subject to a number of post-submission consultation events. In order to ensure the LDO follows the necessary procedural regulations a variety of methods are proposed to raise awareness to all necessary consultees. The outcome of the events planned will be further updated in the Part 2 SOCI.



# INTRODUCTION BACKGROUND



## DORSET INNOVATION PARK

Purbeck District Council, along with its partners Dorset County Council and Dorset Local Enterprise Partnership (DLEP), are seeking to establish a simplified planning framework for the Dorset Innovation Park.



### The Enterprise Zone

Dorset Innovation Park was awarded Enterprise Zone in April 2017. Enterprise Zones are part of the government's long-term economic plan to support business and the creation of jobs by transferring the leadership of growth to local areas. Dorset Innovation Park Enterprise Zone is an advanced engineering cluster of excellence for the South West, building on strengths in marine, defence, energy and cyber security.

Dorset Innovation Park lies at the intersection of the burgeoning aerospace, marine, defence and energy clusters. It offers a secure facility and the presence of two world leaders in defence technology - ATLAS ELEKTRONIK UK and QinetiQ.

The site is being recognised as a major focus for the economic regeneration of South Dorset. A vital stimulus for employment, it is expected to facilitate 2,000 new jobs and attract dozens of new businesses to the area.

The site is in public ownership and it is anticipated there will be in the region of £30m of retained business rates to be invested in improving the site and local infrastructure over the next 25 years.

### A Local Development Order

To help make the Enterprise Zone more attractive to inward investment, Purbeck District Council (the Council) and its partners are looking to secure a Local Development Order (LDO) for the site. An LDO is similar to an outline planning permission, in that it establishes a series of development principles for a site without going into the specific details of individual buildings.

With an LDO in place for the Dorset Innovation Park, an organisation looking to build a new building within the Park will be able to secure detailed planning permission quickly so long as the proposals are in accordance with the fundamental principles of development and conditions as set out in the LDO (including the masterplan and design guide).

The LDO does not cover all of the area identified for the Enterprise Zone, as some of that is still within the land ownership and management of the Nuclear Decommissioning Authority and Magnox.

### A New Masterplan for the Park

The process of developing a masterplan for Dorset Innovation Park is currently underway. Although still at a relatively early stage, the Council is working with its partners (Dorset County Council and Dorset LEP) and consultant project team to establish what the development principles for the Park might look like.

A single site accommodating 50 hectares of land, of which 35 hectares is developable, it is the second largest strategic employment site in the Dorset LEP area.

This exhibition is designed to work alongside the Local Plan public engagement process and to raise awareness of the work being undertaken to promote the Dorset Innovation Park. We welcome your views in helping to shape the proposals and the range of employment facilities to be delivered. See the 'Next steps' board for details on how you can share your views to inform the preparation of the final masterplan and design guide for the Park.

### Land Ownership Plan





# THE WIDER AREA MOVEMENT & FEATURES



## DORSET INNOVATION PARK

Dorset Innovation Park Enterprise Zone is located at the site of the former Winfrith nuclear energy test facility. The final nuclear power facility (closed down in 1990) has been undergoing phased decommissioning since then - there being five or more test reactors on the site initially.

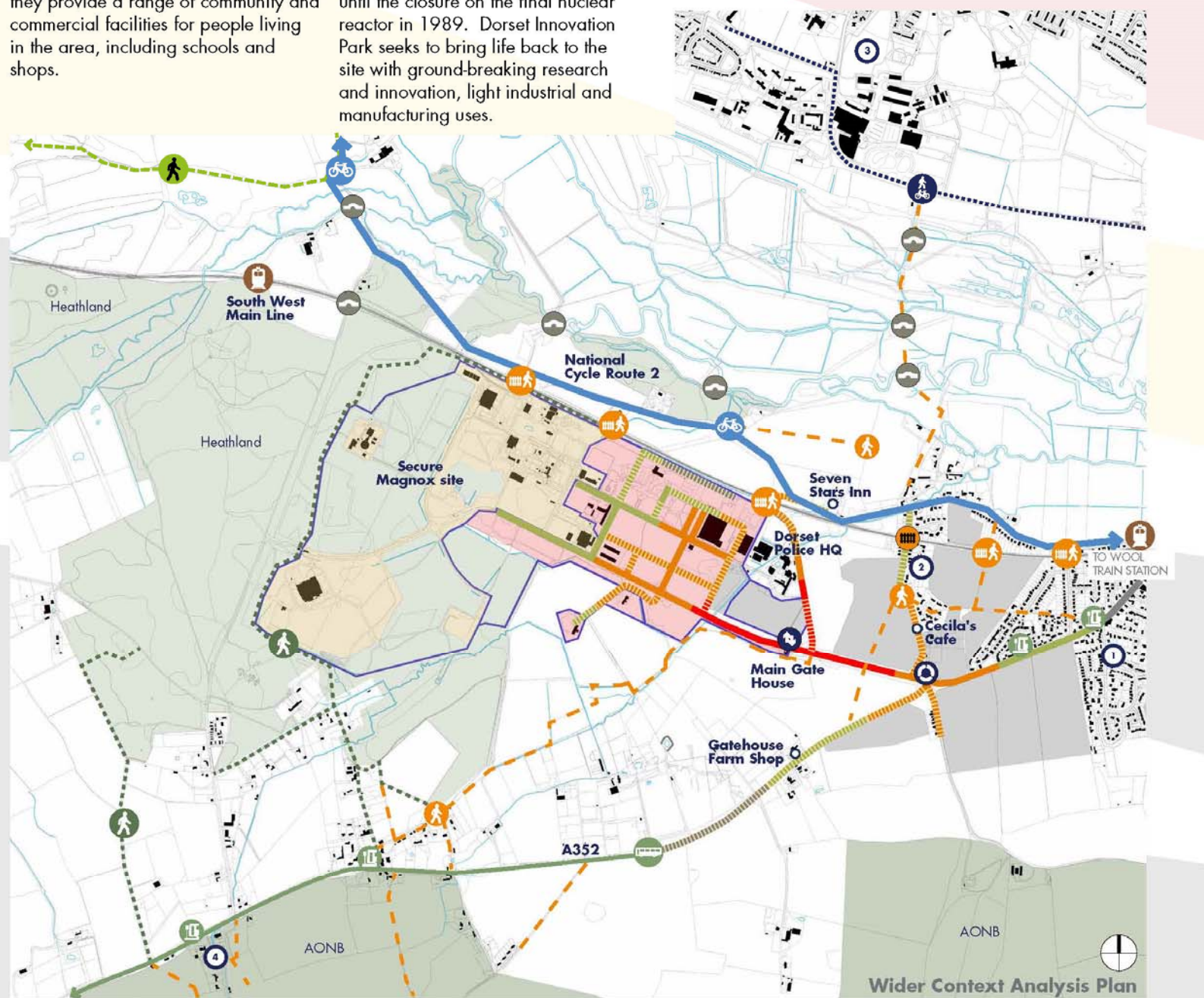
Access to the site is via the A352, which links Wareham and Dorchester. The main entrance to this secure site is off the roundabout, which leads into a simple grid network of roads within the Dorset Innovation Park.

The Dorset Innovation Park is close to a range of settlements in the area, including Wool, East Burton and Winfrith Newburgh. Between them, they provide a range of community and commercial facilities for people living in the area, including schools and shops.

The site sits within a sensitive landscape, with an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest to the south and west.

The masterplan proposals will seek to work with the natural and social context, and mitigate the impacts of development. This site previously had accommodated 2,000 employees until the closure on the final nuclear reactor in 1989. Dorset Innovation Park seeks to bring life back to the site with ground-breaking research and innovation, light industrial and manufacturing uses.

- Key**
- 1 Wool
  - 2 East Burton
  - 3 Bovington
  - 4 Winfrith Newburgh
  - South West Main Line (rail)
  - National Cycle Route 2
  - Long Distance Walking Route
  - Shared Pedestrian and Cycle Route
  - Public Footpaths
  - Bridleways
  - Pedestrian Access Across Railway
  - Level Crossing
  - Bridge
  - Site Entrance
  - Bus Route
  - Bus Stops
  - walkable within 5 minutes from the Gatehouse (dashed line indicates no pavement)
  - walkable within 10 minutes from the Gatehouse (dashed line indicates no pavement)
  - walkable within 15 minutes from the Gatehouse (dashed line indicates no pavement)
  - walkable within 20 minutes from the Gatehouse (dashed line indicates no pavement)
  - LDO Boundary Area
  - Area of Outstanding Natural Beauty (AONB)
  - Possible residential development inset after (refer to local plan exhibition for details)
  - Area of Nuclear Decommissioning Authority
  - Site of Special Scientific Interest (Heathland)





# THE SITE AS IT CURRENTLY LOOKS

## SITE CHARACTER



DORSET INNOVATION PARK

Although previously a busy place with thousands of people working on site, the original buildings have largely been demolished, leaving the network of roads as the most visible reminder of the Park's developed past. There are few references to the ground-breaking nuclear research activity that once took place across the site.

The Dorset Innovation Park can be broadly divided into four different landscape characters. Although subtly different in places, these reflect the built and natural environment across the site. In many parts of the Dorset Innovation Park, nature has taken over from the man-made activities of the past, including where nuclear reactors once stood. Other parts retain the scars in the ground of where buildings had been, with gravel beds now marking their footprints.

Business activity does still take place in several areas of the Dorset Innovation Park, most notably in the northeastern corner (ATLAS ELEKTRONIK UK) and in the areas around Chesil House. Purbeck District Council, in partnership with Dorset County Council and with DLEP grant funding, has recently delivered 20 new start-up units (The Quadrant) close to Chesil House, which will act as a seed bed for new activity for Dorset Innovation Park.



### A - Entrance and approach

This includes Monterey Avenue up to the roundabout and beyond from which all other plots and site areas are accessed. It has a linear character and has a line of trees that define the southern edge.

- 1 - View along Monterey Ave
- 2 - View across the entrance to the site
- 3 - View along the entrance sidings



### B - Central plots

This includes the open space grassland with trees and tree groups, some car parking areas and demolished sites that have been grassed over. It has an open character with poorly defined edges.

- 1 - View from Chesil House towards ATLAS ELEKTRONIK UK
- 2 - View towards Chesil House and the new start-up units
- 3 - View of the pond located near Willow Road



### C - Developed plots

These are the plots with existing, and currently occupied, buildings. These buildings vary in scale and massing, with Chesil House being the tallest on the site (12m tall approx). Developed plots are typically hard in appearance with car parks and paths. There are some remnants of ornamental landscape within some of these (e.g. by Qinetiq).

- 1 - View of Chesil House
- 2 - View of Qinetiq, hidden on the north edge of the site
- 3 - View of the remnants of demolished buildings



### D - Boundary plots and vegetation

These are parts of the site that are defined by the vegetation and woodland features surrounding them. They are typically grassed areas that have a more enclosed character than the central plots due to the trees and vegetation setting.

- 1 - View to the west across the northern edge of the site
- 2 - View of the remnants from the demolition process
- 3 - View across the vegetation by the entrance



DIP PARTNERS:



PROJECT TEAM:





# WHAT HAPPENS NEXT DELIVERY PROGRAMME



## DORSET INNOVATION PARK

We are seeking your views on what you feel is important to consider when creating the masterplan for the Dorset Innovation Park. Establishing the fundamental development parameters is the primary concern at this stage and this is why we're asking for your views now. We would like to know how you feel the Dorset Innovation Park should fit in with the existing communities in the area. We will then feed this information back into the design process to ensure that this Innovation Park will deliver a successful resource for the whole of Dorset.

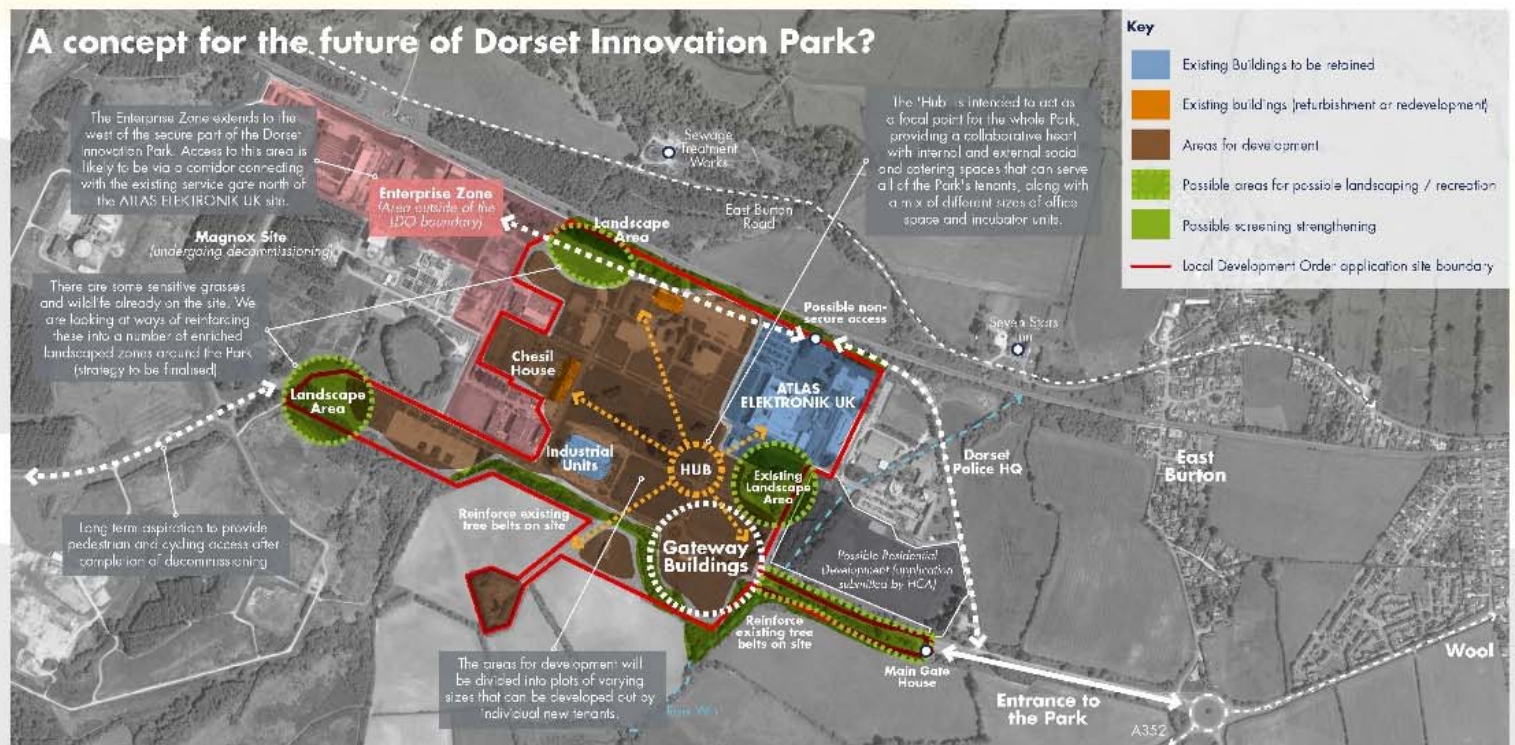
There will be further public engagement after the Local Development Order has been formally drafted. The Order, and supporting documents, will then present the principles of how the Dorset Innovation Park will be developed.

Public Consultation is an important part of the planning and design process; it is your opportunity to highlight matters of particular local interest together with telling us what you think does, and perhaps does not, work well in the emerging concept proposals. All comments received, via the online survey or in writing, will be reviewed and then analysed by the LDO project team to see how it could influence the proposals.

The intention is to draft and issue the Order by August 2018. The Local Development Order is made up of all the components of an outline planning permission including ground investigation surveys, ecology and tree surveys, and sustainable transport strategies and a design guide.

To get to that point, the project team has been building up a detailed knowledge of the site to help establish a concept masterplan. Technical assessments will then be undertaken to ensure that any impacts from the proposed masterplan can be mitigated, before submitting the LDO to Purbeck District Council. Following a formal publicity and consultation period, the Council would like the Development Order in place by the end of 2018.

### Project Timeline



### Contact Us

Purbeck District Council is looking for as much feedback as possible from those interested in the future development of the Dorset Innovation Park. People from the neighbouring communities, along with business interests from the wider area, are encouraged to provide their views and comments through the survey.

The completed online survey and comments should be returned (and received) no later than midnight on Friday 8<sup>th</sup> April 2018.

You can also use the following email address to provide additional comments or to register your interest in being kept updated as to the progress of the project: [consultation@stridetreglown.com](mailto:consultation@stridetreglown.com)

To complete the online questionnaire, please visit:  
<https://www.surveymonkey.com/r/dorset-innovation-park-survey>

To review the exhibition boards online, please visit:  
<https://www.dorsetforyou.gov.uk/article/408864/Emerging-plans-and-strategies-in-Purbeck>

DIP PARTNERS:



PROJECT TEAM:





## Appendix B – Questionnaire

### DORSET INNOVATION PARK PUBLIC CONSULTATION QUESTIONNAIRE



24th February – 8th April 2018

#### Introduction

The Dorset Innovation Park is a long established strategic employment site, allocated for employment uses in the Purbeck District Local Plan. Owned by the Council, the Park was designated as an Enterprise Zone in April 2017 and will play an important part in generating high value research and development jobs over the next 25 years. The target sectors for the Enterprise Zone include advanced engineering and manufacturing, defence, marine, energy and cyber security.

On behalf of the Local Enterprise Partnership, Purbeck District Council have appointed Stride Treglown as lead consultants in preparing, submitting and progressing a

Local Development Order for the Park. The Order will have the effect of granting planning consent for proposed employment and supporting uses on the site, subject to a number of conditions. The aim is to submit a Draft Order in the Summer and adopt the Order by the end of 2018.

The Council is committed to supporting local businesses, encouraging economic development and promoting and implementing regeneration schemes. The Council seeks to take a proactive role in the delivery of strategic development – objectives which fully align with the development of the Dorset Innovation Park project.

#### Community Planning Events – we want to hear your views

Stride Treglown will be attending two Community Planning Events organised by the Council in the coming weeks. While the primary focus of these events is the emerging Local Plan and housing development, Stride Treglown will present exhibition boards showing the objectives of their work, initial site analysis images and how the Dorset Innovation Park might develop in future. The Innovation Park project is at an early stage and proposals are not yet developed. We want to hear your views to help guide development principles.

A series of presentation boards will be available for inspection at the Community Planning Events. Copies of the Boards will also be available online via the Council's website below, as will an online version of this survey to

present your views. The survey will run between Saturday 24th February and midnight on the 8th April.

If you are interested in attending the engagement sessions, and learning more about this exciting next chapter in the life of the Dorset Innovation Park, the details are presented below:

- D'Urberville Centre, Wool on 24th February [10am - 4pm]
- Moreton Village Hall on 10th March [10am - 4pm]

Representations received have the potential to shape the future development strategy, Design Guide and conditions which future proposals will be required to meet.

<https://www.dorsetforyou.gov.uk/article/408864/Emerging-plans-and-strategies-in-Purbeck>

#### Ongoing consultation and engagement later in the year

There will be a further opportunity to inspect the Draft Order, Site Masterplan and the Design Guide when these are formally submitted later in the year. The Council will publicise the consultation period, likely to be late Summer, closer to the date. Comments received at that time will be

considered prior to a formal determination of the Council to adopt the Order. During the preparation of the Order, the Council continues to promote the benefits of investing in the area.

#### DIP PARTNERS:



#### PROJECT TEAM:

STRIDE TREGLOWN



# DORSET INNOVATION PARK PUBLIC CONSULTATION QUESTIONNAIRE



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### DIP PARTNERS:



### PROJECT TEAM:



# DORSET INNOVATION PARK PUBLIC CONSULTATION QUESTIONNAIRE



## How to present your views

After you have had time to review the exhibition boards and/or discuss the proposals with our team, please take a moment to fill in the following questionnaire. Please leave the sheets with a member of our team or alternatively take them away and post them to the team using the contact details overleaf. Replies must be received by the stated deadline. The questions below are identical to an online survey which can be accessed at the following address: <https://www.surveymonkey.com/r/dorset-innovation-park-survey>

If you wish to receive emails to keep you up to date in relation to the project, please provide your email address as part of your response.

If you wish to send additional comments outside the scope of the survey, please use the following email address: [consultation@stridetreglown.com](mailto:consultation@stridetreglown.com). Please include "Dorset Innovation Park" in the subject line of your email.

Please be assured that any answers you give will be treated as strictly confidential. We appreciate your time in attending the exhibition.

### 1. Do you agree that the focus for Dorset innovation Park should be advanced engineering with a focus on marine, defence, energy, advanced engineering and manufacturing, and cyber security (as proposed by the local authority and LEP partners)?

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree
- Unsure/ Don't know

If you disagree, please use the box below to identify what you think the employment focus should be.

#### DIP PARTNERS:



#### PROJECT TEAM:

**STRIDE TREGLOWN**



Tyler Grange

**2. Do you think we have covered all the relevant constraints that relate to the development of this allocated employment site? (Please use the box below to provide your answer)**

**3. Listed below are a number of factors which might influence a potential occupier looking to establish themselves within the Dorset Innovation Park. Please tick up to 3 of the listed items you consider would be the most important.**

*For the purposes of this question we have removed "cost" as a way of identifying opportunities which the masterplan for the site could begin to address.*

- 1. Being located within a secure site protected by a fence and a security gatehouse
- 2. Being able to access existing occupiers / customers within the Innovation Park
- 3. Being located within a sustainable and natural landscaped setting close to the Dorset Heathland
- 4. Connections to Wool Rail Station
- 5. Access to an onsite "hub" building where businesses can meet and share ideas
- 6. The space and flexibility to expand within the site over time
- 7. Access to a cheaper form of renewable energy generated on site
- 8. The ability to operate on a 24/7 basis, so long as residents are not affected
- 9. Being part of a Business "Community" where recreational and other facilities are provided on site
- 10. Having access to sustainable forms of travel to improve movement around what is a large site

**DIP PARTNERS:**



**PROJECT TEAM:**



**4. The Local Development Order will be underpinned by a masterplan and design guide. What would you like to see included within the masterplan or Design Guide that would lead to a successful, viable, attractive and usable “blueprint” for development:**

**5. Do you think that the Dorset Innovation Park will result in a positive overall impact to the local area?**

Yes     No     Not sure

Please use the box below to expand your answer.

**6. If there are any other comments you wish to make about the proposed redevelopment of the site, please list them in the space below.**

DIP PARTNERS:



PROJECT TEAM:





# DORSET INNOVATION PARK PUBLIC CONSULTATION QUESTIONNAIRE



## 7. About you (please tick all that apply):

- I am a local resident of Wool / Winfrith
- I am a local resident of Moreton
- I am a resident from elsewhere within Purbeck
- I have the authority to represent a local Organisation / Community Group   
(Name of organization: \_\_\_\_\_)
- I work within the Dorset Innovation Park boundary
- I work in the immediate area, but outside the Innovation Park boundary (e.g. Dorset Police, Magnox)
- None of the above

## Contact Details (optional)

Name: \_\_\_\_\_

Postcode: \_\_\_\_\_

Email: \_\_\_\_\_

The pre-submission Local Development Order consultation response deadline is:  
**Midnight on Friday 8th April 2018**

Please leave the completed forms with us at the exhibition or send by post to:  
**Stride Treglown, Promenade House, The Promenade, Clifton, Bristol, BS8 3NE**

The questions above are identical to those set out in the online survey  
which can be accessed at the following address:  
**<https://www.surveymonkey.com/r/dorset-innovation-park-survey>**

You can also use the following email address to provide additional comments or to register  
your interest in being kept updated as to the progress of the project:  
**[consultation@stridetreglown.com](mailto:consultation@stridetreglown.com)**

### DIP PARTNERS:



### PROJECT TEAM:

**STRIDE TREGLOWN**

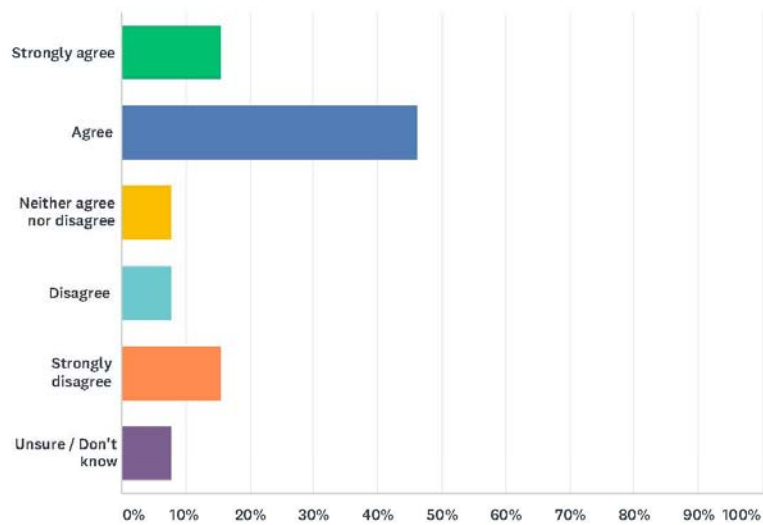


## Appendix C – Questionnaire Response Summary (Graphs)

Dorset Innovation Park Survey

Q1 Do you agree that the focus for Dorset innovation Park should be advanced engineering with a focus on marine, defence, energy, advanced engineering and manufacturing, and cyber security (as proposed by the local authority and LEP partners)?

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	15.38%	2
Agree	46.15%	6
Neither agree nor disagree	7.69%	1
Disagree	7.69%	1
Strongly disagree	15.38%	2
Unsure / Don't know	7.69%	1
<b>TOTAL</b>		<b>13</b>



Dorset Innovation Park Survey

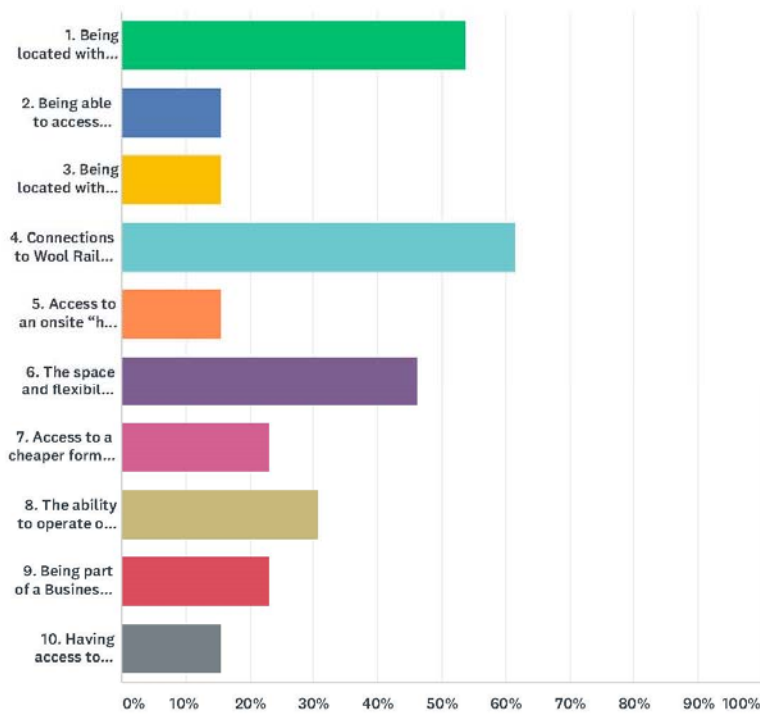
Q2 Do you think we have covered all the relevant constraints that relate to the development of this allocated employment site? (Please use the box below to provide your answer)

Answered: 11 Skipped: 2

Dorset Innovation Park Survey

Q3 Listed below are a number of factors which might influence a potential occupier looking to establish themselves within the Dorset Innovation Park. Please tick up to 3 of the listed items you consider would be the most important. For the purposes of this question we have removed “cost” as a way of identifying opportunities which the masterplan for the site could begin to address.

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES
1. Being located within a secure site protected by a fence and a security gatehouse	53.85% 7
2. Being able to access existing occupiers / customers within the Innovation Park	15.38% 2
3. Being located within a sustainable and natural landscaped setting close to the Dorset Heathland	15.38% 2
4. Connections to Wool Rail Station	61.54% 8
5. Access to an onsite "hub" building where businesses can meet and share ideas	15.38% 2
6. The space and flexibility to expand within the site over time	46.15% 6
7. Access to a cheaper form of renewable energy generated on site	23.08% 3

### Dorset Innovation Park Survey

8. The ability to operate on a 24/7 basis, so long as residents are not affected	30.77%	4
9. Being part of a Business "Community" where recreational and other facilities are provided on site	23.08%	3
10. Having access to sustainable forms of travel to improve movement around what is a large site	15.38%	2
Total Respondents: 13		

Dorset Innovation Park Survey

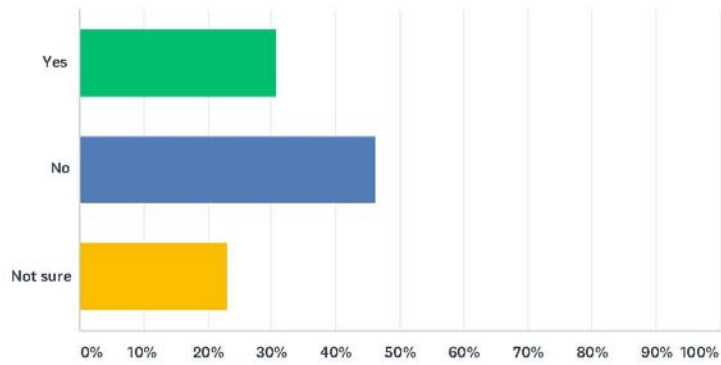
**Q4 The Local Development Order will be underpinned by a masterplan and design guide. What would you like to see included within the masterplan or Design Guide that would lead to a successful, viable, attractive and usable “blueprint” for development:**

Answered: 10 Skipped: 3

Dorset Innovation Park Survey

Q5 Do you think that the Dorset Innovation Park will result in a positive overall impact to the local area?

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	30.77%	4
No	46.15%	6
Not sure	23.08%	3
TOTAL		13

Dorset Innovation Park Survey

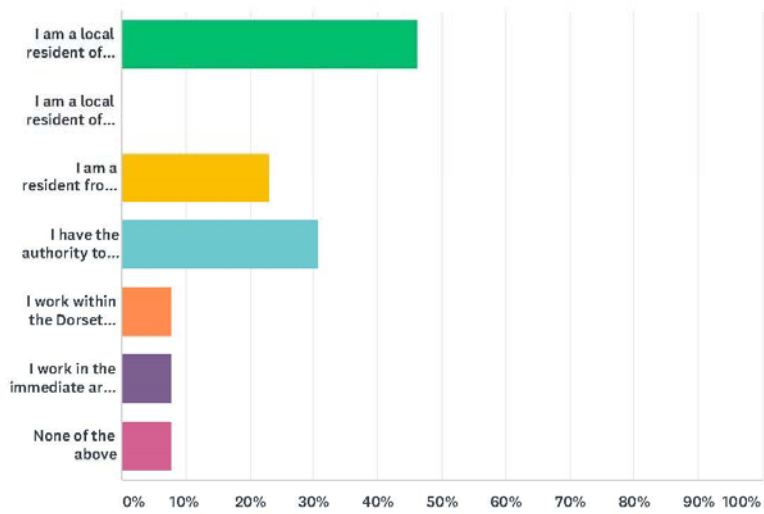
Q6 If there are any other comments you wish to make about the proposed redevelopment of the site, please list them in the space below.

Answered: 8 Skipped: 5

Dorset Innovation Park Survey

Q7 About you (please tick all that apply)

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES
I am a local resident of Wool / Winfrith	46.15% 6
I am a local resident of Moreton	0.00% 0
I am a resident from elsewhere within Purbeck	23.08% 3
I have the authority to represent a local Organisation / Community Group	30.77% 4
I work within the Dorset Innovation Park boundary	7.69% 1
I work in the immediate area, but outside the Innovation Park boundary (e.g. Dorset Police, Magnox)	7.69% 1
None of the above	7.69% 1
Total Respondents: 13	

Dorset Innovation Park Survey

### Q8 Contact details (optional)

Answered: 8 Skipped: 5

ANSWER CHOICES	RESPONSES	
Name	75.00%	6
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	87.50%	7
Country	0.00%	0
Email Address	87.50%	7
Phone Number	0.00%	0



## Appendix D - Extracted Open Ended (Questionnaires)

Open Ended Responses					
Responses	Do you agree that the focus for Dorset Innovation Park should be advanced engineering with a focus on marine, defence, energy, advanced engineering and manufacturing, and cyber security (as proposed by the local authority and LEP partners)?  If you disagree, please use the box below to identify what you think the employment focus should be.	Do you think we have covered all the relevant constraints that relate to the development of this allocated employment site? (Please use the box below to provide your answer)	The Local Development Order will be underpinned by a masterplan and design guide. What would you like to see included within the masterplan or Design Guide that would lead to a successful, viable, attractive and usable "blueprint" for development:	Do you think that the Dorset Innovation Park will result in a positive overall impact to the local area?  Please use the box below to expand your answer.	If there are any other comments you wish to make about the proposed redevelopment of the site, please list them in the space below.
Response 1		Yes	Improved road infrastructure to the site	To remote to the rest of the country	Consultation should have been extended to neighbouring Parishes from West Dorset and mentioned in 7 below
Response 2		Please ensure that the effects of drainage and storage on the River Win are covered. This lower stretch offsets some of the arable impacts upstream and more benefit could be accrued to flood protection and water quality downstream with appropriate design. Contact Poole Harbour Catchment Initiative for details of work on River Win. Fish are not mentioned.	Maintenance and/or provision of natural habitats on site is ecologically valuable (if networked) and requires appropriate long term maintenance of those areas although they add to the attraction of travel through the site		there is no easy access for cyclists via the A352 and a multi use track from East Knighton to Wool would aid this as well as joining up with the bridleway to the N and W providing a route around the whole site. Support for a community project if not the installation of such a track would be a benefit.
Response 3	The focus is too narrow and does not reflect the needs and aspirations of local small and medium sized businesses. The innovation Park should reflect the economy of Purbeck not the over spill from the Poole/Bournemouth	The environmental constraints of the area are not fully recognised. Alternative sites in the Poole/Bournemouth should be fully explored.	Small and friendly development with associated affordable housing controlled by a local community house trust.	the job forecasts are optimistic and do not reflect current economic trends. The estimate of 2,200 new subs is not realistic.	The zone should be about the collection of new subs, not the diversion of subs from Poole/Bournemouth. The method should be robust using realist assumptions with correct data and should apply to a five year period, that lasts up to 20 years plus are not reliable.
Response 4	Not sure this will lead to many lesser skilled jobs to help the local community find work not every one turns out to be a boffin	No probably not.	Plenty of screening with trees and landscaping to reflect the surrounding heath	We hope so not sure if you can fill it with customers	
Response 5					
Response 6					
Response 7		yes		Traffic in Wool will put people off (due to level crossing hold ups)	
Response 8	High tech and green manufacturing and research. Not unsustainable manufacturing such as plastic packaging etc	No - the rail crossing causes considerable queues to build up & it is probably too far for people to walk, this is a rural area and 24/7 working is incompatible with the area. What is the cheaper energy proposed - an incineration plant was proposed some time ago. Sustainable keeps being used but what do you actually mean? Many factors on the list below are negatives as far as the environment is concerned	This scheme should be subject to normal planning procedures and not explicit in democratic means. Should be nowhere near Dorset heathland The above are all negatives	It has failed so far to attract interest and a change of name won't improve this. MoD provides employment opportunities in technology etc and we have enough. Using this as a way of attracting people to justify a huge increase in houses is not sustainable Wool already has a much larger proportion with buildings etc than other villages so the environment pays the price. Some items of the infrastructure are at their limit, any development needs to be nitrogen neutral and if possible carbon neutral also	Some of the important points you use to "sell" the site are negative as far as we are concerned, sacrificing the environment
Response 9	The important part is 'Innovation'. Is there a need to restrict the nature of this? By the focus stated it would suggest that already existing firms will relocate here from outside the immediate area, rather than new local firms be generated or located there. If firms existing in the conurbation to the east move to DIP then the impact on the already creaking infrastructure as people travel to it will be severe. There is also a Local Plan envisaging new housing also feeding on to the A352. It would be absurd to imagine a workforce located in the conurbation simply moving to the new housing, people do not behave that way with existing social and family networks, schools etc. let alone the cost of relocating.	The constraints over the local environment with its value to wildlife conservation, tourism and local people should not be understated. Inappropriate development would threaten these. Therefore each development should follow the normal planning procedures and be assessed on environmental criteria.	If fear a 'Local Development Order' is merely a way to avoid the normal planning scrutiny. If 'Sustainability' underpinned the masterplan then it could encourage suitable development that complemented the rural location and economy rather than threatened it with the values and practices of urban areas.	The devil is in the detail. What impact the developments have individually and collectively is very important. There seems to be an element of desperation for this enterprise to succeed which must not result in the lowering of standards, environmental or social. Sustainability should be the operative criteria: sustainable industries, sustainable energy use, sustainable transport and an attractive working environment. It could become a beacon of good practice in development within a rural situation and economy. I fear it will simply try to recreate inappropriate urban expansion.	I have heard that a firm from the conurbation making packaging for the 'fast food trade' is considering relocating to the DIP. This falls the criteria on almost every count: relocation not new, environmentally very questionable, likely to generate waste, generate further congestion on the A352 and does not even fulfil the criteria set by the LEP and PDC.
Response 10	The employment focus should fit the capabilities of local job seekers and not high level technical engineers! Most of those already working there are NOT LOCAL!	Over covered! 2000 jobs! Laughable!	Nothing! This "White Elephant" is a disaster in the making!	At best it will bring more commuters at worst it will fail. Transport links are woeful at best! This is rural Dorset it can be nothing more!	Stop throwing taxpayers money at a councillors pipedream!
Response 11		{1} Yes {2} A siding from the main line, if it does not exist would be useful	Encourage a design language for the buildings, suitable for the various uses, & sensitive to the rural area.	Post graduate & support jobs would be valuable in this area. This could complement centres in Portland & Poole. Housing does not yet exist for such additional staff, but circa 2700 homes are scheduled locally.	
Response 12		Don't know. The term "relevant constraints" means nothing to anyone outside the planning process.	Links to Wool Station (train service there to be enhanced from Dec 18). Firstly, a cycle hire scheme like "Bike&Go". Secondly, a shuttle minibus in peak hours that could be used for other services in off peak, eg tourists to/from the coast.	Only if aggressive steps are taken to improve access by means other than private car. Please be aware that the only bus service passing the site (X54) is to be rerouted away from the site via Lulworth.	Please liaise with our group, Friends of Wool Station, regarding cycle scheme etc. There is railway industry funding available!
Response 13	But just get on and get the site busy. Never mind if the business is defence or some other business.	There should be no restraints or constraints to getting employment going. It has stood idle for too long.	Anything that gets things moving	It might if some effort is made by the operators to connect with it's near neighbours. Wool & winfrith.	Make sure that no HARM is done to the R Win which flows through the site. We are watching for pollution!

## Appendix E – Draft Communication Matrix

**STRIDE TREGLOWN**  
TOWN PLANNING

Project Number	151671
Project Name	Dorset Innovation Park Local Development Order
Client	Purbeck District Council
Author	Pete Badger / Emily Chung / Graham Stephens
Checked By	Graham Stephens
Issue No.	1



Stakeholder Engagement and Communications Matrix : Dorset Innovation Park

Councils / Organisations / Parties		Likely Areas of Interest									Suggested Method of Communication / Engagement					Comments
Category	Party and contact details	Economy, Business & Industry	Environmental / Ecological	Visual Impact	Community Facilities	Recreation / Open Space	Infrastructure	Housing	Access and Movement	Formal correspondence with copies of Consultation Boards	Invitation to exhibition as VIP	Invitation to exhibition (general)	Offer to meet, present and discuss particular interests / topics	Suggested Stakeholder Workshop (to inform ongoing dialogue, aspirations and space needs)	Bespoke Approaches	
Political Representatives	<b>MP</b> Richard Drax (South Dorset) CON Tel: 020 7219 7051 Email: richard.drax.mp@parliament.uk  House of Commons London SW1A 0AA	•	•	•	•	•	•	•	•	•	•				Email copies of proposals at key stages, once available to the public.	
	<b>MP (Neighbouring Constituency)</b> Michael Tomlinson (Mid Dorset & North Poole) CON Tel: 020 7219 5844 Email: michael.tomlinson.mp@parliament.uk  House of Commons London SW1A 0AA	•	•	•	•	•	•	•	•	•	•				Email copies of proposals at key stages, once available to the public.	
	<b>MP (Neighbouring Constituency)</b> Rt Hon Sir Oliver Letwin (West Dorset) CON Tel: 0207 219 0826 Email: letwin.o@parliament.uk  House of Commons London SW1A 0AA	•	•	•	•	•	•	•	•	•	•				Email copies of proposals at key stages, once available to the public.	
Dorset County Council	<b>County Councillor</b> Cllr Cherry Brooks (South Purbeck) CON Tel: 01929 405171 Email: cherry.brooks@dorsetcc.gov.uk  c/o Dorset County Council, County Hall, Colliton Park, Dorchester, DT1 1XJ	•	•	•	•	•	•	•	•	•	•				Email copies of proposals at key stages, once available to the public.	Economic Growth Overview and Scrutiny Committee Vice Chairman.
	<b>County Councillor (Neighbouring Ward)</b> Cllr Peter Brooks (North West Purbeck) CON Tel: 01929 472246 Email: p.k.wharf@dorsetcc.gov.uk  c/o Dorset County Council, County Hall, Colliton Park, Dorchester, DT1 1XJ	•	•	•	•	•	•	•	•	•	•					Cabinet Member for Workforce, Bournemouth, Dorset and Poole Minerals and Waste Policy Joint Advisory Committee.
	<b>County Councillor (Neighbouring Ward)</b> Cllr Nick Ireland (Linden Lea) LIB Tel: 01305 837177 Email: nick.ireland@dorsetcc.gov.uk  c/o Dorset County Council, County Hall, Colliton Park, Dorchester, DT1 1XJ	•	•	•	•	•	•	•	•	•	•					
Purbeck District Council	<b>District Councillor</b> Cllr Cherry Brooks (Wool) CON Tel: 01929 405171 / 07512 897908 Email: cllr.brooks@purbeck-dc.gov.uk	•	•	•	•	•	•	•	•	•	•		•	Members Workshop?	Any meeting with Members of the Council is likely to be in a formal setting with the presence of Technical Officers of the Planning Department present.	Planning Committee Re-election due 2019
	<b>District Councillor</b> Cllr Graham Brown (Wool) CON Tel: 01929 401637 (H) & 01929 405101 (B) / 07976 931341 Email: cllr.brown@purbeck-dc.gov.uk	•	•	•	•	•	•	•	•	•	•		•	Members Workshop?	Any meeting with Members of the Council is likely to be in a formal setting with the presence of Technical Officers of the Planning Department present.	Re-election due 2019

Councils / Organisations / Parties		Likely Areas of Interest								Suggested Method of Communication / Engagement					Comments	
Category	Party and contact details	Economy, Business & Industry	Environmental / Ecological	Visual Impact	Community Facilities	Recreation / Open Space	Infrastructure	Housing	Access and Movement	Formal correspondence with copies of Consultation Boards	Invitation to exhibition as VIP	Invitation to exhibition (general)	Offer to meet, present and discuss particular interests / topics	Suggested Stakeholder Workshop (to inform ongoing dialogue, aspirations and space needs)		Bespoke Approaches
	<b>District Councillor</b> Cllr Laura Miller (Wool) CON Tel: 01929 406293 (H) & 07814 569563 (B) E-mail: cllr.miller@purbeck-dc.gov.uk	•	•	•	•	•	•	•	•		•		•	Members Workshop?	Any meeting with Members of the Council is likely to be in a formal setting with the presence of Technical Officers of the Planning Department present.	Re-election due 2019
	<b>District Councillor</b> Cllr Barry Quinn (Lulworth & Winfrith) CON Tel: 01929 406223 / 07788 150038 Email: cllr.quinn@purbeck-dc.gov.uk			•	•	•	•	•	•	•		•		•	Members Workshop?	Any meeting with Members of the Council is likely to be in a formal setting with the presence of Technical Officers of the Planning Department present.
Parish / Town Councils	<b>Wool Parish Council - Clerk</b> Jacqui Hughes Tel: 01929 460054 E-mail: woolparishcouncil@gmail.com  Wool Parish Council Office, Wool Community Library, D'Urberville Hall, Colliers Lane, Wool, Wareham, Dorset, BH20 6DL	•	•	•	•	•	•	•	•		•		•		Any meeting with Members of the Council is likely to be in a formal setting with the presence of Technical Officers of the Planning Department present.	
	<b>Wool Parish Council - Planning &amp; Recreation Committee Chairman</b> Cllr David Way Contact details: See Parish Clerk (above)	•	•	•	•	•	•	•	•	•		•		•	Any meeting with Members of the Council is likely to be in a formal setting with the presence of Technical Officers of the Planning Department present.	
Regeneration Agencies and Bodies	<b>Dorset LEP - Communications Manager</b> Charlotte Knight Tel: 01202 962719 cknight@bournemouth.ac.uk  6th Floor Poole House, Talbot Campus, Fern Barrow, Poole, BH12 5BB	•			•		•	•								<b>Chairman:</b> Jim Stewart <b>Employment &amp; Skills:</b> Ian Girling <b>Small Business / Dorset Growth Hub:</b> Alison Moore <b>Rural Enterprise:</b> Luke Rake <b>Enterprise Zone / Inward Investment:</b> John Sutcliffe
	<b>Enterprise Zone and Regeneration Manager</b> Alex Clothier Tel: 01929 557349 Email: alexclothier@purbeck-dc.gov.uk  Purbeck District Council, Worgret Road, Wareham, BH20 4PP	•				•		•	•						As the primary regeneration body in the area, a presentation of project objectives, analysis and masterplan concepts is recommended as soon as a preferred masterplan concept is identified: alternative triggers could be the agreement between the client and LEP.	Manager of core project team, therefore on-going engagement assured.
Dorset County Council Departments	<b>Highways - Transport Development Liaison Engineer</b> Colin Graham Tel: 01305 221020 Dorset County Council, County Hall, Colliton Park, Dorchester, Dorset, DT1 1XJ								•		•			Access & Movement Topic Discussion Session?	The Highways Authority will be engaged early in the pre-application process. The project Transport Consultant will be in on-going dialogue with the HA with regard to highways and access issues.	
	<b>Senior Archaeologist</b> Steve Wallis Tel: 01305 224222 Email: s.p.wallis@dorsetcc.gov.uk											•				
	<b>Public Rights of Way - Team Leader in Green Space Management</b> Ben Wallbridge Email: b.wallbridge@dorsetcc.gov.uk					•				•	•					
	<b>Lead Flood Authority - Dorset County Council</b> Tel: 01305 221000  Dorset County Council, County Hall, Colliton Park, Dorchester, DT1 1XJ		•							•	•			Drainage & Water Management Workshop?		



Councils / Organisations / Parties		Likely Areas of Interest								Suggested Method of Communication / Engagement					Comments		
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	<b>Ecologist</b> Dr. Annabel King Tel: 01305 224931 E-mail: annabel.king@dorsetcc.gov.uk		•			•	•			•				Ecology Topic Session?	Discussions with Natural England required regarding translocation.	Link to drainage and landscape proposals recommended (habitat creation).	
Purbeck District Council Departments	<b>Planning Department - General Manager</b> Bridget Downton Tel: 01929 557 268 bridgetdownton@purbeck-dc.gov.uk  Westport House, Worgret Road, Wareham, Dorset, BH20 4PP	•	•	•	•	•	•	•	•		•		•		Pre-application meetings with the Local Planning Authority will provide opportunities for topic and procedural based discussions, clarifications in relation to the scoping of the technical assessments and the structure of the LDO Drafting and Submission.	Client is Council.  Andrew Collins is Lead Planning Officer (Principal Planner).	
	<b>Purbeck Planning Policy</b> Tel: 01929 556561 localplan@purbeck-dc.gov.uk  Westport House, Worgret Road, Wareham, Dorset, BH20 4PP	•	•	•	•	•	•	•	•		•		•		Landscape team will be involved during the pre-application planning process.		
	<b>Contaminated Land (Public Health and Housing Services)</b> Tel: 01929 556561 envservices@purbeck-dc.gov.uk  Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP		•					•	•		•						
	<b>Environmental Health</b> Tel: 01929 556561 Email: environmentalhealth@purbeck-dc.gov.uk  Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP		•						•								
	<b>Economic Development</b> Tel: 01929 557320 Email: richardwilson@purbeck-dc.gov.uk  Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP	•						•									
	<b>Dorset Waste Partnership</b> Tel: 01305 221040  Princes House, Prince's St, Dorchester DT1 1TP							•									Responses will be coordinated and present to the Masterplanning Team via pre-application discussions with the Local Planning Authority (and as part of a statutory consultation process).
NGOs/ Govt. Offices/ Quangos	<b>Environment Agency</b> Tel: 0370 8506506 Email: enquiries@environment-agency.gov.uk  Horizon House, Deanery Rd, Bristol, BS1 5AH		•							•	•			Drainage & Water Management Workshop?	Any meeting with Environment Agency is likely to be in a formal setting with the presence of Technical Officers of the Planning Department present.		
	<b>Natural England</b> Tel: 0300 0603900 Email: enquiries@naturalengland.org.uk  Horizon House, Deanery Rd, Bristol, BS1 5AH		•										•	Ecology Topic Session?	Any meeting with Members of Natural England is likely to be in a formal setting with the presence of Technical Officers of the Planning Department present.	Link to Ecologist regarding grassland translocation.	
Light Services	<b>Dorset Healthcare University NHS Foundation Trust</b> Sentinel House, Nuffield Industrial Estate, Nuffield Road, Poole, BH17 0RB				•							•			Statutory consultee in relation to LDO process.		

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Health / Blue Lic	<b>Dorset Police - Primary CPDA</b> John Knowles Tel: 01271 335 351 Email: ForceAloTeam@devonandcornwall.pnn.police.uk	•			•			•	•		•	•			<b>Note:</b> Adjacent Occupier  PALO's can be a helpful source of information relating to community spirit, young peoples issues and safety guidance for future detailed proposals. Attendance as a VIP is recommended.	Tenant Forum Member? <b>Note:</b> High Parking Demand  Formal, structured response are generally prepared in an expedient fashion. PALO's tend to act in a reactive manner to development proposals submitted for formal approval.
Interest Groups/Local Liaison	<b>The Purbeck Society</b> purbeckociety.co.uk			•						•	•					
Chambers of Commerce	<b>Dorset Chamber of Commerce &amp; Industry</b> Lower Ground Floor Chamber House Acorn Office Park Ling Road Poole BH12 4NZ Tel:01202 714804	•										•				
	<b>Poole Chamber of Trade and Commerce</b> 15A Church Road Poole Dorset BH14 8UF Tel: 01202 068768 Email: admin@poolechamber.org.uk	•										•				
	<b>Dorchester Chamber for Business</b> Tel: 01305 360293 http://www.dorchesterchamber.co.uk/contact-us/	•										•				
Utility Companies	<b>Wessex Water - Planning Department</b> Tel: 01225 526222 Email: new.connections@wessexwater.co.uk / developer.callback@wessexwater.co.uk  Operations Centre, Calverton Down Road, BA2 7WW						•			•						Wessex Water supply water and deal with sewerage in this area.  Utility companies have, and will continue to be approached by the geo-environmental engineer during the masterplan and technical assessment stages of the project.  Baseline data already secured will be supplemented with potential upgrading requirements to serve the quantum of development proposed.  Reasonable assumptions will need to be made relating to intended occupants in order to anticipate potential loading demand (capacity requirements) arising from development.  These assumptions will be shared with the client and may be separated between Dorset Innovation Park and non-Dorset Innovation Park development scenarios.
Press and Media	<b>BBC Radio Solent</b> Phone - 02380 374372 News online: south.newsonline@bbc.co.uk BBC Radio Solent: radio.solent@bbc.co.uk	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.	Local radio media could be interested in running a story in advance of the consultation event; precedence set by interest in local development through the LEP.
	<b>BBC Spotlight</b> Tel: 01752 229201. Email: spotlight@bbc.co.uk  Broadcasting House, Seymour Road, Mannamoad, Plymouth, PL3 5DD	•	•	•	•	•	•	•	•	•	•		•		Best addressed via client-approved press release.	

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	<b>BBC South Today</b> Tel: 02380 226201 E-mail: south.today@bbc.co.uk  BBC South Today, Broadcasting House, Havelock Road, Southampton, Hampshire, SO14 7PU	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.
	<b>BBC Points West</b> Tel: 0117 973 2211 E-mail: pointswest@bbc.co.uk  Broadcasting House, Whiteladies Road, Bristol, BS8 2LR	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.
	<b>ITV News Meridian</b> Tel: 0800 1010 095 / 084488 12000 E-mail: itnewsmeridian@itv.com  ITV News Meridian, Fusion 3, 1200 Parkway, Whitelady, Hampshire, PO15 7AD	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.
	<b>The Purbeck Gazette - Editor</b> Nico Johnson Tel: 01929 424239 Email: ed@purbeckgazette.co.uk	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.
	<b>The Bournemouth Echo</b> Richmond Hill Bournemouth BH2 6HH Tel: 01202 554601	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.
	<b>Swanage &amp; Wareham Voice - Swanage and Wareham Reporter</b> Jim Durkin Tel: 01929 421566 Email: jim.durkin@swanageandwarehamadvertiser.co.uk  Swanage and Wareham Advertiser, 21b Commercial Road, Swanage, BH19 1DF	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.
	<b>South West Dorset Talking Newspaper</b> Tel: 01305 783628 (Wednesday morning from 09.00 - 10.00) Email: See <a href="http://www.swdn.co.uk/">http://www.swdn.co.uk/</a>	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.
	<b>Dorset Echo</b> Tel: 01305 830930 / 01305 830999 Email: newsdesk@dorsetecho.co.uk  Fleet House, Hampshire Road, Weymouth, Dorset, DT4 9XD	•	•	•	•	•	•	•	•	•		•			Best addressed via client-approved press release.

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