



## **Statement of Community Involvement Appendices (Part 2 – Submission Stage)**

Dorset Innovation Park – Local Development Order

Stride Treglown

|                         |                               |
|-------------------------|-------------------------------|
| Stride Treglown job no. | 151671                        |
| Prepared by             | Tom Mills and Graham Stephens |
| Checked by              | Graham Stephens               |
| Date                    | 30.10.2018                    |
| Revision                | C                             |

## Revisions

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| Revision | Description  |
|----------|--|
| A        | TM initial Draft                                   |
| B        | GKS Final with statutory agency responses included |
| C        | Client (RW) amendments                             |

## Appendix A – Advanced Notification Leaflet

### DORSET INNOVATION PARK

#### LOCAL DEVELOPMENT ORDER INVITATION TO PUBLIC CONSULTATION



A Local Development Order (LDO) has been submitted as a proposed means of simplifying the planning process for a key Dorset employment site, with further consultation taking place late August until 25<sup>th</sup> September 2018.

Purbeck District Council led on the preparation of an LDO for Dorset Innovation Park, near Wool, which will help streamline planning for the site, developing its identity whilst respecting the local environment.

The LDO has been prepared by a team of consultants over the last 8 months, with feedback from residents and interested parties received in early 2018.

The LDO, once approved, will enable the fast-tracking of planning approval for employment development, subject to a number of conditions which are proposed within the Order.

#### WHEN & WHERE:

**TUESDAY 4 SEPTEMBER - MIDDAY UNTIL 8PM**  
D'URBERVILLE CENTRE, WOOL, (BH20 6DL)

**FRIDAY 7 SEPTEMBER - MIDDAY UNTIL 8PM**  
D'URBERVILLE CENTRE, WOOL (BH20 6DL)

**SATURDAY 8 SEPTEMBER - 1 PM UNTIL 4PM**  
DORSET INNOVATION PARK GATEHOUSE (DT2 8ZB)

Including escorted tours of the site by minibus for interested members of the public.

Anyone interested in taking the tour should sign up on the day at the gatehouse.

**ONLINE SURVEY** - <https://www.surveymonkey.com/r/dorset-LDO> (from 28<sup>th</sup> August until 25<sup>th</sup> September)

**LDO DOCUMENT** - <https://planningsearch.purbeck-dc.gov.uk/PlanAppSrch.aspx> (LDO/2018/0001)

**STRIDE TREGLOWN**

## Appendix B – Web Page Advertising

Link: <http://dorsetlep.co.uk/media-centre/simplified-planning-for-dorset-innovation-park-moves-a-step-closer/>

### Simplified planning for Dorset Innovation Park moves a step closer

[Home](#) > [Media Centre](#) > Simplified planning for Dorset Innovation Park moves a step closer



A Local Development Order (LDO) has been submitted as a proposed means of simplifying the planning process for a key Dorset employment site, with further consultation taking place this August and September.

An LDO for Dorset Innovation Park, Dorset's Enterprise Zone which is hosted by Dorset LEP, will help streamline planning for the site, developing its identity whilst respecting the local environment.

The LDO has been led by Purbeck District Council, and has been prepared by a team of consultants over the last 8 months, with feedback from residents and interested parties received in early 2018.

During late August and September, there will be an opportunity for the local community to comment on the LDO. Purbeck District Council will also be consulting with statutory consultees.

The LDO, once approved, will enable the fast-tracking of planning approval for employment development, subject to a number of conditions which are proposed within the Order.

Public consultation will run between 28 August and 25 September 2018. The LDO, LDO/2018/0001 and its related documents, are available online at: <https://planningsearch.purbeck-dc.gov.uk/PlanAppSrch.aspx>

A questionnaire in response to the consultation will be available online from 28 August 2018 at: [www.surveymonkey.com/r/dorset-LDO](http://www.surveymonkey.com/r/dorset-LDO)

Public consultation drop-in events, staffed by project team representatives will be taking place in Wool during September on the following dates:

- Tuesday 4 September: D'Urberville Centre, Wool, 12pm to 8pm
- (Thursday 6 September, for site users only at Chesil House, Dorset Innovation Park 10 am to 4pm)
- Friday 7 September: D'Urberville Centre, Wool, midday until 8pm – public consultation
- Saturday 8 September: the gatehouse Dorset Innovation Park (DT2 8ZB) between 1pm and 4pm, including escorted tours of the site by minibus for interested members of the public. Anyone interested in taking the tour should sign up on the day at the gatehouse.

Dorset Innovation Park Enterprise Zone is Dorset's second largest strategic employment site. It is an advanced engineering and manufacturing cluster of excellence for the South West, building on strengths in, marine, defence and energy technology.

Significant investment in the whole site by Purbeck District Council, Dorset County Council and Dorset LEP is providing a new opportunity for businesses by offering attractive Enterprise Zone benefits such as business rate reduction, simplified planning and full fibre broadband connectivity.

Councillor Cherry Brooks, Purbeck District Council and Dorset County Council member and portfolio holder said: "Having a Local Development Order means we can enable co-ordinated development at the site, speeding up the planning process, whilst safeguarding the special qualities of this sensitive area."

Councillor Brooks continued: "We believe that an LDO will be a unique selling point for the site, reducing risk for developers and enabling appropriate development to proceed smoothly, thereby creating quality jobs and boosting the local economy. This will address two of the Council's corporate priorities of improving the local economy and infrastructure and protecting and enhancing the local environment."

Jim Stewart, Chair of the Dorset Local Enterprise Partnership, welcomed the LDO proposal for Dorset Innovation Park. He said: "The Local Development Order is the key that will unlock rapid investment in the site by target sector companies, reducing the planning process from several months to less than 28 days."

The LDO will benefit those wanting to expand their existing businesses on site, relocate to take advantage of business rate relief, or respond quickly to newly awarded contracts.

This will all lead to new highly skilled employment opportunities and an increase in employment productivity for Dorset."

Following the public consultation, the LDO, with any resulting changes, will be considered by Purbeck District Council planning committee before the end of November 2018.



## Simplified planning for Dorset Innovation Park moves a step closer



A Local Development Order (LDO) has been submitted as a proposed means of simplifying the planning process for Dorset Innovation Park, Dorset's Enterprise Zone, with further consultation taking place this September.

[Dorset Innovation Park Enterprise Zone](#) is Dorset's second largest strategic employment site. It is an advanced engineering and manufacturing cluster of excellence for the South West, building on strengths in, marine, defence and energy technology.

Significant investment in the whole site by Purbeck District Council, Dorset County Council and Dorset LEP is providing a new opportunity for businesses by offering attractive Enterprise Zone benefits such as business rate reduction, simplified planning and full fibre broadband connectivity.

An LDO will help streamline planning for the site, developing its identity whilst respecting the local environment.

Public consultation will run until 25 September 2018.

## Appendix C – Press Release

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The following text is taken from the Press Release published by the Dorset Echo on the 3<sup>rd</sup> September 2018.

A copy of the article can be found using the following link:

<https://www.dorsetecho.co.uk/news/16683318.fast-track-steps-revealed-to-develop-county-innovation-park/>

**“PLANS to fast-track the planning process for an employment site have taken a step forward.**

A Local Development Order (LDO) has been submitted as a proposed means of simplifying the planning process for the Dorset Innovation Park near [Wool](#), with further consultation taking place this August and September.

Purbeck District Council led on the preparation of the LDO, which, it is hoped, will help streamline planning for the site, developing its identity whilst respecting the local environment.

The LDO has been prepared by a team of consultants over the last eight months, with feedback from residents and interested parties received in early 2018.

People can still have their say online and at public consultation events.

The LDO, if approved, will enable the fast-tracking of planning approval for employment development, subject to a number of conditions which are proposed within the order.

The full document is available online at [planningsearch.purbeck-dc.gov.uk/PlanAppSrch.aspx](http://planningsearch.purbeck-dc.gov.uk/PlanAppSrch.aspx). A questionnaire in response to the consultation is also available at [www.surveymonkey.com/r/dorset-LDO](http://www.surveymonkey.com/r/dorset-LDO)

Public consultation drop-in events will also be taking place on:

- Tuesday, September 4 at D’Urberville Centre, Wool, 12pm to 8pm
- Thursday, September 6, (for site users only) at Chesil House, Dorset Innovation Park 10 am to 4pm
- Friday, September 7 at D’Urberville Centre, Wool, 12pm until 8pm
- Saturday, September 8 at the gatehouse Dorset Innovation Park (DT2 8ZB) between 1pm and 4pm, including escorted tours of the site by minibus for interested members of the public. Anyone interested in taking the tour should sign up on the day at the gatehouse.

Dorset Innovation Park Enterprise Zone is Dorset's second largest strategic employment site. It is an advanced engineering and manufacturing cluster of excellence for the South West, building on strengths in, marine, defence and energy technology.

Councillor Cherry Brooks, Purbeck District Council and Dorset County Council member said: "Having a Local Development Order means we can enable co-ordinated development at the site, speeding up the planning process, whilst safeguarding the special qualities of this sensitive area."

She added: "We believe that an LDO will be a unique selling point for the site, reducing risk for developers and enabling appropriate development to proceed smoothly, thereby creating quality jobs and boosting the local economy. This will address two of the council's corporate priorities of improving the local economy and infrastructure and protecting and enhancing the local environment."

Ends.

Jim Stewart, chairman of the Dorset Local Enterprise Partnership, welcomed the LDO proposal for Dorset Innovation Park. He said: "The Local Development Order is the key that will unlock rapid [investment](#) in the site by target sector companies, reducing the planning process from several months to less than 28 days."

Following the public consultation, the LDO, with any resulting changes, will be considered by Purbeck District Council planning committee before the end of November 2018.

## Appendix D – Social Media Activity

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The following images capture the advanced notification twitter feeds relating to the Dorset Innovation Park. These provided a link to the Dorsetforyou.gov.uk website, where further information could be found relating to the times and venue of the events. Additional tweets were posted during the Saturday event.





**Dorset LEP** @DorsetLEP · Aug 29

Simplified planning for Dorset Innovation Park moves a step closer - [dorsetlep.co.uk/media-centre/s...](https://dorsetlep.co.uk/media-centre/s...) @Dorsetinnovpark



5 8

You Retweeted

**Dorset Innovation Pk** @Dorsetinnovpark · Aug 28

.@DorsetInnovPark's Local Development Order will speed up the planning process to less than 28 days, whilst safeguarding the special qualities of this sensitive area. RT "Simplified planning for Dorset Innovation Park moves a step closer [news.dorsetforyou.gov.uk/2018/08/22/sim...](https://news.dorsetforyou.gov.uk/2018/08/22/sim...)"



**Simplified planning for Dorset Innovation Park mov...**

A Local Development Order (LDO) has been submitted as a proposed means of simplifying the planning process for a key Dorset employment site, with further consulta... [news.dorsetforyou.gov.uk](https://news.dorsetforyou.gov.uk)





**Dorset Innovation Pk**

@Dorsetinnovpark



Attention local [#Purbeck](#) community.  
Have your say on a simplified planning  
process for [@Dorsetinnovpark](#). The  
consultation boards are now  
[@Purbeck DC](#) Westport House in  
Wareham



Simplified planning for Dorset  
Innovation Park moves a step clo...  
[news.dorsetforyou.gov.uk](https://news.dorsetforyou.gov.uk)

14/09/2018, 09:46

4 Retweets 5 Likes

# WELCOME INTRODUCTION



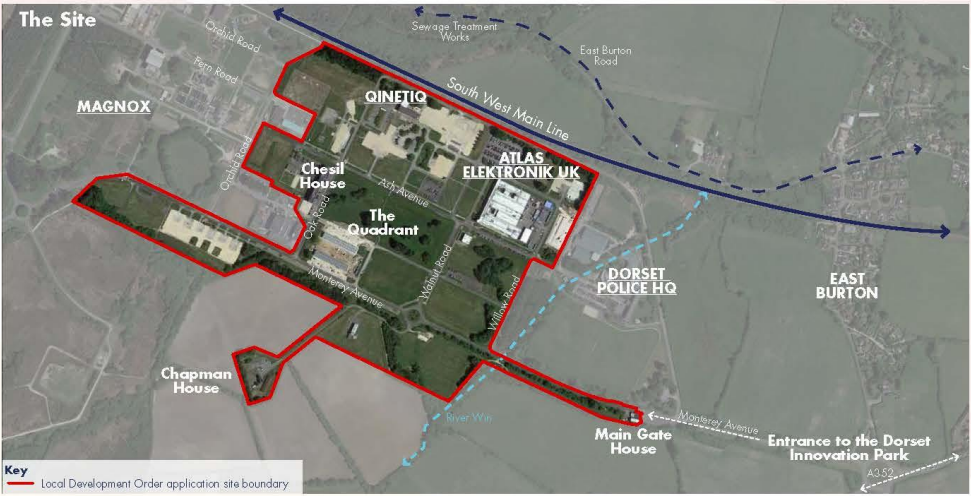
## DORSET INNOVATION PARK

*Purbeck District Council, along with its partners Dorset County Council and Dorset Local Enterprise Partnership (LEP), is pleased to be able to present proposals for Dorset Innovation Park. These proposals will form the basis of a Local Development Order (LDO) that will encourage the delivery of new employment uses at the Innovation Park over a period of 25 years.*

The Local Development Order is designed to streamline the planning process for those wishing to invest and deliver new employment buildings across the site. The Order, and its supporting documents, provides a set of development principles and guidance. These not only inform detailed development proposals but also provide a framework against which the Council can make expedient development management decisions, where submitted projects are considered to be in accordance with the provisions of the Order.

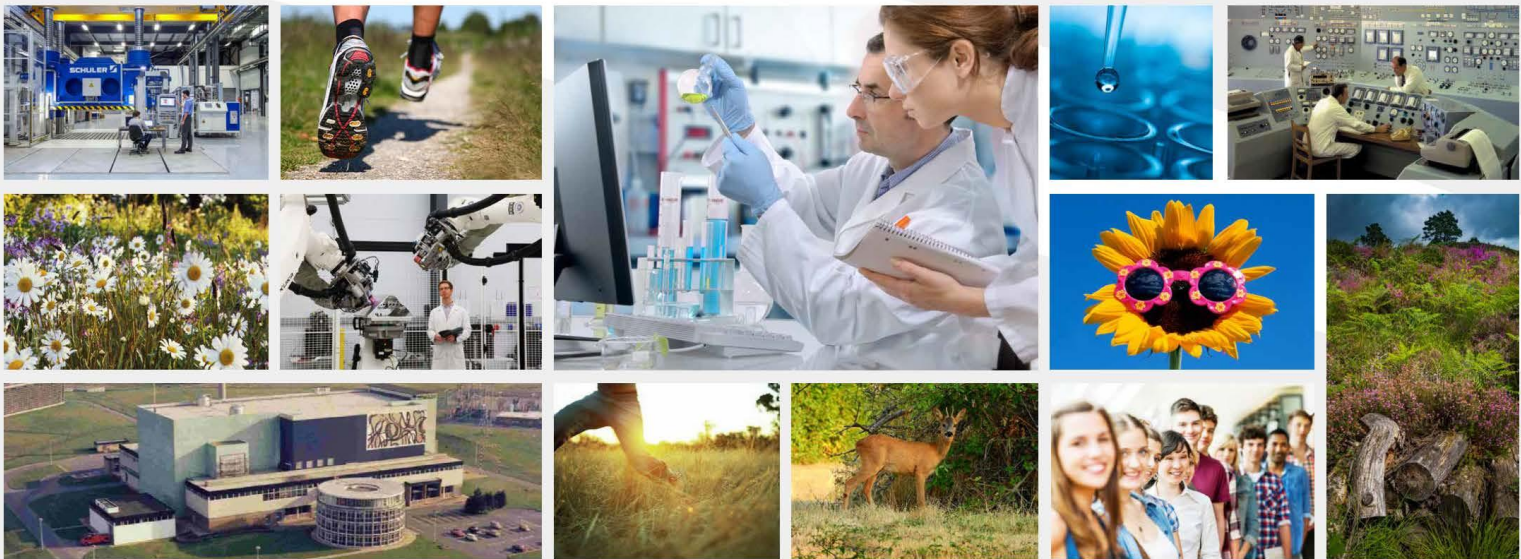
It is estimated that Dorset Innovation Park has the potential to accommodate 55,355m<sup>2</sup> of net new build employment floor space as well as retaining 22,855m<sup>2</sup> of existing commercial floor space. When fully developed, the Local Development Order area has the potential to provide a floor area of over 75,000m<sup>2</sup> and over 1,500 full time equivalent jobs.

This estimate excludes areas beyond the Local Development Order boundary, but located within the Enterprise Zone, which extends to about 10 hectares (equivalent to 20% of the wider Enterprise Zone). This additional land should become available post 2023 once decommissioned. Once fully developed out, total employment numbers at the extended Dorset Innovation Park are unlikely to exceed the 2,000 jobs based at the site in the 1980's when the former nuclear test facility was fully operational.



*Dorset Innovation Park has the opportunity to attract people, organisations and investment into an attractive, inspirational and collaborative working environment within the Dorset landscape. The vision for this Dorset Innovation Park is to blend the successes of the past with the advancement in the technologies of the future.*

*We are now looking to hear back from the surrounding communities and from county-wide interests to ensure that our Local Development Order is as deliverable and robust as possible. The information presented on these boards is a summary of the design aspirations that will drive the future of Dorset Innovation Park.*



DORSET INNOVATION  
PARK PARTNERS:



DORSET  
Local Enterprise Partnership



PROJECT TEAM:

STRIDE TREGLOWN

Hydrock



TG Tyler Grange



# THE WIDER AREA AREA ANALYSIS



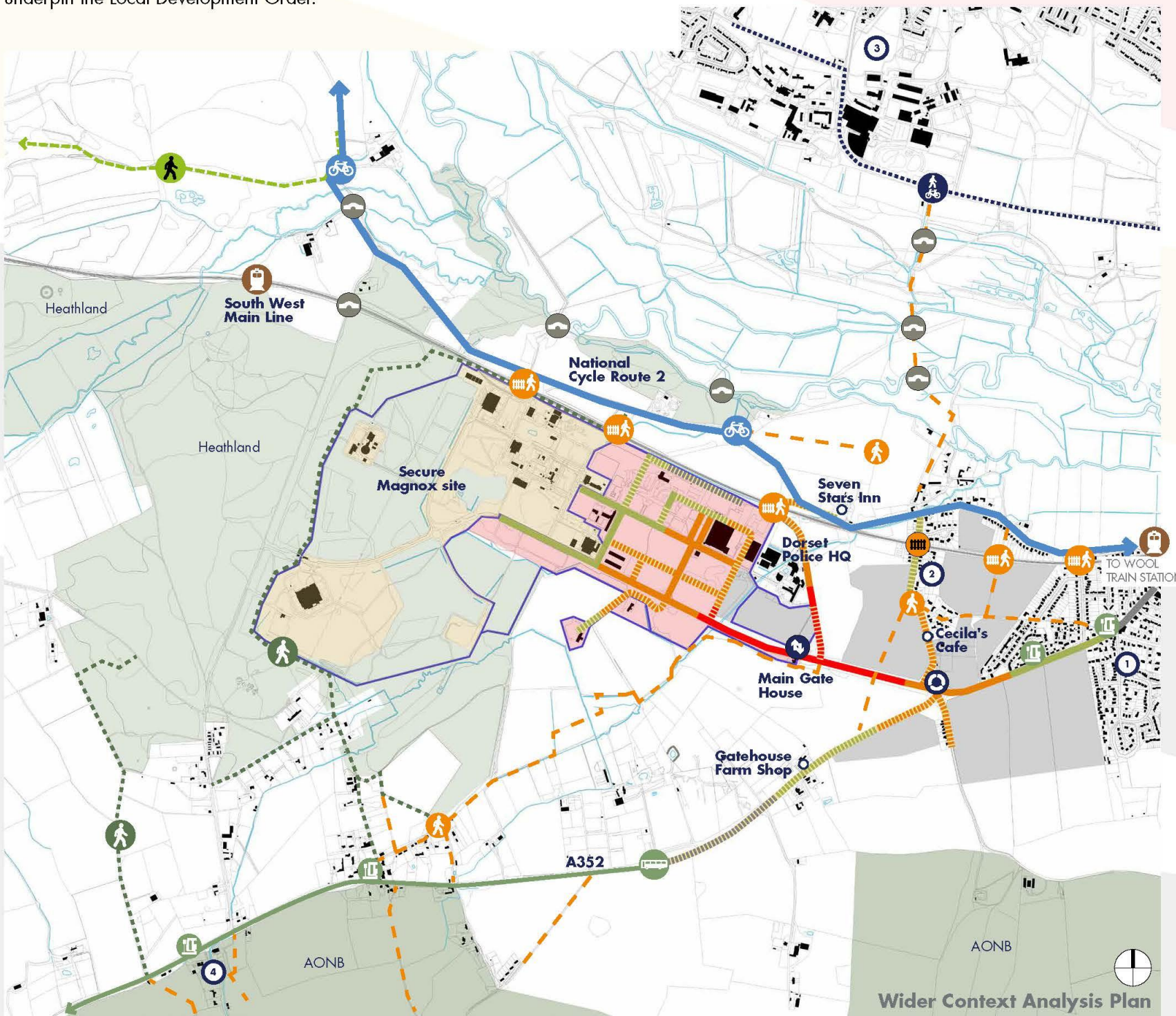
## DORSET INNOVATION PARK

*In February and March 2018, a series of public consultation events were undertaken to raise awareness of the preparation of a Local Development Order for Dorset Innovation Park.*

As well as raising awareness, we received valuable feedback from those living and working locally of the issues that they felt could influence the preparation of a long term development strategy for the Innovation Park. This feedback, coupled with detailed discussions with a wide variety of stakeholders and statutory consultees, has been used to develop and test the proposals that now underpin the Local Development Order.

Since those early consultation events, the details of the Local Development Order have been developed, which respond to the key issues that were raised, including (but not limited to):

- Highways
- Landscape, ecology & biodiversity
- Employment



DORSET INNOVATION  
PARK PARTNERS:



PROJECT TEAM:





# THE VISION DORSET INNOVATION PARK



DORSET INNOVATION PARK

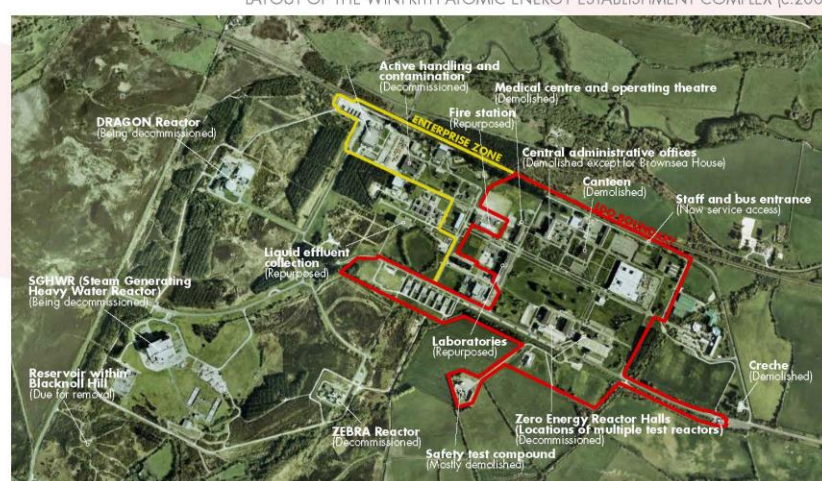
*One of the key documents that forms part of the Local Development Order is a Design Guide. This document sets out the parameters that will be used to steer and control the design of all new development within Dorset Innovation Park. It pulls together the essential qualities of place that will inform the character of the Innovation Park going forwards and sets out how it will look and feel.*

Dorset Innovation Park will become a test bed for research into new commercial products and practices, which neatly aligns with the site's history. It aims to capture that spirit by creating a place that inspires like-minded companies and individuals to innovate together.

Winfrith's story is a history of world-class research, science and technology. Dorset Innovation Park seeks to capture that pioneering spirit by providing a secure environment for new ideas, technologies and innovations to be developed and tested in key sectors.



LAYOUT OF THE WINFRITH ATOMIC ENERGY ESTABLISHMENT COMPLEX (c.2002)



*At the heart of the Design Guide are 4 key characteristics that have been identified as being essential traits that will help to make this an attractive and successful place for high skilled employment. All new development and interventions within Dorset Innovation Park will need to adhere to, and promote, these 4 key traits. This design ethos is secured within the Order, as well as within the Concept Masterplan and the Parameter Plans (refer to the following boards).*

## 1. LANDSCAPE

A place that reflects and respects the sensitive landscape that surrounds it



## 2. COLLABORATION

A secure, yet collaborative, place that encourages and supports Research and Innovation



## 3. WELLBEING

A place that promotes happiness and wellbeing for everyone working and visiting the Innovation Park



## 4. IDENTITY

A place that is unique with its own identity and purpose



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PARK PARTNERS:



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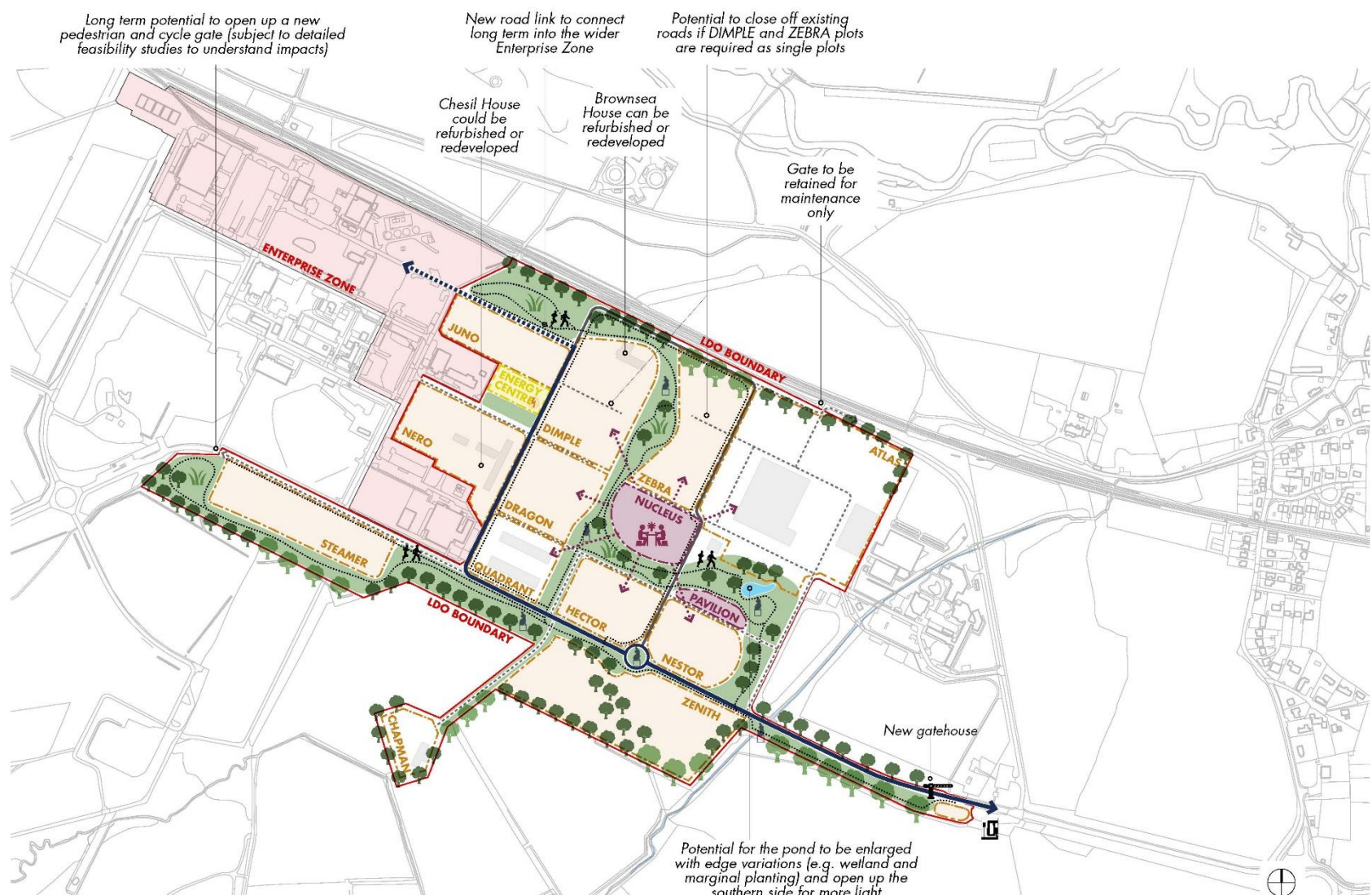


# CONCEPT MASTERPLAN OVERARCHING FRAMEWORK



DORSET INNOVATION PARK

The emerging concept masterplan proposes a flexible development framework comprising a series of sub-divisible development plots that are joined together by a unifying landscape. Dorset Innovation Park will become a place with its own distinct character that will appeal to new and current tenants, including their employees. This will become a place where people want to work.



**PROP** The Concept Masterplan revolves around a series of larger plots that can be flexibly sub-divided in any number of ways. Each plot will be expected to provide on-plot landscaping and water attenuation measures that complements the wider strategies for Dorset Innovation Park.

**NUCLEUS** The Nucleus. This is a development plot that can provide a mixture of small start-up units and office space, as well as collaborative working, social and meeting facilities serving the whole of the Park. Above this, on upper floors, is the provision for a number of floors of B1 (office) use to reinforce the symbolic importance of the building at the heart of Dorset Innovation Park.

**PAVILION** The Pavilion. This is located at the eastern end of the Heathland Park, and is envisaged to provide flexible space for teaching and training, start-up units, meeting rooms and conference facilities set within the landscape.

**EXISTG** A number of existing buildings on the site can be retained and refurbished, or demolished and redeveloped at a later stage.

**ENERGY** The Energy Centre. Compartmental/modular sustainable energy sources that 'grow' in proportion as development across the site occurs.

**LANDSCAPE** Landscape setting for use as recreational, wayfinding and ecological purposes. The space will reflect the surrounding Dorset Heathland character and contains important existing and translocated acid grassland and other habitats, along with the fauna they support.

**ART** The landscape can also provide space for artistic installations that commemorate the site's rich nuclear history and incorporates existing artwork that is present on the Park.

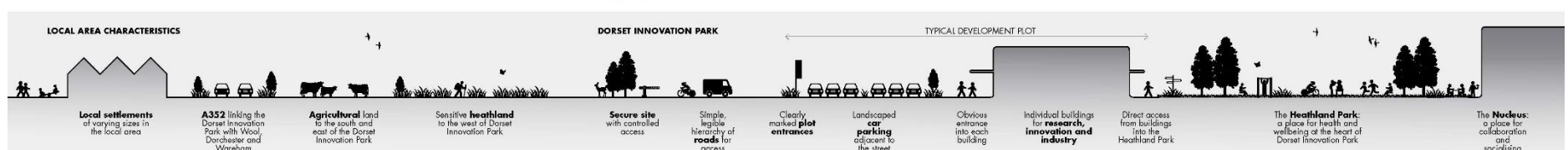
**TREES** Existing Trees to be retained and managed as part of proposals, with selective removal of non-native species and thinning as part of the ecology enhancement strategy.

**BOUNDARIES** Strengthening of the northern and southern boundaries to reduce the impact new buildings could have on the Dorset AONB.

**ROUTES** Hierarchy of routes through the site, aligned with the grid arrangement that exists at the moment. Primary routes around the site are shown in dark blue with a dashed dark blue line indicating the future primary route into the Enterprise Zone. The dark grey line indicates loop around the Innovation Park. The grey dashed routes provide localised access to individual developments and the dotted routes indicate pedestrian / cycle routes. While the distribution of uses will emerge over time, the design intention has been to concentrate uses that generate higher levels of HGV traffic along the primary routes to the south and west so that regular HGV traffic doesn't cross the central part of the landscape setting.

**GATEHOUSE** The existing external road layout and reconfigured gatehouse entrance allows for local buses to serve Dorset Innovation Park, with sufficient space for buses to turn around at the entrance without entering the Park.

**ENTERPRISE ZONE**



DORSET INNOVATION PARK PARTNERS:



PROJECT TEAM:

STRIDE TREGLOWN





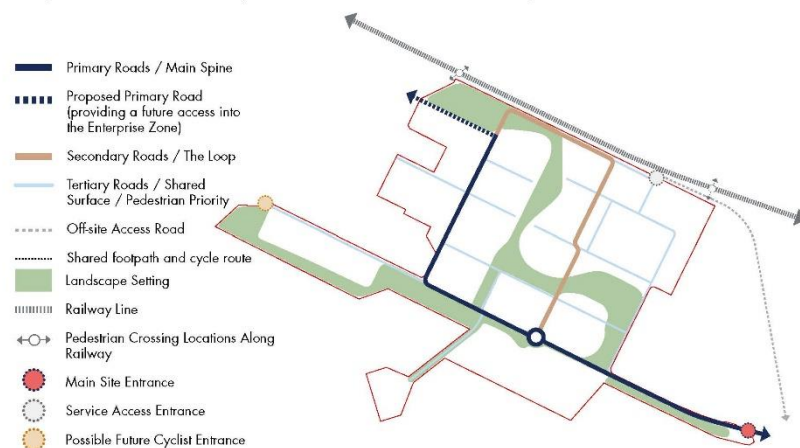
# PARAMETER PLANS FRAMEWORK STRATEGIES



DORSET INNOVATION PARK

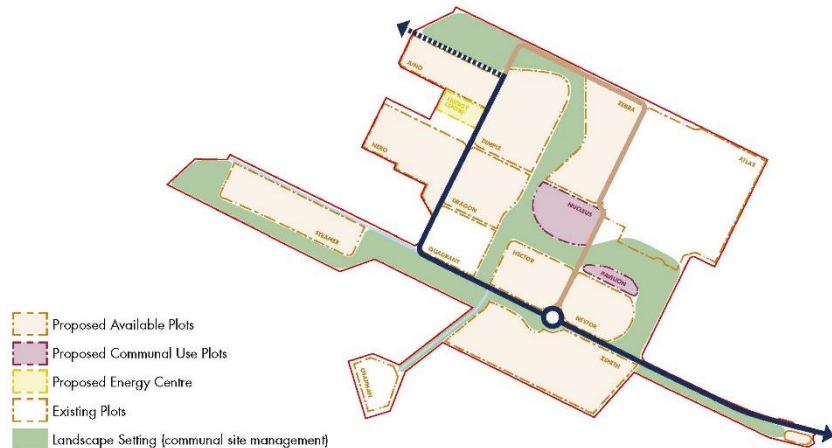
## MOVEMENT STRATEGY

The grid layout of the existing road layout will be rationalised to provide a simpler movement strategy for Dorset Innovation Park. The Concept Masterplan seeks to work with the existing network as much as possible with only minor modifications required.



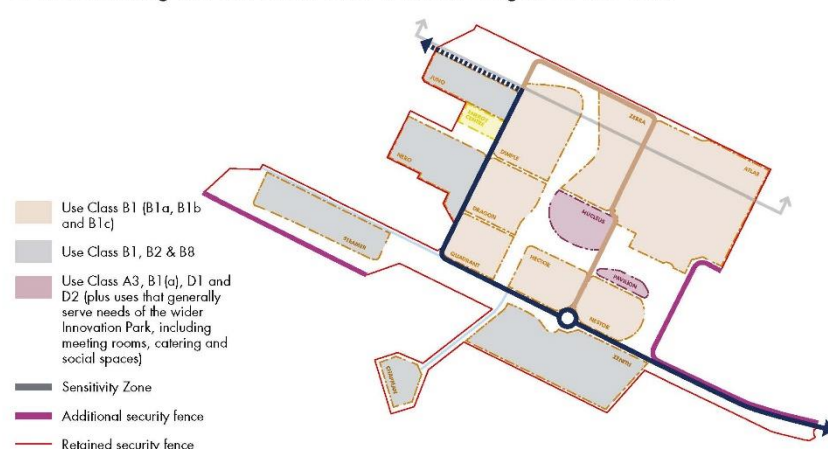
## PLOT IDENTIFICATION

Dorset Innovation Park has been divided up into a series of individual development plots that are joined together by a unifying landscape strategy, including the central Heathland Park.



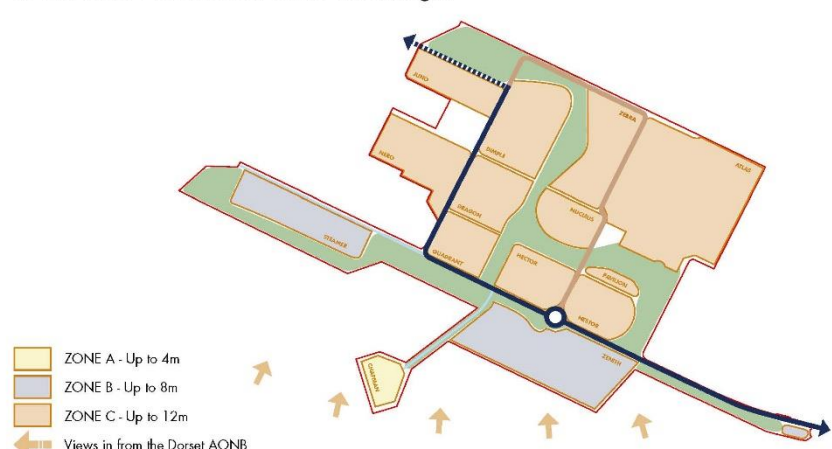
## LAND USE AREAS AND SECURE BOUNDARY

In order to retain the integrity of the parkland that runs throughout Dorset Innovation Park, it is proposed that uses that generate relatively high levels of HGV movements (B2 Industrial and B8 Distribution) are located along the southern and western edges of the site.



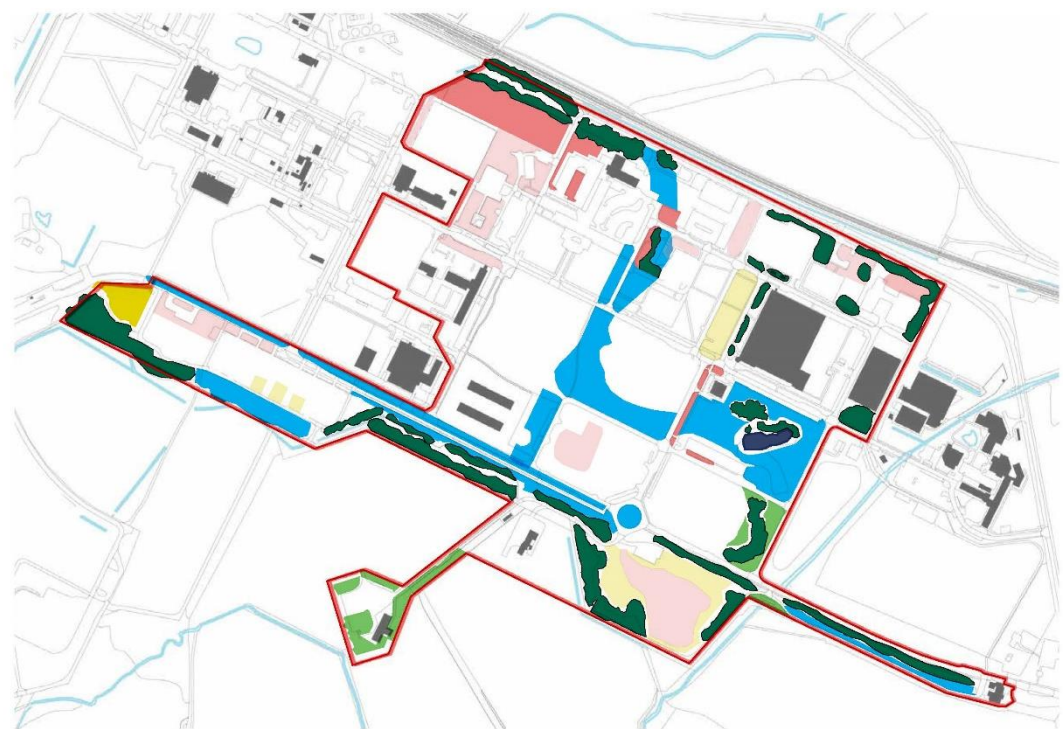
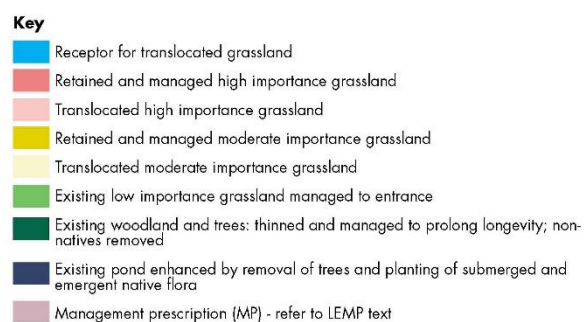
## PROPOSED PLOT HEIGHTS

The southern part of Dorset Innovation Park is the most sensitive in terms of impact on the wider Dorset landscape. Plot heights range from 4m in height in the southern more sensitive area to 12m in less sensitive areas that can absorb taller buildings.



## ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY

The Ecological Mitigation and Enhancement Strategy identifies the existing areas with known ecological value and also sets out the enhancement measures in line with the masterplan concept. This includes strategies for dealing with the translocation of sensitive acid grasslands.



DORSET INNOVATION  
PARK PARTNERS:



PROJECT TEAM:

STRIDE TREGLOWN





# CHARACTER AREAS LANDSCAPE ELEMENTS



DORSET INNOVATION PARK

A series of individual but complementary character areas have been identified to unify the overall image of the site, to promote specific landscape and ecological measures, and to create areas of distinctiveness within the Innovation Park.

Some of these character areas are already established, such as the Northern Edge which includes existing boundary vegetation, grassland of high interest and will require little additional work to reinforce that character.

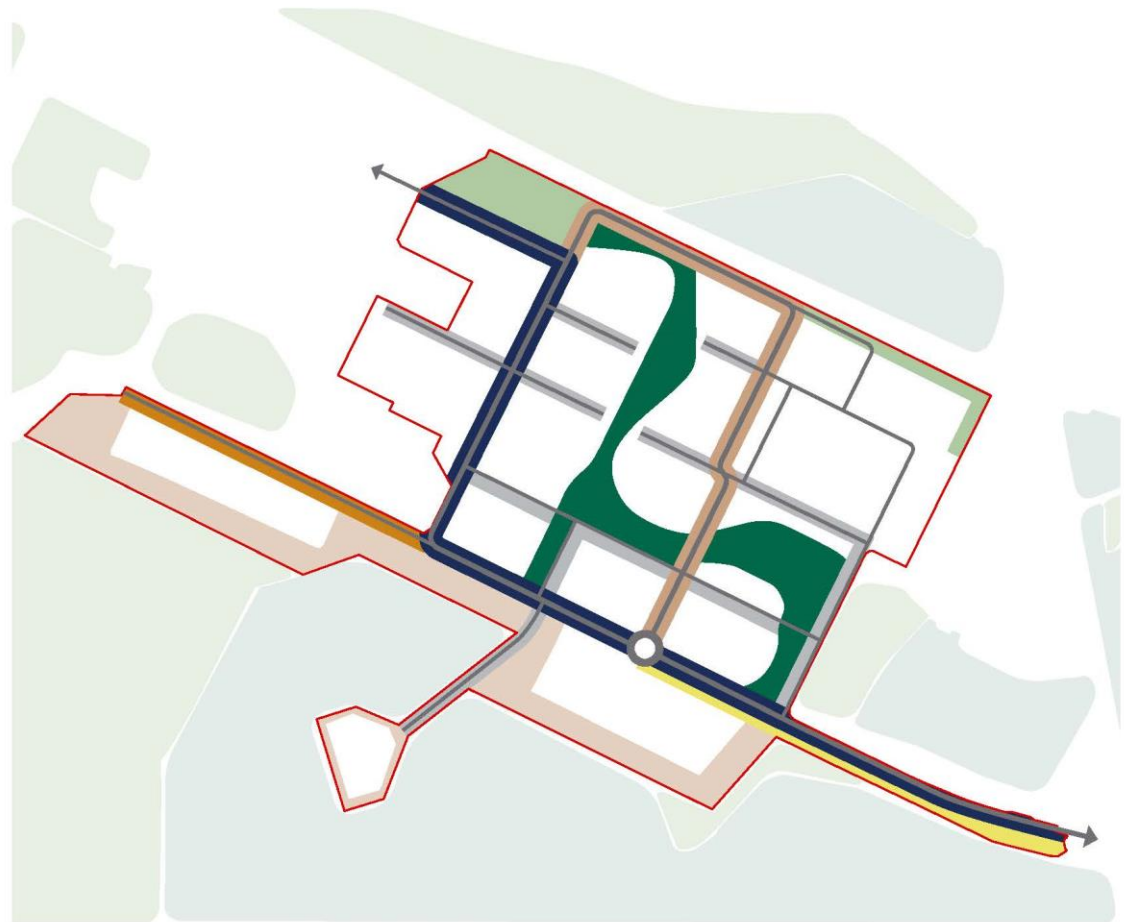
Others will utilise existing components within the landscape to create newly defined areas with a character that reflects a specific role or purpose. Most of these character areas are defined by a combination of functions such as recreation or circulation, and the natural assets they possess or offer opportunities, such as acid grassland and existing trees.

## CHARACTER AREAS

- Gateway
- Heathland Park
- Southern Edge
- Northern Edge
- Woodlands (off-site)
- Open countryside (off-site)

## CIRCULATION

- Main Spine
- The Loop
- Local Roads
- Steamer Route



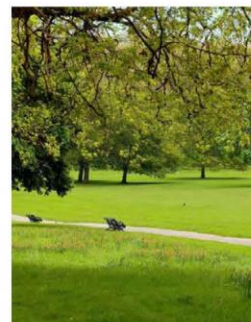
## CHARACTER AREA: THE GATEWAY

The Gateway will introduce the landscape character of the site at the entrance to the Innovation Park and will set the scene by including Dorset Heathland characteristics including heathers, grasses, ferns, birch and pine trees, along with acid grassland.



## CHARACTER AREA: HEATHLAND PARK

The Heathland Park that snakes through the heart of the Innovation Park will be a simple treatment of trees and grassland, incorporating many of the existing trees and tree groups. This includes footpaths, cycleways and mown grass paths as pedestrian routes throughout.



## CHARACTER AREA: SOUTHERN EDGE

The Southern Edge is identified as a receptor site for some acid grassland to be translocated from several proposed development plots and additional screening will be included as visual screening from the AONB.



## CHARACTER AREA: NORTHERN EDGE

The Northern Edge includes retained acid grassland areas of high importance and the protection of the existing boundary vegetation. The area will also include locations for picnic benches and seating opportunities.



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PARK PARTNERS:



PROJECT TEAM:

STRIDE TREGLOWN





# DESIGN INFLUENCES

## HOW MIGHT IT LOOK?



### DORSET INNOVATION PARK

*The purpose of the Local Development Order is to create a streamlined planning process for potential new tenants that adhere to the aspirations of the Enterprise Zone. The Order seeks to embed within it a suitable blend of flexibility (to be able to respond to the varying requirements of prospective tenants) and control (to ensure that Dorset Innovation Park evolves to a high standard).*

The Design Guide provides guidance both for prospective new tenants prior to designing their plots, and for the management of the overall Innovation Park. With the use of precedent images, it addresses topics such as:

- Building form
- Architectural character and materials
- Sitewide wayfinding
- Servicing and cycle storage
- Landscape elements

The Design Guide promotes a vision of a 'robust, progressive architecture' with modern and elegant buildings that integrate with the surrounding landscaping and positively contribute to public spaces and adjacent buildings. The landscaping characteristics will create a high-tech science park with high quality, hard wearing, attractive and distinctive landscaping appropriate and reflective of the existing local surroundings.

#### BUILDING FORM:



#### INDUSTRIAL CHARACTERISTICS:



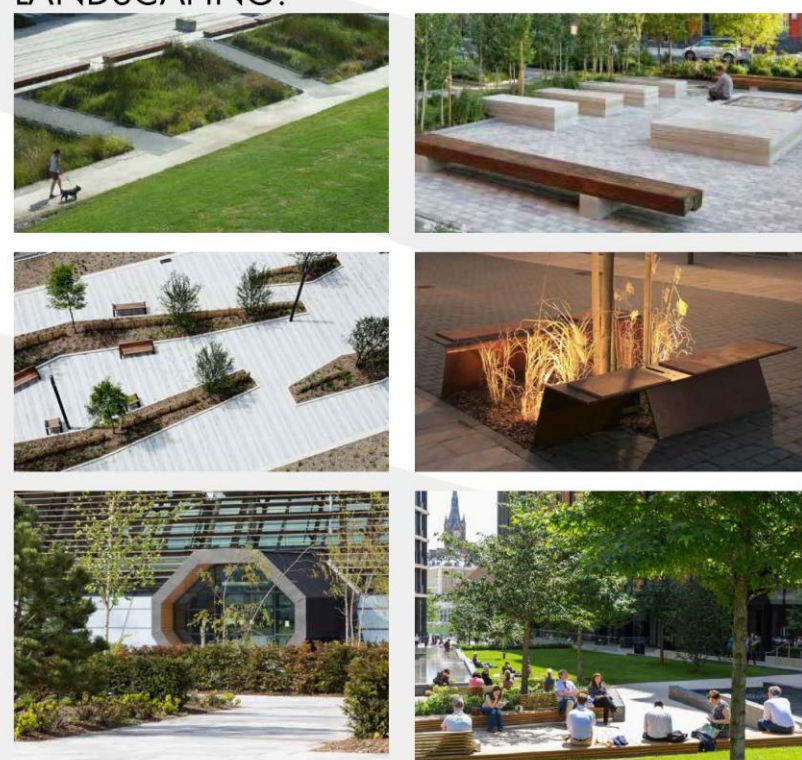
#### METAL & COMPOSITE CLADDING:



#### SITEWIDE WAYFINDING:



#### LANDSCAPING:



#### SERVICING & CYCLE STORAGE:



DORSET INNOVATION  
PARK PARTNERS:



PROJECT TEAM:

**STRIDE TREGLOWN**

**Hydrock**

**TG** Tyler Grange



## NEXT STEPS YOUR CHANCE TO FEEDBACK



### DORSET INNOVATION PARK

*The Local Development Order for Dorset Innovation Park has been submitted to Purbeck District Council as the local planning authority. Purbeck District Council is seeking your views on the content of the Order, along with all the supporting documentation.*

All comments received, via the online survey or in writing, will be reviewed and then analysed by the LDO project team. Following this formal publicity and consultation period, the Council would like the Development Order in place by the end of 2018.

The Local Development Order is made up of all the components of an outline planning permission including ground investigation surveys, transport assessments, ecology and tree surveys, a landscape and ecological management plan and a design guide. All of this information can be viewed and downloaded from the web link below.



*Illustration of how the Dorset Innovation Park might look in the future*

## CONTACT US

Purbeck District Council is looking for as much feedback as possible in advance of the Order being made from those interested in the future development of 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 Tuesday 25<sup>th</sup> September 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-LDO>**

To review these exhibition boards online, please visit:  
**[www.dorsetinnovationpark.co.uk](http://www.dorsetinnovationpark.co.uk)**

To view the draft Local Development Order, including the Statement of Reasons, the Design Guide and supporting technical assessments, as well as these exhibition boards, please visit:  
**<https://planningsearch.purbeck-dc.gov.uk/PlanAppSrch.aspx>**  
(then search for 'LDO/2018/0001' in the Application Number box)

It is also possible to attend a series of manned events with members of Purbeck District Council, Dorset County Council, Dorset Local Enterprise Partnership and the consultant project team present to talk through the proposals and discuss any issues you would like to raise with them. These events will be held at the following locations:

**TUESDAY 4 SEPTEMBER** - MIDDAY UNTIL 8PM  
D'URBERVILLE CENTRE, WOOL

**FRIDAY 7 SEPTEMBER** - MIDDAY UNTIL 8PM  
D'URBERVILLE CENTRE, WOOL

**SATURDAY 8 SEPTEMBER** - 1PM UNTIL 4PM  
DORSET INNOVATION PARK GATEHOUSE (DT2 8ZB)  
*Including escorted tours of the site by minibus for interested members of the public. Anyone interested in taking the tour should sign up on the day at the gatehouse.*

## COMMITMENT TO THE DORSET INNOVATION PARK



*Early concept for a new gatehouse at the entrance to Dorset Innovation Park*

While the Local Development Order will provide Dorset Innovation Park with an invaluable planning tool to promote and attract new employment, the Enterprise Zone Management Board has already begun to look at how smaller interventions can be made to improve the look and functionality of Dorset Innovation Park, including initial studies for a new gatehouse, as well as a new sitewide signage strategy.

DORSET INNOVATION  
PARK PARTNERS:



PROJECT TEAM:

**STRIDE TREGLOWN** **Hydrock** **TG Tyler Grange**



## Appendix F – Questionnaire

### DORSET INNOVATION PARK PUBLIC CONSULTATION QUESTIONNAIRE



#### Introduction

This consultation is being held following the submission of the proposed Dorset Innovation Park Local Development Order (LDO). An LDO is a distinct planning process which establishes the principle of development of a site for certain uses and can establish early controls or principles for how development might proceed. Once granted, the process for securing detailed approval of proposed buildings is much quicker, so long as they comply with the Order.

This consultation is technical in nature in order to ensure that there is sufficient consideration of the technical assessment work which underpins the principle of development and the subsequent controls which feature in the Design Guide and Order. We recognise that not all respondents will have technical knowledge or the time to review the evidence base. As such, the consultation

boards present an overview of the submitted proposals and the approach taken by the project team to ensure that development is appropriate and responds to the opportunities and constraints. Therefore, if you don't wish to respond to the individual questions there is an opportunity to leave general comments.

#### 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-ldo>

**1. Do you consider that the proposed development mix is appropriate to the LDO aspirations to attract businesses operating within the advanced engineering and manufacturing; Defence; Marine; Energy; and, Cyber security sectors?**

☐ Yes ☐ No

Comment

**2. Do you consider that there are appropriate protections in place to secure a net gain in biodiversity? Are the protections proposed sufficient to provide the necessary ecology protections?**

☐ Not at all ☐ Not certain / no comment ☐ Yes

Comment

**3. Do you agree that the potential landscape and visual impact is addressed through the proposed landscape planting strategy? Do you support the approach to onsite landscaping, particularly the central landscape setting?**

☐ Not at all ☐ Not certain / no comment ☐ Yes

Comment

#### DORSET INNOVATION PARK PARTNERS:



#### PROJECT TEAM:

STRIDE TREGLOWN





## DORSET INNOVATION PARK PUBLIC CONSULTATION QUESTIONNAIRE



DORSET INNOVATION PARK

**4. Do you consider that the Design Guide appropriately captures the key issues and principles (eg landscape character, streets and movement, long term development flexibility)?**

☐ Yes ☐ No

If not, what  
isn't captured?

**5. Does the proposed Order adequately control the principles in the Design Guide? If not, what additional conditions or controls do you consider need to be addressed?**

☐ Yes ☐ No

If not, what  
isn't captured?

**6. What modifications would you like to see in the Order and why?**

**7. If you don't wish or feel able to respond to these questions, please feel free to provide general comments on the principle of the LDO proposals and the possible approach to development.**

The Local Development Order consultation deadline for completed online survey and return of comments is:  
**Midnight on Tuesday 25th September 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**

DORSET INNOVATION PARK PARTNERS:



PROJECT TEAM:

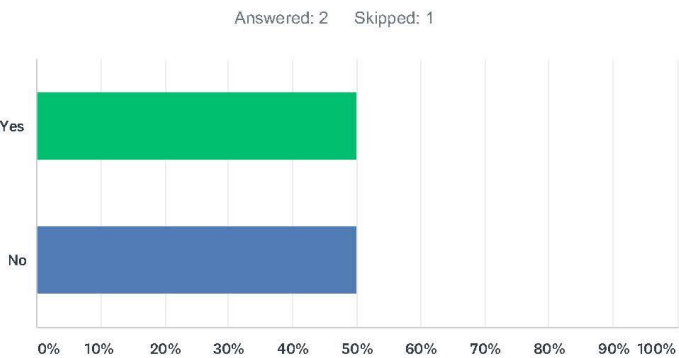
**STRIDE TREGLOWN**



# Appendix G - Questionnaire Response Summary (Graphs)

Dorset Innovation Park Local Development Order Public Consultation

Q1 Do you consider that the proposed development mix is appropriate to the LDO aspirations to attract businesses operating within the advanced engineering and manufacturing; Defence; Marine; Energy; and, Cyber security sectors?

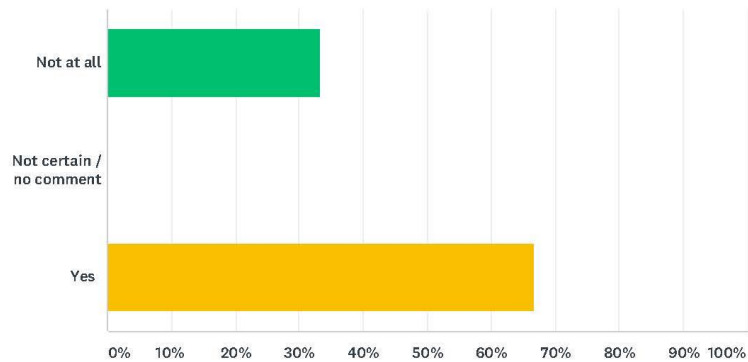


| ANSWER CHOICES | RESPONSES |   |
|----------------|-----------|---|
| Yes            | 50.00%    | 1 |
| No             | 50.00%    | 1 |
| TOTAL          |           | 2 |



**Q2 Do you consider that there are appropriate protections in place to secure a net gain in biodiversity? Are the protections proposed sufficient to provide the necessary ecology protections?**

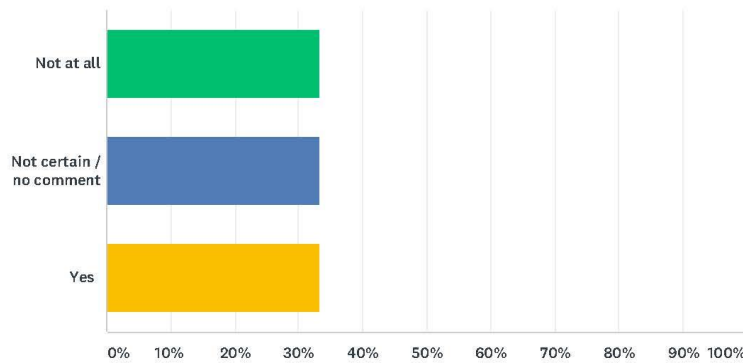
Answered: 3 Skipped: 0



| ANSWER CHOICES           | RESPONSES |   |
|--------------------------|-----------|---|
| Not at all               | 33.33%    | 1 |
| Not certain / no comment | 0.00%     | 0 |
| Yes                      | 66.67%    | 2 |
| TOTAL                    |           | 3 |

**Q3 Do you agree that the potential landscape and visual impact is addressed through the proposed landscape planting strategy? Do you support the approach to onsite landscaping, particularly the central landscape setting?**

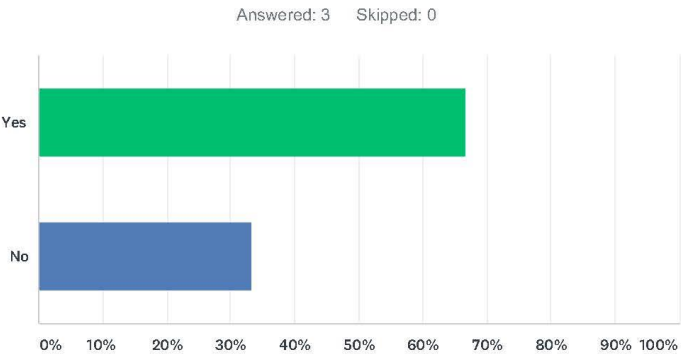
Answered: 3 Skipped: 0



| ANSWER CHOICES           | RESPONSES |   |
|--------------------------|-----------|---|
| Not at all               | 33.33%    | 1 |
| Not certain / no comment | 33.33%    | 1 |
| Yes                      | 33.33%    | 1 |
| TOTAL                    |           | 3 |

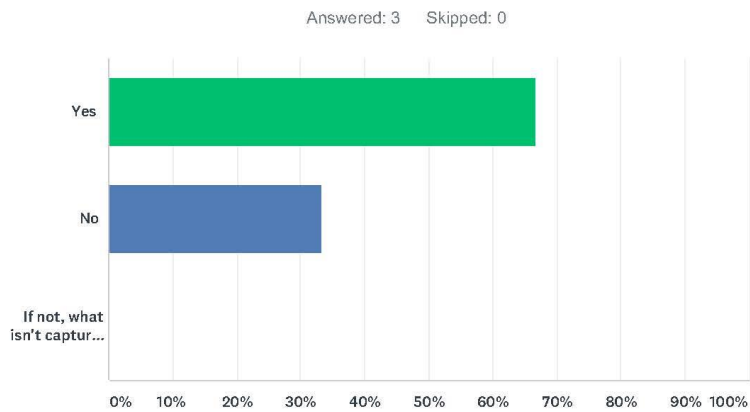


Q4 Do you consider that the Design Guide appropriately captures the key issues and principles (eg landscape character, streets and movement, long term development flexibility)?



| ANSWER CHOICES | RESPONSES |   |
|----------------|-----------|---|
| Yes            | 66.67%    | 2 |
| No             | 33.33%    | 1 |
| TOTAL          |           | 3 |

**Q5 Does the proposed Order adequately control the principles in the Design Guide? If not, what additional conditions or controls do you consider need to be addressed?**



| ANSWER CHOICES               | RESPONSES |   |
|------------------------------|-----------|---|
| Yes                          | 66.67%    | 2 |
| No                           | 33.33%    | 1 |
| If not, what isn't captured? | 0.00%     | 0 |
| TOTAL                        |           | 3 |



**Q6 What modifications would you like to see in the Order and why?**

Answered: 1 Skipped: 2

**Q7 If you don't wish or feel able to respond to these questions, please feel free to provide general comments on the principle of the LDO proposals and the possible approach to development**

Answered: 2 Skipped: 1

## Appendix H – Quantitative Responses

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### Dorset Innovation Park Local Development Order Public Consultation

#1

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, August 31, 2018 9:11:30 AM  
**Last Modified:** Friday, August 31, 2018 9:22:09 AM  
**Time Spent:** 00:10:39  
**IP Address:** 94.7.93.84

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Page 1

**Q1** Do you consider that the proposed development mix is appropriate to the LDO aspirations to attract businesses operating within the advanced engineering and manufacturing; Defence; Marine; Energy; and, Cyber security sectors?

**No,**  
Comment:  
There is no requirement for the LDO in this area. Having an innovation park is a waste of time, due to Wool being a small village and therefore his proposal would be better located in Wareham or any other area bigger than a large village.

---

**Q2** Do you consider that there are appropriate protections in place to secure a net gain in biodiversity? Are the protections proposed sufficient to provide the necessary ecology protections?

**Not at all**  
Comment:  
The more you build, the more biodiversity suffers.

---

**Q3** Do you agree that the potential landscape and visual impact is addressed through the proposed landscape planting strategy? Do you support the approach to onsite landscaping, particularly the central landscape setting?

**Not at all**

---

**Q4** Do you consider that the Design Guide appropriately captures the key issues and principles (eg landscape character, streets and movement, long term development flexibility)?

**No,**  
If not, what isn't captured?:  
As I have eluded in previous questions.

---

**Q5** Does the proposed Order adequately control the principles in the Design Guide? If not, what additional conditions or controls do you consider need to be addressed?

**No**

---

**Q6** What modifications would you like to see in the Order and why?

These are leading questions which as no relevance to my original answers. You need to think better about how you design your questionnaire

---

**Q7** If you don't wish or feel able to respond to these questions, please feel free to provide general comments on the principle of the LDO proposals and the possible approach to development

To summarise this proposed development is a waste of money at this location as you will not be attracting customers in this area.

---



## #2

### COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 03, 2018 1:58:44 PM  
**Last Modified:** Monday, September 03, 2018 2:14:14 PM  
**Time Spent:** 00:15:29  
**IP Address:** 79.69.7.12

#### Page 1

- Q1** Do you consider that the proposed development mix is appropriate to the LDO aspirations to attract businesses operating within the advanced engineering and manufacturing; Defence; Marine; Energy; and, Cyber security sectors?
- Comment:  
We need more employment to justify the large amount of housing proposed for the area
- 
- Q2** Do you consider that there are appropriate protections in place to secure a net gain in biodiversity? Are the protections proposed sufficient to provide the necessary ecology protections?
- Yes,**  
Comment:  
Get on with it
- 
- Q3** Do you agree that the potential landscape and visual impact is addressed through the proposed landscape planting strategy? Do you support the approach to onsite landscaping, particularly the central landscape setting?
- Not certain / no comment** ,  
Comment:  
Not seen proposed landscaping.
- 
- Q4** Do you consider that the Design Guide appropriately captures the key issues and principles (eg landscape character, streets and movement, long term development flexibility)?
- Yes**
- 
- Q5** Does the proposed Order adequately control the principles in the Design Guide? If not, what additional conditions or controls do you consider need to be addressed?
- Yes**
- 
- Q6** What modifications would you like to see in the Order and why?
- Respondent skipped this question**
- 
- Q7** If you don't wish or feel able to respond to these questions, please feel free to provide general comments on the principle of the LDO proposals and the possible approach to development
- If it speeds up light industrial development to improve employment for Dorset in general, and not just those in the tourism sector being the only ones to benefit from Council funds

#3

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, September 19, 2018 9:38:51 PM  
**Last Modified:** Wednesday, September 19, 2018 9:39:55 PM  
**Time Spent:** 00:01:04  
**IP Address:** 94.8.211.211

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Page 1

**Q1** Do you consider that the proposed development mix is appropriate to the LDO aspirations to attract businesses operating within the advanced engineering and manufacturing; Defence; Marine; Energy; and, Cyber security sectors? **Yes**

---

**Q2** Do you consider that there are appropriate protections in place to secure a net gain in biodiversity? Are the protections proposed sufficient to provide the necessary ecology protections? **Yes**

---

**Q3** Do you agree that the potential landscape and visual impact is addressed through the proposed landscape planting strategy? Do you support the approach to onsite landscaping, particularly the central landscape setting? **Yes**

---

**Q4** Do you consider that the Design Guide appropriately captures the key issues and principles (eg landscape character, streets and movement, long term development flexibility)? **Yes**

---

**Q5** Does the proposed Order adequately control the principles in the Design Guide? If not, what additional conditions or controls do you consider need to be addressed? **Yes**

---

**Q6** What modifications would you like to see in the Order and why? **Respondent skipped this question**

---

**Q7** If you don't wish or feel able to respond to these questions, please feel free to provide general comments on the principle of the LDO proposals and the possible approach to development **Respondent skipped this question**

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