

**Notes of the Dorset Local Plan Meeting with Knowlton Parish Council**  
**27<sup>th</sup> September 2025 at 10am**  
**Woodlands Village Hall**

| Item | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|      | <p><b>Attendance</b></p> <p>Cllr Morgan Antell<br/> Cllr Trevor Brown<br/> Cllr Steve Butler (Chairman)<br/> Cllr Ian Potentier</p> <p>Members of public present</p> <p>Miss Sarah Forwood (Clerk)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1    | <p><b>Gypsy &amp; Traveller Site at the Chipping Depot in Woodlands</b></p> <p>The Chairman gave an overview of KPC views on the Gypsy &amp; Traveller Site:</p> <ul style="list-style-type: none"> <li>• The Chipping Depot is in the Greenbelt and has been there since 1948.</li> <li>• The National Government states in its planning policy that plan making and decision making should: <ul style="list-style-type: none"> <li>Protect the greenbelt</li> <li>Reduce tension between locals and traveller's sites</li> </ul> </li> <li>• There should be access to schools, shops, doctors etc. and there are none of these in Woodlands</li> <li>• There is no public transport or local employment in Woodlands</li> <li>• Local policy states it is inappropriate development and there are other potential more suitable sites in Dorset</li> <li>• Not suitable for large vehicles i.e. caravans</li> <li>• There are no footpaths in Woodlands</li> <li>• All residents to send individual proposals to DC, this can be more than one per household <a href="#">Dorset Council Local Plan Options Consultation 2025</a> or email <a href="mailto:planningpolicyconsult@dorsetcouncil.gov.uk">planningpolicyconsult@dorsetcouncil.gov.uk</a></li> <li>• Knowlton Parish Council will draft their response to Dorset Council, this will be reviewed and agreed at the next Parish Council meeting on 8<sup>th</sup> October.</li> </ul> <p>The members of public who attended the meeting raised the following objections to the Gypsy &amp; Traveller Site:</p> <ul style="list-style-type: none"> <li>• The roads are not suitable for large vehicles</li> <li>• KPC will refer and use the list that the local Woodlands residents have drafted when responding to DC</li> <li>• There should be a study of wildlife at the Chipping Site</li> <li>• DC have added the Chipping Site to their potential development list due to it being on their list on the previous list</li> <li>• The bridge between Woodlands and Verwood (Romford Bridge) would not be big enough, lack of street lighting and lack of sewerage</li> <li>• DC have to consider the Health and Safety of neighbours with the current chipping depot with the dust, traffic and the future of the site may be in question or if there is a future proposal for it. The Chairman noted that the chipping site is deemed to be important.</li> <li>• DC has confirmed that the chipping depot is not redundant, it is in use, and they want to keep it for highways. They have asked all their staff to keep noise to a minimum</li> <li>• Could residents purchase the chipping depot and lease it back to DC? The Chairman noted that this would have to be raised with DC direct</li> <li>• If DC were to sell the chipping depot, would they notify the Parish Council, where would it be listed</li> </ul> |

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|   | <p>for sale and is there any reason why KPC could not purchase it with funds from the community?</p> <p><b>Action:</b> The Clerk will liaise with DC highways department in relation to the possibility of chipping depot being sold</p> <ul style="list-style-type: none"><li>• Who is responsible for maintaining Woodlands Green and would they have the funds to keep this area clean from the potential effects of having a transit site in the village? Woodlands Green is maintained by the Parish Council but it is owned by Shaftesbury Estates. DC have a temporary Gypsy and Traveller site which makes it illegal for Gypsy and Travellers to use other sites and they can be removed straight away.</li><li>• How would waste products at the Gypsy and Traveller site be removed?</li><li>• Who would operate the Gypsy and Traveller site, would it be too small for DC? Are they obliged to sell it and could anyone put forward a proposal to buy it?</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2 | <p><b>Crane Valley Golf Course</b></p> <p>The Chairman gave an overview of KPC views on the Crane Valley Golf Course development:</p> <ul style="list-style-type: none"><li>• The Golf Course is in the Greenbelt</li><li>• No public transport Woodlands side of the bridge</li><li>• Romford Bridge is very narrow with no footpath</li><li>• No sewerage Woodlands side of the river</li><li>• The development would require more doctor surgeries, schools (no upper school in Verwood) and amenities</li><li>• An electricity sub-station would be required</li><li>• The Golf Course is integrated into the community</li><li>• Several footpaths pass through the Gold Course which would be lost</li></ul> <p>The members of public who attended the meeting raised the following objections to the Crane Valley Golf Course:</p> <ul style="list-style-type: none"><li>• Why have DC added the Golf Course in the Local Plan in Verwood but it is in Woodlands, this is taking a valuable asset away from Woodlands. The Chairman noted that once the plans have been agreed it is likely that the Golf Course will come under Verwood if they realign the boundaries</li><li>• Is there a figure for the number of people living in Dorset who want to buy a house in Dorset but cannot find one? The Chairman noted that there is no definitive numbers, as far as he is aware but the number would be high</li><li>• There are very few leisure facilities in the area</li><li>• Housing costs to build in the area are very expensive, due to the infrastructure costs that need to be incorporated into the cost of the houses for sale</li><li>• Viability tests to work out the cost of infrastructure would need to be completed; 925 homes would require a sub-station secondary or primary, this is repeated for water and sanitation, new roads and bridge. These costs would be added to the cost of housing and the affordable housing target would not be met. All of this is against the communities interest.</li><li>• At the Verwood Town meetings it was noted by an expert that the mains drainage was at capacity and there was no more room for expansion on that system</li></ul> |