

INTRODUCTION TO COMMUNITY ENGAGEMENT BY THE EARL OF SHAFTESBURY



Village Consultation Process

Wimborne St. Giles is a unique and beautiful village. Unfortunately, like many rural villages in recent years it has seen little development and has subsequently come under considerable pressure to sustain the services and sense of community that give the village its special character.

It was this growing sense of urgency that inspired the Estate to begin actively engaging with the community to create a shared vision for how the village could evolve in a way that would serve its residents and protect its long-term future. The idea was to create a plan that was bold, met the real needs of the community and paved the way for the village for the next 15+ years.

The first Village Discussion was held in February 2016 and two more followed in May and then September. During this time a working group made up of residents and key stakeholders within the community met to share ideas, help prepare the meetings and shape the agenda. Community engagement has been extremely high throughout the process and this has been hugely valuable for the quality of the debates.

The first meeting laid out some of the broad issues facing the community, including an overview of the current planning landscape, and introduced some new concepts such as the idea of Community Land Trusts. The second meeting introduced a range of development ideas that were used to stimulate discussion on where and how the village could grow. Alongside this a survey was conducted which teased out the priorities and concerns of residents, their thoughts on housing and other community issues.

Through these discussions and the feedback received from the survey, a reasonably clear vision of what the development agenda should be emerged:

- Small scale sensitive development
- In keeping with the current style and 'feel' of the village
- Conservative - with a small 'c' - preserving what makes WSG special, not making dramatic changes
- Focused on either previously built-on sites or some gaps in the current village footprint

Similarly there was agreement around the need for greater community engagement and some interesting discussion points around how that community should look:

- Mix of rented accommodation and owner occupiers
- Mix of demographic - young families, estate workers, elderly
- Mix of property type - to allow for flexibility in allocation according to changing needs of estate / individuals / life stage
- Desire to retain a community which 'belongs'/has roots in WSG - connected through family or affection / affinity
- Inclusion of commercial activities in the overall plan for the village - providing employment and attracting more diverse residents.

There was also real consensus over the need to support and maintain community amenities that facilitate the positive functioning of the village:

- Social: pub, shop and village hall
- Amenities: school, playgroup, shop, yoga, cricket, running etc.
- Transport: public and community
- Communications: internet and mobile

Based on these results and the feedback from discussions a more refined plan has emerged. It is still early in its development, and it will continue to be refined and shaped in collaboration with the community, however it represents an exciting vision for how the village could evolve in the future.

As someone who has a lifelong stake in the village and who is absolutely committed to its continued success I am now full of hope for the future and look forward to further positive discussions with the council as part of the Local Plan Review on how these ideas can be embedded in to the new strategy. I am eager to play our part in bringing continued success and prosperity to this region.

Sincerely,

A handwritten signature in dark ink, appearing to be 'S. Shaftesbury', with a long horizontal flourish extending to the right.

Lord Shaftesbury

ENGAGEMENT OF TONIC ARCHITECTURE AND COMMUNITY
INVOLVEMENT

COMMUNITY MEETING
14/05/2016
WIMBORNE ST GILES COMMUNITY HALL

SITE ANALYSIS



CHARACTER ASSESSMENT

(text taken from the 2006 Conservation Area Appraisal)

- + The village occupies a peaceful rural setting far from any busy roads and therefore undisturbed by road traffic.
- + The river flows through the centre of the conservation area, passing through water meadows before flowing through St Giles Park.
- + It is a linear settlement lying in a shallow valley of the River Allen with three distinctive parts: Home Farm and Park Lane; the village green area; and linear development along the valley roads on each side of the water meadows extending to All Hallows Farm.
- + A significant proportion of the conservation area comprises open space, including farmland.
- + The village green, trees-cape and building elements combine to form an outstanding and distinctive environment. This very special part of the village has a rare refined quality, yet maintains a strong rural character.
- + The River Allen flows through water-meadows before entering the garden of Mill House followed by Bull Bridge. The meadows are edged by two village lanes, one on the east side and one on the west side. Linear development, comprising a mix of old cob and thatch cottages and 19th and 20th century housing, extends for some 250 metres along these lanes facing towards the river.
- + The older, thatched buildings are grouped on the east side of the valley. The townscape qualities of this short stretch of lane are particularly high, enhanced by the meandering alignment of the narrow road and continuous rural hedging.
- + The west side of the valley comprises a more eclectic mix of houses and cottages. Most contribute in a positive way to the character of the village, although none are statutorily listed.



DEVELOPMENT IDEAS FOR DISCUSSION

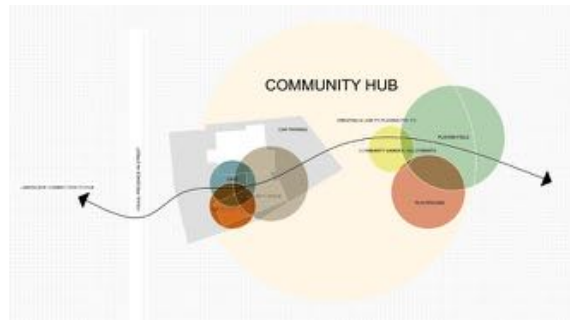
- +Potential sites for New houses indicated on large map to open up a discussion with the community about appropriate placement and number of new housing.
- +Sketch Proposal for buildings, with materiality precedents, to open up a discussion about the type of housing they think would be appropriate within the village.



COMMUNITY PROPOSALS

COMMUNITY HUB

- + Convivial social meeting place for residents, broader community, walkers, cyclists and Other community groups
- + Consider options for enhancing existing village shop and post office to incorporate further facilities - such as cafe, social hub and meeting space - in context of overall plan and in conjunction with Village Hall Committee
- + Alternative 'hub' locations to also be considered - such as The Bull
- + Consultation required to establish needs and requirements and practical implications of option



CAFE



SHOP



MEETING SPACE



WORKSHOP



DIAGRAM PLAN



CREATING OPPORTUNITIES



- + Reuse of redundant former Agricultural buildings to create a workspace hub
- + Interactive atmosphere for start-ups, creative entrepreneurs and independent professionals
- + Workshops, courses and exhibition spaces for artists and traditional crafts
- + Restoration of agricultural heritage buildings, overlooking stunning open countryside



OFFICE



ACTIVITY SPACE

OTHER POSSIBLE COMMUNITY PROJECTS



DIAGRAM PLAN

For example:

- + A new pedestrian 'floating pontoon' connection across water meadows
- + Low impact / lightweight, sustainable design & materials
- + Linking the community on either side of the meadow, and improving access around the village



EVENT SPACE



COMMUNITY GARDEN



NEW CONNECTIONS

HOUSING PROPOSALS



HOUSING PROPOSALS

COACH ROAD



CURRENT STREET CONDITIONS



INDICATIVE SKETCH VIEW



STREET VIEW

CONTINUATION OF WEST VIEW



CURRENT STREET CONDITIONS



INDICATIVE SKETCH VIEW



STREET VIEW

HOUSING PROPOSALS

CONTINUATION OF PARK LANE



CURRENT STREET CONDITIONS

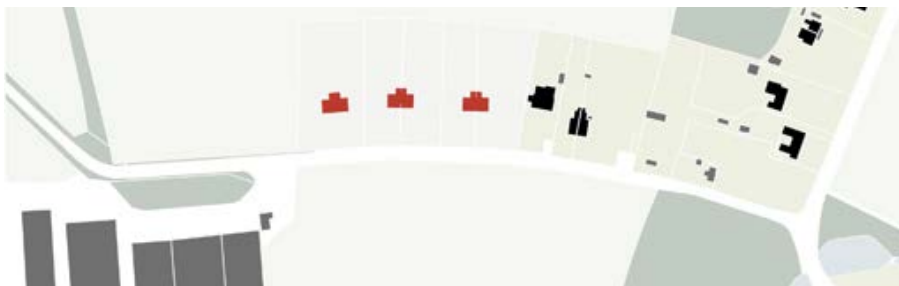


INDICATIVE SKETCH VIEW



STREET VIEW

BAILEY HILL



CURRENT STREET CONDITIONS



INDICATIVE SKETCH VIEW



STREET VIEW

WIDER HOUSING PROPOSALS

5 GLEBE FARM
Residential Development
Plot Size 0.225 Hectares



9 CREECH HILL (now demolished)
Detached House
Plot Size 0.257 Hectares



6 MONKTON UP WIMBORNE
4 x Semi Detached Houses
Average plot 0.183 Hectares



10 CRANBORNE LODGE
Detached House
Plot Size 0.144 Hectares



7 NORTH BARN
Conversion of Existing Buildings to Residential
Plot Size 0.275 Hectares



11 WIMBORNE LODGE
Detached House
Plot Size 0.114 Hectares



8 BOTTLEBUSH LANE
Detached House
Plot Size 0.083 Hectares



12 BROCKINGTON
Semi-detached Houses
Plot Size 0.056 Hectares (per unit)



COMMUNITY COMMENTS
14/05/2016
WIMBORNE ST GILES COMMUNITY HALL

Wimborne St Giles – Community Feedback Survey

Summary of Findings

20th September 2016

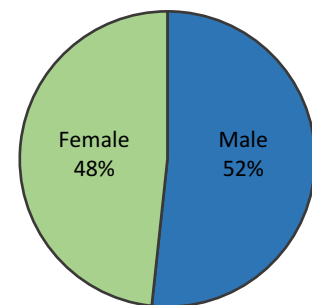
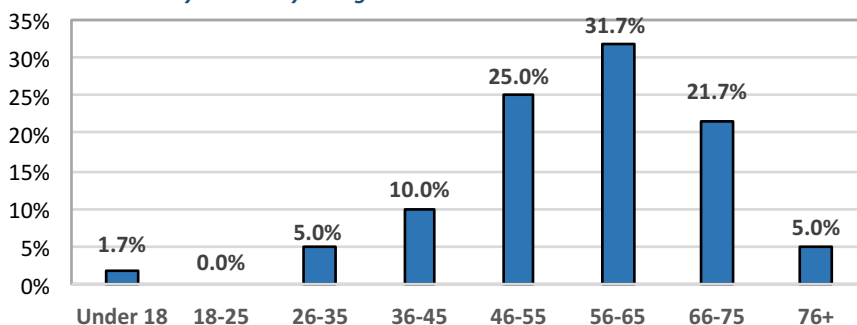
Key Findings

- Overall, there is a considerable amount of **support for the consultation process** and the principle of taking the long view around planning for the future of Wimborne St Giles – but with continuing concerns about the potential negative impact on the unspoilt and special character of the village.
- There is consensus over the need to **maintain the village as a viable community** and to this end the various facilities in the village are all felt to be important – Village Hall, shop, school, post office, pub and church.
- However, there is also acknowledgment of the **danger of the village stagnating** and declining and the need to rejuvenate the community in order to secure the future health of the community.
- The key means of achieving this is by **creating a mixed community** – encouraging families and young people to move into the village as well as creating a supportive environment for the elderly. In fact, the goal should be to provide a mix of housing and community spirit which can support all life stages,
- This will require careful planning of housing development as well as providing opportunities for **employment and a positive social and community spirit**.
- The **key issues** for the future are:
 - Providing an **appropriate mix of housing** without damaging the special character of the village
 - Ensuring the **'right' mix of residents** to rejuvenate and support the community
 - Create **energy** around initiatives in the village and encourage participation in village life
- Notwithstanding these positive messages, a **degree of concern** remains over the potential for development to have a negative effect on the village – which should be considered in further development of plans.
- Continuing consultation** and feedback will be important as the plans develop.

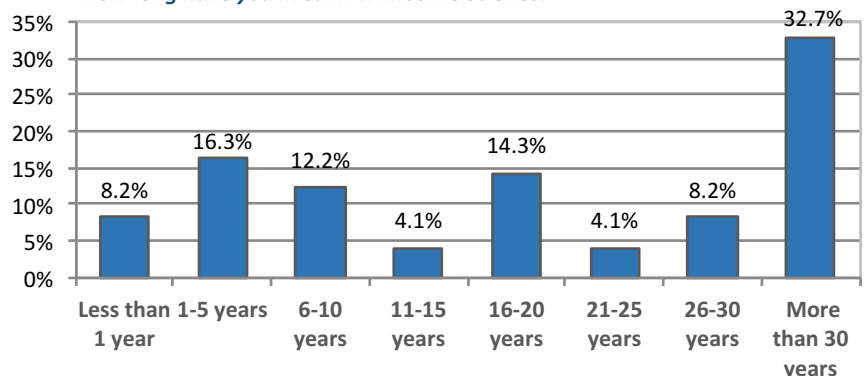
Sample

The profile of people who responded to the Survey was as follows:

Please can you tell us your age?



How long have you lived in Wimborne St Giles?

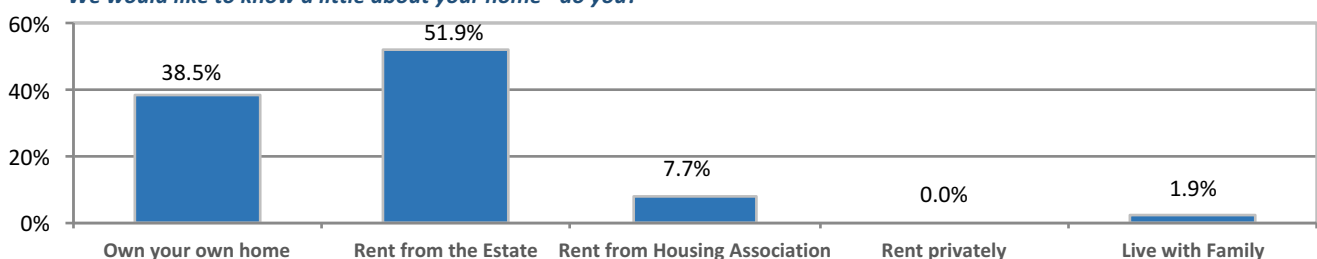


Sample Obtained

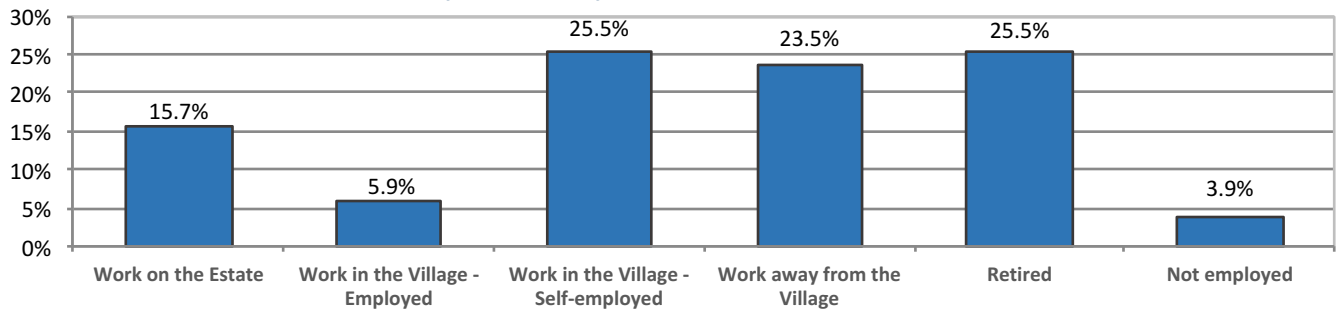
**62 Individual Responses
From 58 Households**

Of a total of 142 (2011 ONS) = 41%

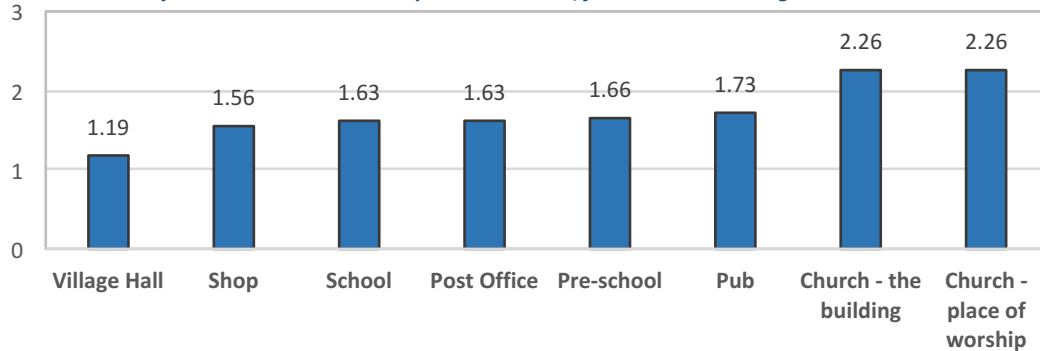
We would like to know a little about your home - do you?



We would like to know a little about your work - do you?



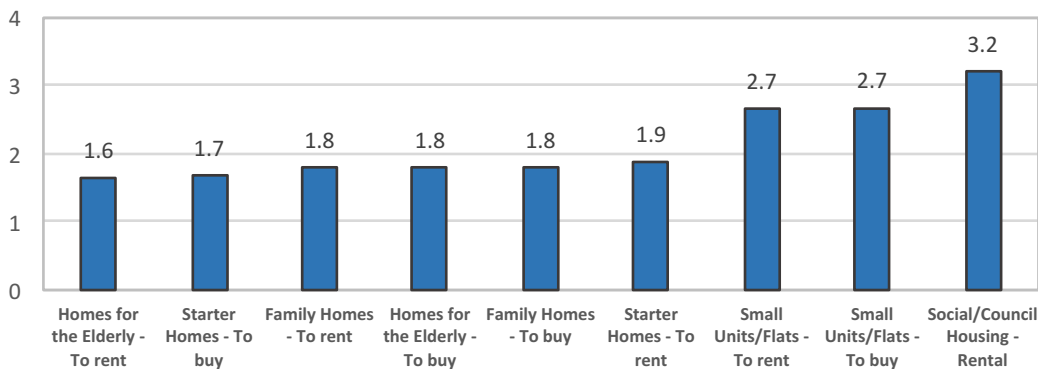
What do you think are the most important services/facilities in the village?



5 Point Scale:
 1 = Very important
 2 = Important
 3 = Neutral
 4 = Not Important
 5 = Not at all important

NB: Lower scores are more positive

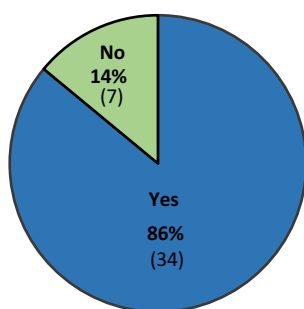
What additional housing do you think the village needs?



5 Point Scale:
 1 = Very important
 2 = Important
 3 = Neutral
 4 = Not Important
 5 = Not at all important

NB: Lower scores are more positive

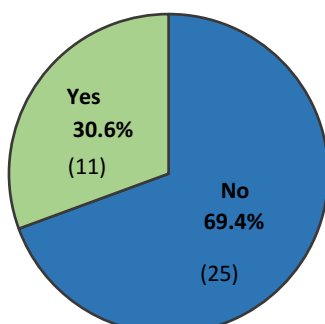
Do you support the current review of Housing Needs in the Village?



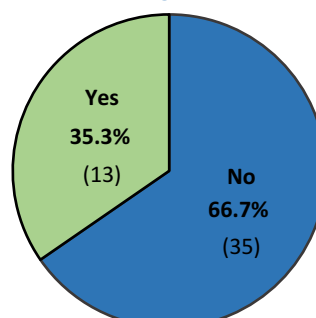
Why do you say this?

- Create a thriving Community
- Avoid further stagnation
- Engage/Influence outcome
- Generally felt to be a "Good idea"

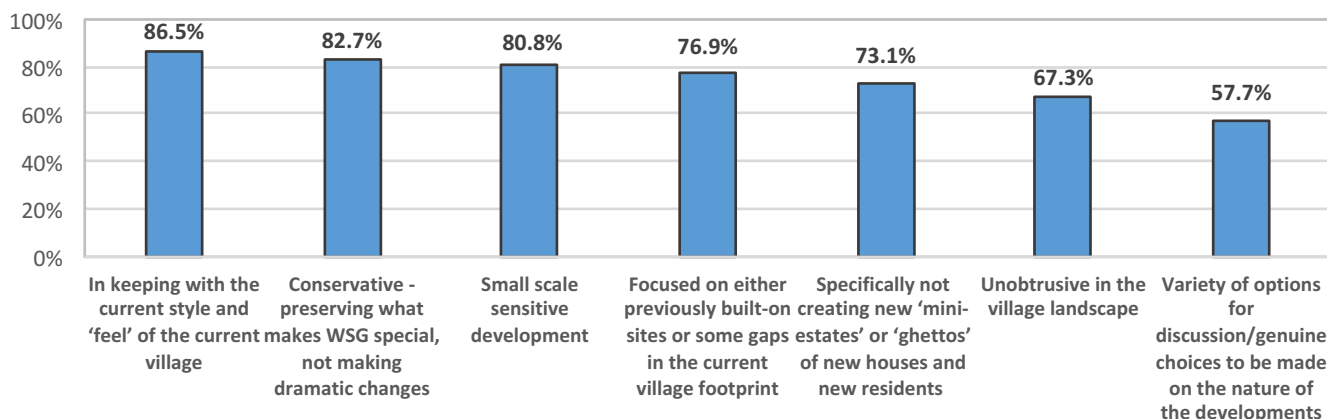
Do you think you will need a different kind of housing in five years time?



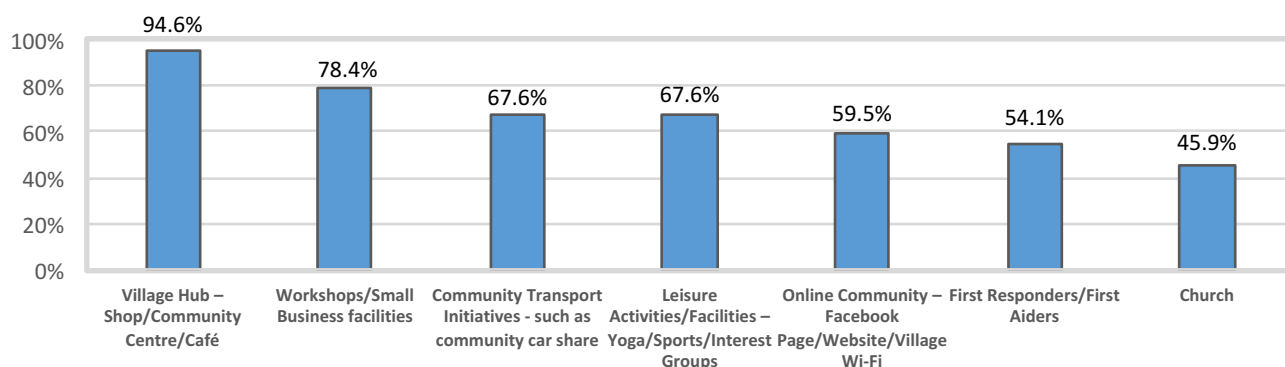
Are there other members of your family who you believe would like to live in Wimborne St Giles if suitable housing was available?



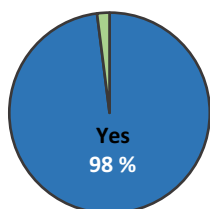
The following criteria are being discussed as being important in thinking about housing development in Wimborne St Giles - please indicate whether you think they are important:



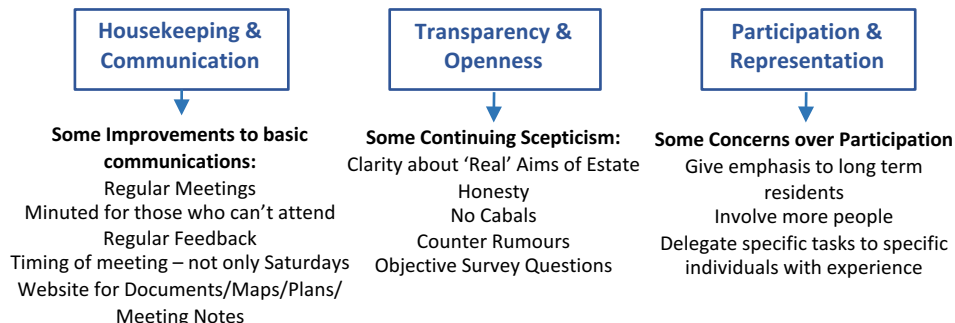
Alongside discussion of housing needs, what other areas should be considered in future thinking about the village?



Do you think that the consultation with the village is a good thing?



How could the process be improved?



Comments on the suggestions shown on Plan – See over

Majority Broadly Supportive

Many aspects of the Plan receive positive support:

- Opportunity to **discuss possible developments** is welcome
- Overall objective of bringing **new/younger people and families** into the village to rejuvenate the community is positive.
- Anything that creates a more **positive community dynamic** – including social life - would also be welcomed.
- The opportunity to **buy/build or rent (affordable) property** in the village is felt to be a good thing – subject to who would have the chance and on what criteria
- Small development of **Homes for the Elderly** receives the most positive response – a need which is clearly recognised. A 'courtyard style' development could be attractive and create a community feel.
- The mixed style and **design in keeping with current properties** were liked – including linear plots not 'estates'.
- A **mix of different types of housing** is important – private/ estate-owned and rent/buy attractive – but concern over criteria for eligibility
- **Rebuilding on previously occupied plots** is easy to accept – effectively simply reinstating 'lost' housing.

Minority Somewhat Negative

However, for some there are both general and specific negatives:

- **Do not see any need for development in WSG:**
 - Plenty of development elsewhere in local area; Verwood/Wimborne/6D Handley/Cranborne
 - No employment opportunities = no need for housing
- **Do not want development in WSG:**
 - Preserve the village as it is – special qualities
 - Additional development will impact on nature/wildlife
 - Infrastructure/roads not suitable for additional traffic
 - Conflict between farming activity and homes
 - 'Slippery slope' – small scale development leading to more
 - Nature of 'new' residents – transparent criteria needed
- **Specific/Individual concerns:**
 - Ideas/sites which impact on individual homes
 - Risk of flooding
- **Continuing concerns over motivation for development:**
 - "What is the real plan?"
 - "Who will really benefit?"

Initial Ideas for Discussion.



Comments on the specific suggestions shown on Plan:

Park Lane Extension

- Quite positive – in keeping with pattern of housing
- Outside of conservation area makes it easier to obtain planning
- Will not bring traffic into centre of the village
- Concern over safety of turning into Bottlebush Lane/level of traffic generated by so many houses
- As shown, too many houses, could create a mini estate feel
- Not an established area – so not ‘organic’ growth of existing village footprint
- Slightly isolated from rest of village – would require some access to village – via footpath?
- If this would ‘protect’ the centre of the village from development it could be the solution

Terrace/West View Extension

- Reasonably acceptable – but not as many houses as are shown
- Will bring significant traffic into the village

Baileys Hill

- Not a pleasant site – Dairy/Rats/Noise
- Quite far out of village
- Too many houses as shown
- Strong objection from existing resident
- Considerable agricultural traffic makes this less desirable for housing

Coach Rd/Thick a Thack Extension

- Too many houses – but an obvious site to extend along current building line
- Strong objection from existing resident
- Considerable agricultural traffic makes this less desirable for housing

Outlying/Previously Occupied

- Sensible and not controversial
- Isolated, so danger of not contributing to community in village

Others

- Monkton – fine – but issues regarding water and flooding of the road
- North Barn – would have little impact on village
- All Hallows – acceptable – but only one or two additional houses would be sensible
- Between Terrace and Mainsail Haul – too many and probably issues over water

COMMUNITY MEETING
06/09/2016
WIMBORNE ST GILES COMMUNITY HALL

WIDER PLAN

+Village Wide Map showing new housing placement in accordance with comments raised in the previous meeting with a reduced number of housing and detail of the typology (Market, Retirement, Estate owned rental and Land trust rental.)



MARKET HOUSING

+ 6 x 4-5 Bedroom detached Houses

+ 1 x 1-2 Bedroom detached single storey House

RENTAL HOUSING-ESTATE OWNED

+ 7 x 4-5 Bedroom detached Houses

+ 4 x 2-3 Bedroom semi-detached Houses

+ 2 x 1-2 Bedroom detached single storey Houses

RENTAL HOUSING-COMMUNITY LAND TRUST

+ 8 x 2-3 Bedroom semi-detached Houses

RETIREMENT HOUSING

+ 8 x 1-2 Bedroom single storey Houses

Market Housing

Rental Housing Estate Owned

Rental Housing Community Land Trust

Retirement Housing

Conservation Area Boundary

Commercial Building

Public Building

Residential Building

Agricultural Building or Structure

Allotment Gardens

Public Green Space

Agricultural Land

Woodland and Shrubbery

Gardens- mixed Surface

Tracks

Public Roads

Flood Plane

Flood Warning Zone

River Allen

Ponds and Wells

Water - farming watercree

Registered Parks & Garde Boundary

CENTRAL PLAN

+Detailed Map of proposed plan for centre of village, showing proposed retirement housing adjacent to the playing fields for ease of access to the village amenities.

+Reduction of housing along Park Lane and positioning of the proposed road has been staggered to ease traffic concern with the junction of Park Lane, the layout of the road has been amended to follow the contour of the existing village fabric and maintain the current allotment site while creating an extended pedestrian network to link these houses to the village centre through a proposed woodland walk.



KEY	
	Proposed Market Housing
	Proposed Rental Housing (Community Land Trust)
	Proposed Rental Housing (Estate Owned)
	Proposed Retirement Housing
	Proposed Gardens
	Public Building
	Gardens- mixed Surface
	Public Green Space
	Woodland and Shrubbery
	Agricultural Land

WIMBORNE ST GILES



KEY

- Proposed Market Housing
- Proposed Rental Housing (Community Land Trust)
- Proposed Rental Housing (Estate Owned)
- Proposed Retirement Housing
- Proposed Gardens
- Public Building
- Gardens- mixed Surface
- Public Green Space
- Woodland and Shrubbery
- Agricultural Land

MARKET HOUSING

- + 3 x 4-5 Bedroom detached Houses
- + 2 x 2-3 Bedroom semi-detached Houses
- + 2 x 1-2 Bedroom detached single storey House

RETIREMENT HOUSING

- + 8 x 1-2 Bedroom single storey Houses

RENTAL HOUSING- ESTATE OWNED

- + 8 x 2-3 Bedroom semi-detached Houses
- + 1 x 1-2 Bedroom detached single storey Houses

RENTAL HOUSING- COMMUNITY LAND TRUST

- + 8 x 2-3 Bedroom semi-detached Houses