

# **SD14: Updated schedule of main modifications to the Purbeck Local Plan (8 November 2019)**

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### **What are modifications?**

1. Council's should only submit a local plan for examination if they think that the document is ready. Planning laws and national planning policy outline the legal / procedural requirements which must be considered when preparing and drafting new local plans. National planning policy describes the tests for soundness. Modifications are changes to a published draft local plan that materially affect its policies.
2. The Council is satisfied that the Purbeck Local Plan (2018 – 2034) meets the soundness tests. The 'Self-assessment of soundness' and 'Outline of procedural and legal compliance' provide detailed justification for the Council's decision to submit the local plan for examination.
3. Despite this, the Local Plan examination process frequently results modifications being made to the plan. Modifications may be suggested as a result of: regulation 19 responses; advice from the inspector during the process of the local plan examination; and in response to other queries raised during the examination process.

### **The Council's approach to modifications to the Purbeck Local Plan pre-submission draft (October 2018)**

4. Within this document, suggested modifications are made to the plan for consideration by the inspector. So at this stage, they are for information only and the Council considers the plan sound without them. The modifications set out: (i) the main modification number; (ii) the policy or paragraph to be changed; (iii) the possible change; and (iv) the reason for the change.
5. If the inspector chooses to find the plan sound with these modifications, or a variant of them, the Council will consult with those who have expressed an interest in being kept up to date with the Purbeck Local Plan process.
6. The Council notes that the precise arrangements for further consultation will need to be agreed (taking account of 'Procedural Practice in the Examination of Local Plans (2016), bullet points at paragraph 5.27).
7. The Council recognises that the suggested schedule of modifications may need to be subject to Sustainability Appraisal and Habitats Regulation Assessment.
8. The modifications are arranged in policy order and reflect the structure of the Purbeck Local Plan [SD1a] (as a consequence the modification references do not run in sequence).
9. If the inspector is minded to recommend that changes are made to the plan, this document would provide a platform from which the inspector and the Council can consider the specific wording.

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### Schedule of modifications

Modification number	Policy / Paragraph reference	Modification <u>Additional wording - Green and underlined</u> , <del>deletions—red and scored-through</del>	Reason
MM28	Purbeck Local Plan timings and next steps	<p>Amend wording under the title of Purbeck Local Plan timings and next steps as follows:</p> <p>'The Purbeck Local Plan 2018-2034 Pre-Submission Draft was published for Regulation 19 comments from 22 October to 3 December 2018. <u>Examination in public took place during the summer and autumn of 2019. All representations received during the period have been submitted with this final submission version of the plan, along with supporting documents, to the Planning Inspectorate for examination by an independent inspector appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government.</u></p> <p><del>The examination process is subject to the Planning Inspectorate's timeframes and resources. However, it is expected that the examination including oral hearings will take place in spring / summer 2019 and that this stage will be completed in early autumn 2019.</del></p> <p>Following the examination in public, the Inspector will publish a report. If the report finds the Purbeck Local Plan 2018-2034 to be “sound”, the Council will formally adopt the plan. Once adopted, it will superseded the policies currently contained in the Purbeck Local Plan Part 1 (PLP1) adopted in 2012</p>	<p>In response to action 86.</p> <p>To provide clarity about the application of the plan following local government re-organisation and highlight the timetable for the delivery of a Dorset-wide plan.</p>

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		<p>and then will, together with the Swanage Local Plan (and any made neighbourhood plans), comprise the Development Plan covering the Purbeck area. Adoption is anticipated to take place in late 2019.</p> <p><u>‘Reviewing Local Plans</u>  <u>The National Planning Policy Framework (paragraph 33) recommends that policies in local plans are reviewed every 5 years and updated if necessary to take account of changing circumstances, changes in national policy and changes in local housing need. If it becomes apparent that local housing need is expected to change significantly in the near future then the relevant policies will be reviewed earlier than this.</u>  <u>Application of the plan</u>  <u>Following a recent local government reorganisation the area covered by the plan is now part of the new Dorset Council. This plan, when adopted by Dorset Council, will apply to the area formerly covered by Purbeck District Council. The new Dorset Council is already working on the production of a new local plan for the whole of the new Dorset Council area. A Local Development Scheme has been agreed which identifies that a new plan will be in place, ahead of the standard 5 year review period, by April 2023.’</u></p>	
MM29	Chapter 1, Introduction, paragraph 3	<p>Amend wording as follows:</p> <p><u>‘The policies of this Purbeck Local Plan should be read as a whole</u> <del>and, for the avoidance of doubt, all policies are considered to be strategic and</del></p>	Council’s response to Action 8 and 45.

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		<del>therefore applicable on a district-wide basis.</del> <u>the Table below identifies which of these policies are strategic and which are non-strategic.</u>	National planning policy (paragraph 21 National Planning Policy Framework) states that plans should clearly identify those policies which are strategic and that these should be limited to those needed to address an areas strategic priorities.
MM90	Chapter 1, Introduction, paragraph 7	Add further paragraphs, and bullet points, to the last sentence of paragraph 7:  <u>'The supporting text of a number of policies in the Purbeck Local Plan refer to other documents, these documents have been listed in an appendix to the local plan. The Council is required to determine planning applications in accordance with the development plan, insofar as it is relevant to the application, unless material considerations indicate otherwise. As part of this determination process, after taking account of the relevant facts, the Council will:</u>	Council's response to Action 82.  To ensure that policies in the local plan, as a whole, are interpreted consistently and to clarify the interrelationship

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		<ul style="list-style-type: none"> <li>• <u>identify relevant development plan policies from the Purbeck Local Plan and relevant neighbourhood plans;</u></li> <li>• <u>properly interpret these policies (through an objective consideration of the language used in the policy, read in its proper context); and</u></li> <li>• <u>exercise its judgement where required to do so by the policy.</u></li> </ul> <p><u>The documents referred to in the appendix do not form part of the development plan, but provide guidance to applicants and decision makers when exercising judgements required by development plan policies in this local plan. The list of documents is not exclusive or exhaustive. Other documents may be relevant to applicants and decision makers in the exercise of judgements required by policies in this local plan. As circumstances change, and documents are necessarily updated or replaced, applicants and the Council will need to re-evaluate their relevance. This evaluation will need to be carried out on a case by case basis.'</u></p>	between other documents referred to in the local plan and local plan policies.				
MM30	Chapter 1, Introduction, paragraphs 3 and 4.	Insert table: <table border="1" data-bbox="696 1155 1664 1305"> <thead> <tr> <th data-bbox="696 1155 1178 1193"><u>Policies</u></th> <th data-bbox="1178 1155 1664 1193"><u>Strategic or Non-strategic</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="696 1193 1178 1305"><u>V1, V2</u> <u>E1, E4, E5, E6, E7, E8, E9, E10, E12</u></td> <td data-bbox="1178 1193 1664 1305"><u>Strategic</u></td> </tr> </tbody> </table>	<u>Policies</u>	<u>Strategic or Non-strategic</u>	<u>V1, V2</u> <u>E1, E4, E5, E6, E7, E8, E9, E10, E12</u>	<u>Strategic</u>	Council's response to Action 8.  National planning policy (paragraph 21 National Planning Policy Framework)
<u>Policies</u>	<u>Strategic or Non-strategic</u>						
<u>V1, V2</u> <u>E1, E4, E5, E6, E7, E8, E9, E10, E12</u>	<u>Strategic</u>						

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		<table border="1"> <tr> <td data-bbox="696 485 1178 632"> <u>H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H15</u>  <u>EE1, EE2</u>  <u>I1, I2, I3, I4, I5, I6</u> </td> <td data-bbox="1178 485 1659 632"></td> </tr> <tr> <td data-bbox="696 632 1178 778"> <u>E2, E3</u>  <u>E11, H12, H13, H14</u>  <u>EE3, EE4</u>  <u>I7</u> </td> <td data-bbox="1178 632 1659 778"> <u>Non-strategic</u> </td> </tr> </table>	<u>H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H15</u> <u>EE1, EE2</u> <u>I1, I2, I3, I4, I5, I6</u>		<u>E2, E3</u> <u>E11, H12, H13, H14</u> <u>EE3, EE4</u> <u>I7</u>	<u>Non-strategic</u>	states that plans should clearly identify those policies which are strategic and that these should be limited to those needed to address an areas strategic priorities.
<u>H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H15</u> <u>EE1, EE2</u> <u>I1, I2, I3, I4, I5, I6</u>							
<u>E2, E3</u> <u>E11, H12, H13, H14</u> <u>EE3, EE4</u> <u>I7</u>	<u>Non-strategic</u>						
MM31	Chapter 2, Vision and Objectives, paragraph 43.	<p>Insert after the last sentence of paragraph 43:</p> <p>‘..involve the removal of some land from the green belt at Lytchett Matravers, Upton and Wareham. <u>It also needs to reflect the constraints around many settlements, including the towns, whilst also recognising the less constrained nature of land and the relative accessibility of some of the larger villages, notably Wool and Moreton Station/Redbridge Pit.</u>’</p>	<p>Council’s response to Actions 23 and 24 .</p> <p>National planning policy states that spatial strategies in local plan should be justified (paragraph 35 b) of the National Planning Policy Framework).</p>				

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MM32	Chapter 2, Vision and Objectives, paragraph 44.	<p>Amend paragraph 44 as follows:</p> <p>‘Reflecting the spatial vision and objectives that have been set out, and the clear preference expressed through the 2018 consultation, policies V1 and V2 below set out the overarching spatial strategy for development in Purbeck, <u>within the context of the settlement hierarchy</u>. Together with the policies for small sites (H8) <u>and</u> employment land (EE1 and EE2) <del>and town and local centres (EE3)</del>, these policies provide the direction to establish the general distribution of development across the District over the plan period up until 2034.’</p>	<p>Council’s response to Actions 23 and 24 .</p> <p>National planning policy states that spatial strategies in local plan should be justified (paragraph 35 b) of the National Planning Policy Framework).</p>		
MM33	Chapter 2, Vision and Objectives, paragraph 44	<p>Insert after paragraph 44:</p> <p><u>‘PLP1 included a settlement hierarchy, which remains unchanged in the table below, apart from the elevation of Moreton Station to a ‘key service village’ in recognition of the quantum of residential development and supporting infrastructure proposed in this plan.</u></p> <table border="1" data-bbox="801 1145 1780 1335"> <tr> <td data-bbox="801 1145 1780 1225"><u>Towns - The largest settlements with town centres and a range of community facilities</u></td> </tr> <tr> <td data-bbox="801 1225 1780 1335"><u>Swanage, Upton and Wareham</u></td> </tr> </table>	<u>Towns - The largest settlements with town centres and a range of community facilities</u>	<u>Swanage, Upton and Wareham</u>	<p>Council’s response to Actions 23 and 24 .</p> <p>National planning policy states that spatial strategies in local plan should be justified (paragraph 35 b) of the National Planning Policy Framework).</p>
<u>Towns - The largest settlements with town centres and a range of community facilities</u>					
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		<p><u>Key Service Villages - Villages with the highest level of services and population, outside the towns</u></p> <p><u>Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford, Redbridge Pit / Moreton Station and Wool</u></p> <p><u>Local Service Villages – Villages needing some growth to sustain vital rural services, such as the village school</u></p> <p><u>Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh</u></p> <p><u>Other Villages – Small villages with a limited range of facilities. Settlements with a boundary are judged to more influential as a ‘local hub’</u></p> <p><u>With a Settlement Boundary: Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Studland, Ridge and Worth Matravers</u></p>	

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		<p><u>Without a Settlement Boundary: Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret</u></p> <p><u>Villages and hamlets not listed above do not form part of the settlement hierarchy and are classed as falling within the open countryside.</u></p> <p><u>The Council has taken account of the size and range of facilities offered in a settlement when determining its position in the settlement hierarchy – for the most part those settlements lower in the hierarchy generally have smaller populations and comparatively smaller range of services and facilities. The settlements position in the hierarchy is also determined by a judgement around their local influence. Similarly sized settlements with a similar range of facilities may be ranked at different levels in the settlement hierarchy because of their influence as a hub for the local community.</u></p>	
MM1	Chapter 2, Vision and Objectives, Policy V1: Spatial strategy for sustainable communities – parts 1, 2 and 4.	<p>Part 1 amendments/insertions:</p> <p>‘To deliver the Council’s vision for Purbeck, the Purbeck Local Plan <u>makes provision for new</u> <del>allocates sites for</del> housing as follows:</p> <p>a. Allocated sites:</p> <ul style="list-style-type: none"> <li>• Moreton Station / Redbridge Pit – 490 new homes</li> </ul>	Council’s response to Actions 21, 22, 23 and 24 and in response to queries raised by the Local Plan Working Group.

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		<ul style="list-style-type: none"> <li>• Wool – 470 new homes</li> <li>• Lytchett Matravers – 150 new homes</li> <li>• Upton – 90 new homes</li> </ul> <p>See policies H4, H5, H6 and H7 for more detail about these allocated sites.</p> <p>b. <u>Swanage Local Plan sites:</u></p> <ul style="list-style-type: none"> <li>• <u>40 new homes.</u></li> </ul> <p>c. Neighbourhood plan sites at:</p> <ul style="list-style-type: none"> <li>• Wareham – <del>300-185</del> <u>203</u> new homes <del>including windfall</del></li> <li>• Bere Regis – 105 new homes.</li> </ul> <p>d. Policy compliant sites including those which would be permitted under the new small sites policy</p> <p>Part 2 amendments/insertions:</p> <p>Purbeck’s ageing population will be catered for by the provision of <u>65 units of extra care facilities</u> <del>two 65 bed care homes—one at</del> both Wool and <del>One</del> at Moreton <u>Station / Redbridge Pit.</u></p>	<p>Clarify that Swanage Local Plan allocations, small sites and windfall development form a part of the Council’s development strategy for housing.</p> <p>To ensure the requirements for the provision of need for older people and the disabled are clear.</p> <p>Clarity of drafting – as currently drafted policy V1 implies that all planning permissions for small sites will be permitted. H8 is a criteria based policy that does not</p>

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		<p>Part 4 amendments/insertions:</p> <p>“Subject to meeting all other relevant policies within the Purbeck Local Plan, the Council will consider favourably development proposals on sites identified in policies H4-H8<u>7</u> ....”</p> <p>Insert Part 5:</p> <p><u>‘Unallocated development, within the boundaries of existing settlements and on small sites, will be encouraged in the most sustainable locations taking account of the range of services and facilities provided by each settlement and its local influence.’</u></p>	allocate any actual sites.
MM2	Chapter 2, Vision and objectives, Policy V2: Green belt	<p>Insert/change drafting of policy and changes to policies map:</p> <p>‘Green belt boundaries have been amended at Lytchett Matravers and Upton to support sustainable development. The impact of removing land from the green belt <del>should</del> <u>must</u> be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers. <u>The Council will work in partnership with landowners, Natural England and other relevant stakeholders to ensure the appropriate identification of land and the delivery and suitable arrangements for the management of a SANG, prior to development.</u></p>	Council’s response to Actions 10, 14 and 15 and in response to comments PLPP748: Bournemouth Borough Council and PLPP746: Borough of Poole.

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		<p><del>The Council will protect the green belt, as designated on the policies map, to:</del></p> <ul style="list-style-type: none"> <li><del>a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;</del></li> <li><del>b. safeguard the countryside from encroachment;</del></li> <li><del>c. preserve the setting and special character of Wareham;</del></li> <li><del>d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.'</del></li> </ul>	<p>Respondents consider that the second part of the policy is unnecessary because of national policy on the green belt.</p> <p>The first part of the policy has been changed to ensure that the policy is clearly written and unambiguous.</p>
MM80	Chapter 3, Environment, paragraphs 52, 53 and 54	<p>Amendments/deletions:</p> <p><del>'A significant proportion of Purbeck's landscapes are also nationally and internationally recognised for their natural beauty and geological interest. The coastline running between Studland Bay (in the east) and White Nothe (in the west) is designated as part of a World Heritage Site (with the site extending further westwards beyond the Purbeck Local Plan area). The coastline was designated because of the almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years.'</del></p>	<p>Actions 67 to 69, August Hearings.</p> <p>The change is necessary to ensure that the local plan is consistent with national planning policy and guidance.</p>

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		<p>'53. Around 60% of the District (covering approximately 24,250ha) is designated as part of the Dorset Area of Outstanding Natural Beauty (AONB). Most of Purbeck's coastline is also defined as part of a heritage coast. <u>The defined heritage coast overlaps with the land designated as part of the Dorset AONB.</u> The Dorset AONB Management Plan (2014-2019) provides a strategic framework for its management and the Dorset AONB Landscape Character Assessment (2008) describes the landscape's character with reference to a number of landscape types and character areas. <u>Neither document forms part of the development plan, but both may contain information which is relevant, and a material consideration, when assessing planning applications.'</u></p> <p>'54. The Council is obliged to give great weight to conserving and enhancing the natural beauty, and outstanding value, of <del>these</del> designated landscapes. The National Planning Policy Framework (NPPF) also provides guidance for determining whether there are exceptional circumstances, and public interest, in permitting major development in AONBs (paragraph 172 of the NPPF).'</p>	

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MM81	Chapter 3, Environment, Policy E1: Landscape	<p>Amendments/deletions:</p> <p><b>Policy E1: Landscape</b></p> <p><u>The Council attaches great weight to conserving and enhancing landscape and scenic beauty in the Area of Outstanding Natural Beauty (AONB). The scale and extent of any development within these designated areas will be limited.</u> Development, other than major development (where the NPPF provides guidance), <u>will only be permitted</u> in the <del>Area of Outstanding Natural Beauty (Dorset AONB)</del> where proposals would conserve <del>or</del> <u>and</u> enhance the natural beauty of the area and would be appropriate in terms of:</p> <ol style="list-style-type: none"> <li>appearance, scale, height, layout, <u>density</u>;</li> <li>any other effects on <del>the</del> <u>landscape</u> character <u>and visual quality</u>; (such as noise, light and traffic); and</li> <li>compliance with other policies in this Purbeck Local Plan.</li> </ol> <p>The Council will also take account of the cumulative, and indirect, <u>landscape and visual</u> effects of development along with measures to avoid, reduce or compensate for any harmful impacts on the natural beauty of the AONB. <u>Applicants for planning permission should submit appropriate supporting information, having regard to the scale and</u></p>	<p>Council's response to actions 67 to 69.</p> <p>Modifications take account of responses on the local plan and are necessary to ensure that the local plan is consistent with national planning policy and guidance.</p>

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		<p><u>nature of proposed development, to enable the Council to assess the impacts of development on the visual quality and character of landscapes and seascapes in protected areas. Development that significantly adversely affects the character, or visual quality, of the local landscape or seascape, in protected areas will not be permitted.</u></p> <p><del>The Jurassic Coastline World Heritage Site is an important and iconic landscape feature recognised for its geological interest. Development within the designated World Heritage Site, or development which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the ‘outstanding universal value’ of the coastline will be protected. The Council will take account of the cumulative impacts of development when assessing its impact on the World Heritage Site.</del></p> <p><u>Non-designated landscapes</u></p> <p>The design of development should take account of:</p> <ol style="list-style-type: none"> <li>a. landform;</li> <li>b. the character of the existing landscape;</li> <li>c. the cumulative impacts with existing or planned development; and</li> <li>d. existing trees and hedgerows.</li> </ol> <p>Poorly designed development, which <u>significantly</u> harms landscape character <u>and visual quality</u>, and fails to take the opportunities to</p>	



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		improve landscape character <u>and visual quality shall be refused unless adverse impacts can be suitably mitigated or compensated for.</u>	
MM82	Chapter 3, Environment, between paragraphs 59 and 60.	Insert between paragraphs 59 and 60 of the supporting text for Policy E2:  <u>'A large part of Purbeck's coastline, running between Studland Bay (in the east) and White Nothe (in the west), is designated as part of the East Devon and Dorset World Heritage Site (with the site extending further westwards beyond the Purbeck Local Plan area). The coastline was designated because of the almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years.'</u>	Council's response to actions 67 to 69.  The change is necessary to ensure that the local plan is consistent with national planning policy and guidance.
MM83	Chapter 3, Environment, Policy E2	Insert the following text after the last paragraph:  <u>East Devon and Dorset World Heritage Site</u> <u>The Jurassic Coastline World Heritage Site is an important and iconic landscape feature recognised for its geological interest. Development within the designated World Heritage Site, or development which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the 'outstanding universal value' of the coastline will be preserved</u> <del>protected</del> . <u>The Council will take account of the cumulative</u>	The Council's response to actions 67 to 69.  The change is necessary to ensure that the local plan is consistent with national planning policy and guidance.

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		<u>impacts of development when assessing its impact on the World Heritage Site.</u>	
MM34	Chapter 3, Environment, Policy E3	<p><del>Amendments/deletions:</del></p> <p><del>'d. development will only be permitted where it would not have lead to an adverse effect upon ecological impact on the integrity, either alone or in combination, directly or indirectly, of nationally, European and internationally protected nature conservation sites unless there is no alternative solution and there are imperative reasons of overriding public interest'</del></p>	The change is necessary to ensure that the terms of the policy are consistent with the habitats regulations and national planning policy.
MM3	Chapter 3, Environment, Policy E5: Sustainable drainage systems (SuDs)	<p>Add an extra criterion h:</p> <p>Where needed, sustainable drainage systems should be designed taking account of:</p> <p>d. the character and nature of the proposed development;</p> <p>e. the characteristics (including risks from flooding, geology, water table and surface features of land) of the site and its surroundings;</p> <p>f. costs of the drainage system and arrangements for ongoing maintenance and operation over the lifetime of the development; <del>and</del></p> <p>g. opportunities to reduce the causes and impacts of flooding on site or elsewhere; <u>and</u></p>	<p>In response to comment PLPP437 by the Royal Society for the Protection of Birds (RSPB).</p> <p>To better reflect national planning policy. The NPPF (para 175d) states that opportunities to</p>

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		<u>h. opportunities for maximising biodiversity benefit.</u>	incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
MM35	Chapter 3, Environment, paragraph 81	<p>Insert the following wording:</p> <p>81. In Purbeck, Sites of Scientific Special Interest (SSSI), the Dorset Heaths Special Protection Area (SPA), Dorset heaths Special Area of Conservation (SAC), Dorset Heathlands Ramsar site, <u>St Alban's Head to Durlston Head and Isle of Portland to Studland Cliffs SACs</u> and Poole Harbour SPA are key sites afforded statutory protection through national and European law. A number of additional designations next to, or potentially affected by, development in Purbeck are of relevance when considering direct and in-combination effects of development in the District.</p>	<p>Council's response to action 5.</p> <p>To provide full detail of protected sites within the plan area.</p>

## SD14: Updated schedule of main modifications to the Purbeck Local Plan (8 November 2019)

Modification number	Policy / Paragraph reference	Modification <u>Additional wording - Green and underlined</u> , <del>deletions—red and scored-through</del>	Reason
MM36	Chapter 3, Environment, before paragraph 83	<p>Insert the following wording:</p> <p><u>St Alban’s Head to Durlston Head and Isle of Portland to Studland Cliffs SACs.</u></p> <p><u>83. The Dorset coastline is a World Heritage Site and the two SACs form a single unit of cliffed coastline some 40km in length. The cliffs support two internationally important habitats: the vegetated sea cliffs of the Atlantic and Baltic Coasts and the semi-natural dry grassland and scrubland faces. A number of rare species are associated with the grassland. The HRA identifies that there is potential risk from increased recreation, but visits from new development will be a very small part of the already significant visitor pressure and the local authority should hold a watching brief.</u></p>	<p>Council’s response to Action 5 .</p> <p>To complete detail of all European protected sites</p>
MM37	Chapter 3, Environment, paragraph 83	<p>Amend text as follows:</p> <p><u>84. Evidence considered through the Habitats Regulations Assessment including Appropriate Assessment demonstrates that the Dorset Heaths are under significant pressure from development. Natural England <del>advises</del> supports the finding of the HRA that adverse impacts upon the heathland arise from a range of urban affects, <del>as summarised in the Dorset Heathland Framework 2015-2020 SPD,</del> including <del>damage</del> <u>harm</u> caused by <u>disturbance and predation by</u> domestic pets and disturbance by visitors, and equestrian-related development.</u></p>	<p>Council’s response to Action 11.</p>

## SD14: Updated schedule of main modifications to the Purbeck Local Plan (8 November 2019)

Modification number	Policy / Paragraph reference	Modification <u>Additional wording - Green and underlined</u> , <del>deletions—red and scored-through</del>	Reason
MM70	Chapter 3, Environment, paragraph 85	<p>Insert text as new paragraph after paragraph 85 as follows:</p> <p>The Dorset Heathlands Planning Framework 2015-2020 SPD gives guidance on the type, scale and delivery of heathland infrastructure projects and how these and strategic access management and monitoring will be secured.</p> <p>Other development proposals will be considered on a site by site basis and be appropriately assessed in line with national legislation and the Habitats Regulations Assessment. The proposals may need to provide bespoke mitigation.</p>	<p>Council's response to action 72.</p> <p>Removed from policy E8 into supporting text.</p>
MM38	Chapter 3, Environment, paragraph 95	<p>Insert / delete as follows:</p> <p>Corfe Common <u>SAC, Ramsar and SSSI</u>  <u>Corfe Common is a designated SAC and listed Ramsar site but not a SPA. Its protected wetland habitats are home to the southern damselfly and the 400m heathland consultation area does not automatically exclude residential development as indicated in Policy E8(a) for all other heathlands.</u> <del>Natural England will be consulted on additional residential development proposals within the Corfe Common SSSI 400 metre Consultation Area buffer to assess any potential impacts upon the wetland habitat of the southern damselfly, a protected species. It is not designated as an SPA within the</del></p>	<p>Council's response to actions 5 and 75.</p> <p>To clarify the difference in approach to heathlands designated SPA.</p>

## SD14: Updated schedule of main modifications to the Purbeck Local Plan (8 November 2019)

Modification number	Policy / Paragraph reference	Modification <u>Additional wording - Green and underlined</u> , <del>deletions—red and scored-through</del>	Reason
		<p><del>Dorset Heathlands network, so is not subject to the 400m heathland buffer, but is subject to the 5km heathland mitigation zone.</del></p> <p><u>All development within a 400m consultation area will be considered on a case by case basis by Natural England. Residential applications may be acceptable if the likely significant effects on Corfe Common can be mitigated. Development within 5km of Corfe Common are subject to the same mitigation requirement for impacts on heathlands in general.</u></p>	
MM39	Chapter 3, Environment, Policy E7	<p>Amend text as follows:</p> <p>‘Development will only be permitted where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, of nationally, European and internationally protected nature conservation sites. The Council will determine applications adversely affecting these sites in accordance with the recommendation of the relevant assessments under the Habitats Regulations <u>and policy E8 and E9, or appropriate to the adverse effects identified.</u> <del>and Supplementary Planning Documents as appropriate.</del>’</p>	<p>Council’s response to actions 11 and 75.</p> <p>Reference to a supplementary planning document gives this document the effect of forming part of development plan document.</p>

## SD14: Updated schedule of main modifications to the Purbeck Local Plan (8 November 2019)

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MM40	Chapter 3, Environment, Policy E8	<p>Amend text as follows:</p> <p>b. <u>may be permitted</u> between 400 metres and 5km of heathland <u>if the Council is satisfied that mitigation measures are sufficient to avoid adverse effects on protected heathland.</u> <del>such development will provide in accordance with the advice set out in the Dorset Heathlands Supplementary Planning Framework 2015-2020 SPD or appropriate to the adverse effects identified. The Dorset Heathlands Planning Framework 2015-2020 SPD gives guidance on the type, scale and delivery of heathland infrastructure projects and how these and strategic access management and monitoring will be secured.</del></p> <p><u>Other non-residential development proposals will be considered on a site by site basis and be appropriately assessed in line with national legislation and the Habitats Regulations Assessment. The proposals may need to provide bespoke mitigation.</u></p> <p><u>All development within a 400m consultation area around Corfe Common will be considered on a case by case basis by Natural England. Residential applications may be acceptable if the applicant can demonstrate the likely significant effects on Corfe Common can be mitigated</u></p> <p><u>Policy I1 identifies how the mitigation will be secured.</u></p>	<p>Council's response to action 11, 72, 73 and 75.</p> <p>Reference to a supplementary planning document gives this document the effect of forming part of development plan document. Paragraph on guidance moved to supporting text.</p> <p>Provides more clarity on Corfe Common.</p>

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MM41	Chapter 3, Environment, Policy E9	<p>Amend text as follows:</p> <p><b>Nitrogen neutrality</b>  Proposals for development will not be permitted that would lead to any adverse effects upon the integrity, either alone or in combination directly or indirectly of the Poole Harbour SPA, SSSI and Ramsar site.  Development proposals for any net increase in <u>residential development homes</u>, tourist accommodation or a tourist attraction <u>where the sewage drains into the Poole Harbour catchment</u>, will provide mitigation/avoidance <u>measures to ensure there is no additional nitrogen from sewage entering Poole Harbour</u> <del>in accordance with the advice set out in The Nitrogen Reduction in Poole Harbour SPD, if the sewerage drains into the Poole Harbour catchment provides guidance on the nature of appropriate mitigation and outlines a framework for its delivery.</del></p> <p><b>Recreational effects</b>  <u>Development proposals for any net increase in homes, tourist</u></p>	<p>Council's response to actions 11 , 76, 77, 78, 80 and 113.</p> <p>Reference to a supplementary planning document gives this document the effect of forming part of development plan document.</p>



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Modification number	Policy / Paragraph reference	Modification <u>Additional wording - Green and underlined</u> , <del>deletions—red and scored-through</del>	Reason
		<p><u>accommodation or a tourist attraction around the edges of the harbour (as defined in the policies map) may be permitted if the adverse impacts arising from recreational activity can be avoided or sufficiently mitigated. The Council has worked with Bournemouth, Christchurch and Poole to develop a strategy for addressing this impact which is set out in is working with the Borough of Poole to develop a <u>the Draft Recreation in Poole Harbour SPD</u>. The SPD which will provides guidance on appropriate mitigation/avoidance measures. Development proposals for any net increase in homes, tourist accommodation or a tourist attraction around the edges of the harbour (as defined in the SPD policies map) will need to avoid or mitigate adverse impacts arising from recreational activity</u></p> <p><u>Policy I1 identifies how the mitigation will be secured.'</u></p>	
MM42	Local plan policies map	Amend policies map to include where sewage drains into Poole Harbour.	<p>Council's response to Action 11.</p> <p>Reference to a supplementary planning document gives this document</p>

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			the effect of forming part of development plan document.
MM43	Local plan policies map	Amend policies map to show the area around Poole Harbour where further homes, tourist accommodation or attractions are likely to cause disturbance with a significant effect on Poole Harbour European site.	Council's response to action 11.  Reference to a supplementary planning document gives this document the effect of forming part of development plan document.
MM67	Chapter 3, Environment, paragraph 100	Insert text after paragraph 100:  <u>Dorset Council with the Local Nature Partnership has produced the Dorset Ecological Network and potential Ecological Network which are available online. Natural England advise that that these constitute a firm basis for the delivery of the Nature Recovery Network locally. Sites of local importance such as SNCI and Local Nature Reserves etc form key parts of the ecological networks.</u>	Proposed by Natural England for clarification

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MM93	Chapter 3, Environment, paragraph 101 MM67	<p>Insert text after paragraph 101 as proposed in MM67:</p> <p><u>The Dorset Biodiversity Protocol and Dorset Biodiversity Compensation Framework provides guidance on the expected content of a biodiversity appraisal and requirements for compensation where there are protected or important species and habitat features on site or close by.</u></p>	Moved from policy to supporting text.
MM68	Chapter 3, Environment, Policy E10: Biodiversity and geodiversity	<p>Amend / delete text as follows:</p> <p><b>Policy E10: Biodiversity and geodiversity</b>            Applications for development that affect biodiversity and geodiversity, and any sites containing priority species and habitats as well as those of local importance, including Sites of Nature Conservation Interest (SNCI), <u>and</u> Local Nature Reserves (LNR), <del>Ancient Woodland, and veteran trees</del> will be permitted where they:</p> <ol style="list-style-type: none"> <li>ensure any features of nature conservation, biodiversity and geodiversity interest are protected to prevent or avoid any adverse impact and are appropriately managed;</li> <li>incorporate measures to reduce and / or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development; and</li> <li>seek opportunities to enhance biodiversity and geodiversity through the restoration, improvement or creation of habitats and/or ecological networks.</li> </ol>	<p>Council's response to action 81.</p> <p>To better reflect importance of ancient woodland and veteran trees as set out in NPPF and update local biodiversity assessment tools.</p> <p>Inclusion of Dorset Biodiversity Protocol would give it inappropriate DPD status. Moved to supporting text.</p>

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		<p><u>Development resulting in the loss or deterioration of Ancient Woodland, and veteran trees will be refused unless there are exceptional circumstances.</u></p> <p>Within the vicinity of areas that support nationally significant numbers of Annex 1 bird species (including nightjar and woodlark), the applicant will need to demonstrate to the Council's satisfaction that there is no significant adverse effect upon these species and their <u>functionally linked</u> habitats.</p> <p><b>Biodiversity appraisal</b> A biodiversity appraisal must be submitted where there are protected or important species and habitat features, <del>as set out in the Dorset Biodiversity Protocol</del>, within the site or close to it. The appraisal will need to demonstrate that the development will not result in any adverse impacts. The appraisal must involve consultation with the Council and, as appropriate, Natural England.</p>	
MM44	Chapter 3, Environment, Paragraph 105.	<p>Additional sentence to be added to the end of paragraph 105:</p> <p><u>'Local planning policies in neighbourhood development plans may provide additional detail around locally distinctive characteristics, set out a distinctive approach or set local requirements where justified with suitable evidence.'</u></p>	<p>Council's response to Action 9 .</p> <p>Clarify the relationship between strategic design policy in the local plan and specific local policies in</p>

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			neighbourhood development plans.
MM45	Chapter 4, Housing, paragraph 110	Amend text as follows:  <del>'The 2018 SHMA update indicates a local housing need of 168 homes per year. Using the standard methodology for calculating local housing need the Council has calculated an annual need for 180 new homes per year.</del> For the period covered by this Purbeck Local Plan from 2018 to 2034 this equates to the need to provide <del>2,688</del> <u>2,880</u> homes across the District. <del>The ratio between median house prices and workplace earnings in Purbeck in 2017 stood at 11.1. To take into account this overall challenge to affordability in Purbeck, in accordance with the government's standard methodology, the local housing need assessment incorporates a 42% uplift to take into consideration the need for affordable housing.</del> Having thoroughly reviewed future opportunities for investment or economic growth in Purbeck, the Council is satisfied that no other special circumstances exist to justify identification of a higher local housing need.'	Council's response to action 12.  The Council did not calculate local housing requirement applying standard methodology described in national planning policy and guidance.
MM46	Chapter 4, Housing, Policy H1: Local Housing Requirement	Revise policy:  'Over the plan period of 2018 to 2034, at least <del>2,688</del> <u>2,880</u> homes will be required to enable the District to meet its identified housing need, equivalent to <del>468</del> <u>180</u> homes per year. In line with national planning policy and guidance, the local housing requirement will be reviewed at least every five	Council's response to action 13.  The Council did not calculate local housing requirement

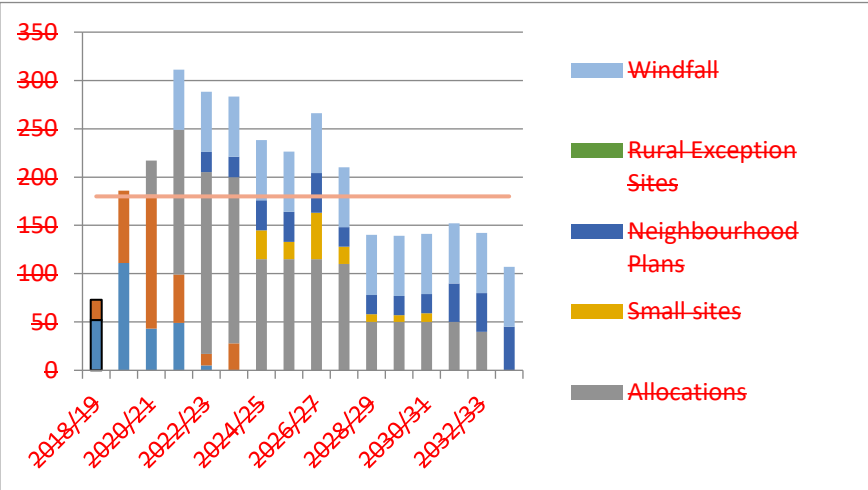
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		<p>years and housing delivery will be monitored annually in line with national planning policy and guidance.</p> <p>Across Purbeck, six neighbourhood plan areas have been designated. <u>The table below identifies a housing requirement for designated neighbourhood areas where a made, or emerging, neighbourhood plan allocates land for new homes in support of the Council’s strategy for meeting Purbeck’s housing needs.</u> <del>The Council will work with each of the existing, and any emerging or future, neighbourhood plan groups to determine the housing requirement for the designated area.</del></p> <table border="1" data-bbox="696 890 1664 1303"> <thead> <tr> <th data-bbox="696 890 1182 963"><u>Designated Neighbourhood Areas</u></th> <th data-bbox="1182 890 1664 963"><u>Housing requirement for neighbourhood area</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="696 963 1182 1187"><u>Arne</u></td> <td data-bbox="1182 963 1664 1187"><u>Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council’s housing strategy.</u></td> </tr> <tr> <td data-bbox="696 1187 1182 1303"><u>Bere Regis</u></td> <td data-bbox="1182 1187 1664 1303"><u>Allocated housing sites in made neighbourhood plan 105 new homes.</u></td> </tr> </tbody> </table>	<u>Designated Neighbourhood Areas</u>	<u>Housing requirement for neighbourhood area</u>	<u>Arne</u>	<u>Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council’s housing strategy.</u>	<u>Bere Regis</u>	<u>Allocated housing sites in made neighbourhood plan 105 new homes.</u>	<p>applying standard methodology described in national planning policy and guidance.</p>
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MM4	Chapter 4, Housing, paragraph 117	<p>Amend plan as shown below:</p>  <p>The chart displays the following data series:</p> <ul style="list-style-type: none"> <li>Windfall (Light Blue)</li> <li>Rural-Exception Sites (Green)</li> <li>Neighbourhood Plans (Dark Blue)</li> <li>Small-sites (Yellow)</li> <li>Allocations (Grey)</li> </ul> <table border="1"> <caption>Estimated Housing Allocations (Units) by Year</caption> <thead> <tr> <th>Year</th> <th>Windfall</th> <th>Rural-Exception Sites</th> <th>Neighbourhood Plans</th> <th>Small-sites</th> <th>Allocations</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>2018/19</td><td>0</td><td>0</td><td>0</td><td>0</td><td>75</td><td>75</td></tr> <tr><td>2020/21</td><td>0</td><td>0</td><td>0</td><td>0</td><td>180</td><td>180</td></tr> <tr><td>2022/23</td><td>0</td><td>0</td><td>0</td><td>0</td><td>250</td><td>250</td></tr> <tr><td>2024/25</td><td>0</td><td>0</td><td>0</td><td>0</td><td>230</td><td>230</td></tr> <tr><td>2026/27</td><td>0</td><td>0</td><td>0</td><td>0</td><td>210</td><td>210</td></tr> <tr><td>2028/29</td><td>0</td><td>0</td><td>0</td><td>0</td><td>140</td><td>140</td></tr> <tr><td>2030/31</td><td>0</td><td>0</td><td>0</td><td>0</td><td>130</td><td>130</td></tr> <tr><td>2032/33</td><td>0</td><td>0</td><td>0</td><td>0</td><td>100</td><td>100</td></tr> </tbody> </table>	Year	Windfall	Rural-Exception Sites	Neighbourhood Plans	Small-sites	Allocations	Total	2018/19	0	0	0	0	75	75	2020/21	0	0	0	0	180	180	2022/23	0	0	0	0	250	250	2024/25	0	0	0	0	230	230	2026/27	0	0	0	0	210	210	2028/29	0	0	0	0	140	140	2030/31	0	0	0	0	130	130	2032/33	0	0	0	0	100	100	Council's response to actions 25 and 91. Alter trajectory in light of updated information.
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MM47	Chapter 4, Housing, Policy H2: Housing supply	<p>Delete existing table and substitute replacement:</p> <table border="1" data-bbox="696 1066 1583 1294"> <thead> <tr> <th><u>Source of housing supply</u></th> <th><u>Number of homes</u></th> </tr> </thead> <tbody> <tr> <td><u>Completions April 2018 to March 2019</u></td> <td><u>73</u></td> </tr> <tr> <td><u>Extant Planning permission at 1 April 2019</u></td> <td><u>505</u></td> </tr> <tr> <td><u>Unconsented Purbeck Local Plan allocations</u></td> <td></td> </tr> </tbody> </table>	<u>Source of housing supply</u>	<u>Number of homes</u>	<u>Completions April 2018 to March 2019</u>	<u>73</u>	<u>Extant Planning permission at 1 April 2019</u>	<u>505</u>	<u>Unconsented Purbeck Local Plan allocations</u>		<p>Council's response to action 24 and 112.</p> <p>Updated land supply to demonstrate that the Council can identify suitable sites to meet a housing need of 180 homes per annum, with a</p>
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<u>Completions April 2018 to March 2019</u>	<u>73</u>										
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MM91	Chapter 4, Housing, paragraph 118	<p>Amend paragraph 118:</p> <p>‘118. Further to Policy V1, <del>the following</del> policies <u>H3 to H7</u> outline the detailed requirements for each of the sites <u>around Upton, Lytchett Matravers, Wool and Moreton Station</u> that the Council considers are suitable for new homes <u>that will contribute</u> to meeting the District’s housing needs. <u>Policies H4 to H7 do impose further specific requirements as</u> <del>F</del>the impacts of development on these sites varies according to the nature, scale, characteristics and surroundings of individual sites. <u>The strategic policies in this part of the local plan support the Council’s objective around meeting Purbeck’s housing</u></p>	<p>Council’s response to action 96.</p> <p>To ensure that policies in the local plan are clear and unambiguous in accordance with Paragraph 16 (d) of the National Planning</p>																		

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		<p><u>requirement. Policies H3 to H7 and do not impose requirements on housing development permitted through policies H8 or H12, or on housing development permitted through local policies in neighbourhood plans.'</u></p>	<p>Policy Framework. And to clarify the relationship between Policy H3 and non-strategic policies/other policies in the local plan.</p>
MM48	Chapter 4, Housing, Policy H3: New housing development	<p>Amend the first paragraph of Policy H3 as follows:</p> <p>'Development proposals <del>submitted for</del> <u>for new homes on</u> sites allocated in policies H4 to <del>H8</del><u>7</u> must comply with <u>the requirements listed in these policies</u>, all other relevant policies in the Purbeck Local Plan <u>in addition to those listed below</u>. <del>The Council also expects all proposals for n</del>New housing development on allocated sites <u>identified in policies H4 to H7 must</u><del>to</del>.'</p> <p>Delete clause c:</p> <p><del>'c. deliver appropriately designed suitable alternative natural greenspaces (SANGs) to avoid / mitigate the adverse effects from the new homes on European sites (in accordance with The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document, 2016), provide details for phased implementation of development / access to the SANG and details of site access</del></p>	<p>Council's response to actions 5, 11, 97, 98, 99 and 100.</p> <p>New homes on the allocated sites in Lytchett Matravers and Upton are also likely to have a significant effects on Poole Harbour SPA through recreational activity.</p> <p>Criterion c is deleted as a criterion around</p>

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		<p><del>management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development'</del></p> <p>Insert after clause d:</p> <p><u>'mitigate the effects of recreational activity from the allocated new homes at Lytchett Matravers and Upton (in accordance with Policy E9)'</u></p> <p>Amend clause f as follows:</p> <p>'provide suitably designed <del>green</del> <u>formal and informal recreation, sport and/or open space facilities</u> <del>following the Fields in Trust 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England'</del></p> <p>And amend clause g to read:</p> <p>'include details of <del>charging points for electrical vehicles and</del> the infrastructure needed to achieve <u>superfast links between homes</u> and the <u>high-speed electronic communications network</u> <del>for the new homes</del> <u>and, where possible, details of charging points for electrical vehicles;</u>'</p>	<p>SANG provision has been added to the policy for each allocation.</p> <p>Site specific consultation may be required by energy suppliers to ensure capacity and viability assessment at £500 per dwelling may not be sufficient.</p> <p>To ensure that the requirements of the policy are clear and unambiguous in accordance with Paragraph 16 (d) of the National Planning Policy Framework.</p>

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MM69	Chapter 4, Housing, Policy H3: New housing development	Amend criterion I as follows:  I. include opportunities to <del>enhance</del> <u>avoid harm and secure net gains to</u> biodiversity when considering the layout and design of open green spaces and the development's landscaping scheme;	As a result of a response by Natural England. To better reflect NPPF.
MM6	Chapter 4, Housing, Policy H4: Moreton Station / Redbridge Pit	Amend text as follows:  Land at Moreton Station/Redbridge Pit and caravan site, as shown on the policies map, will help to meet the District's development needs by providing up to 490 new homes and <del>a 65-bed unit</del> <u>extra care units facility, home,</u> community facilities and supporting infrastructure. <del>The type of care home provided will be dependant on the changing needs of older people in Purbeck and in consultation with local health and social care providers.</del> Delivery of the homes will be phased, commencing after the current use of part of the site as a sand and gravel pit has stopped (expected December 2022) and the site has been restored in accordance with the relevant minerals and waste planning permission. Subject to the requirements of other policies in this plan, development on this site will be expected to:  a. <u>accommodate care designed in consultation with local health and social care providers to meet the changing needs of older people in Purbeck. The scheme should aim to provide:</u>	After response PLPP304 by Martin Miller on behalf of The Moreton Estate.  Council's response to actions 34, 38, 55, 107 and 106.  Criterion d is unclear. Unsure whether improvements are necessary to make the development acceptable / directly related to the development. Considered desirable

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		<p>I. <u>65 extra care units; and</u></p> <p>II. <u>10% of its overall housing requirement as supported housing for the elderly or age specific housing;</u></p> <p>d. <u>provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and the disabled</u> <del>as they occur;</del></p> <p>e. <u>provide 350sqm of retail floor space;</u></p> <p>Amend policy H4 clause b to read:</p> <p><u>'make a financial contribution toward</u> <del>provide</del> improvements to the station / travel interchange, to include an additional shelter for customers travelling on the railway, secure cycle parking and improvements to the pedestrians crossing over the railway line;'</p>	<p>in the Infrastructure delivery plan / improvements delivered together with other organisations.</p> <p>Additionally changed because the need for care facilities is changing and Dorset Council are moving towards a more flexible approach to meeting the needs of the elderly, therefore the care needed will be determined in consultation with health and social care providers.</p>

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MM65	Chapter 4, Housing, Policy H4: Moreton Station / Redbridge Pit	Amend text as follows:  <u>j. improve accessibility between the site and nearby employers, services,</u> <del>(including Moreton Railway Station and Dorset Innovation Park)</del> and facilities by forming or improving defined walking and cycling routes;	In response to action 43.  Further investigation has shown that an additional off-road cycleway is impractical.
MM74	Chapter 4, Housing, Policy H4: Moreton Station / Redbridge Pit	Insert text after paragraph 125 as follows:  <u>Biodiversity</u> <u>The site is currently a Site of Nature Conservation Importance (SNCI) and the housing layout, associated green infrastructure and SANG design will be discussed with Dorset Wildlife Trust, with the aim of optimising biodiversity interest across the whole area in recognition of this. The SANG at the eastern end of the site and the Heathland Support Area will offer an integrated package to provide the mitigation required to meet Habitats Regulations requirements. Restoration of both to heathland and/or acid grassland is a priority, including areas of conifer and secondary woodland.</u>	To provide clarity around meeting SANG requirement and biodiversity requirements
MM75	Chapter 4, Housing, Policy H4: Moreton Station / Redbridge Pit	Insert the following text:  <u>k. provide and manage in perpetuity an on-site SANG to avoid/mitigate the adverse effects from the new homes of at least 18ha in the eastern part of</u>	To provide clarity around meeting SANG requirement



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		<p><u>the site and 23.8 hectares of adjacent Heathland Support Area as indicated on the policies map. Provide details for phased implementation/access to the SANG and details of site access management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development. Both areas will be restored to heathland and/or acid grassland as appropriate. Other open space within the development will also be restored to acid grassland with a view to maximising biodiversity within the whole site.</u></p>	<p>and biodiversity requirements</p>
MM49	Chapter 4, Housing, Policy H5: Wool	<p>Amend opening paragraph to read:</p> <p>Land at Wool as shown on the policies map will help to meet the District's development needs by providing a total of 470 new homes and <u>a 65-bed unit extra care units facility</u>, community facilities and supporting infrastructure. <del>The type of care provided will be dependant on the changing needs of older people in Purbeck and in consultation with local health and social care providers. The type of care provided will be dependent on the changing needs of older people in Purbeck and in consultation with local health and social care providers.</del> Housing development on all the allocated sites in Wool will be expected to:</p> <ul style="list-style-type: none"> <li>b. <u>accommodate care designed in consultation with local health and social care providers to meet the changing needs of older people in Purbeck. The scheme should aim to provide:</u></li> <li>III. <u>65 extra care units; and</u></li> </ul>	<p>Council's response to actions 34, 35, 38, 55, 107 and 106.</p> <p>The need for care facilities is changing and Dorset Council are moving towards provision of extra care as opposed to institutional care, the care needed will be determined in consultation with</p>

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		<p>IV. <u>10% of its overall housing requirement as supported housing for the elderly or age specific housing;</u></p> <p>C. <u>provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and the disabled</u> <del>as they occur</del>;</p> <p>d. <u>provide 350sqm of retail space;</u></p> <p>e. <u>provide contributions towards improvements at the D'Urberville Hall community facility or explore opportunities to provide a community hub;</u></p> <p>Amend section entitled '<i>Land to the west of Chalk Pit Lane and Oakdene Road</i>'</p> <p>Land as shown on the policies map will help to meet the District's housing needs by providing up to 320 new homes <u>and</u> <del>a 65 bed-care-home</del> <u>extra care units</u>, community facilities and infrastructure. Subject to the requirements of other policies in this plan, development on this site will be expected to:</p>	<p>health and social care providers.</p>

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		<p>g. avoid, and where necessary mitigate or remediate, the effects of possible contamination and avoid any development within a buffer around a pipeline located on the western boundary;</p> <p><del>h. explore opportunities to provide a community hub, that includes community and shopping facilities, on the land; and</del></p>	
MM76	Chapter 4, Housing, paragraph 133	<p>Insert the following text after paragraph 133:</p> <p><u>SANG provision</u>  <u>The SANG provision at Wool as set out in the policy has added benefits. The SANG will be made up of 17 hectares of agricultural fields currently designated as Scheduled Ancient Monument and 15.7 hectares of Coombe Wood (of which Planted Ancient Woodland area is 12.2 hectares).</u>  <u>The development of the proposed SANG presents a significant opportunity to implement management to enhance the biodiversity value of Coombe Wood, e.g. through the restoration of existing plantation coniferous woodland to native broadleaved woodland towards meeting Ancient Woodland criteria, and creation of a series of rides and glades along proposed walking routes. It also secures the future management of the heritage assets within the Scheduled Ancient Monument whilst also protecting them from the damage otherwise arising from tillage.</u></p>	To provide clarity around meeting SANG requirement and biodiversity requirements

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MM77	Chapter 4, Housing, Policy H5: Wool	Insert criterion in Policy H5:  <u>'g. provide and manage in perpetuity a SANG totalling 32.7 hectares as indicated on the policies map to avoid / mitigate the adverse effects from the new homes. The applicant will provide details for phased implementation of development / access to the SANG and details of site access management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development. Where features of biodiversity importance have been identified (e.g. trees with bat roost potential and badger setts), detailed design and appropriate management (e.g. routing of footpaths and retention of existing broadleaved trees) would ensure that these features are protected and enhanced.'</u>	To provide clarity around meeting SANG requirement and biodiversity requirements
MM78	Chapter 4, Housing, Policy H6: Lytchett Matravers	Amend / delete text as follows:  'Land as shown on the policies map will help to meet the District's housing needs by providing up to 95 new homes on Land to the East of Wareham Road, 25 homes on Land at Blaney's Corner and 30 homes on land to the East of Flowers Drove as well as supporting infrastructure and community facilities. Along with the requirements relating to all development on the sites allocated for new homes in this plan, housing development on all the allocated sites in Lytchett Matravers will be expected to:	Council's response to action 34, 38, 42 and 106.  To provide clarity around meeting SANG requirement and biodiversity requirements, and to reflect changes in

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		<p>a. <u>provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and the disabled as they occur.</u></p> <p>Amendments/deletions to criterion a:</p> <p>'b. improve accessibility in Lytchett Matravers by forming or improving walking and cycling routes <del>through</del> <u>within</u> the village <del>and</del> <u>or</u> its immediate surroundings. <u>Off-site improvements can be delivered through financial contributions and/or physical works.</u></p> <p>Insert additional criteria:  <u>'d. provide and manage in perpetuity a 7.6ha SANG in perpetuity at Flower's Drove as indicated on the policies map to avoid / mitigate the adverse effects from the new homes. The applicant will also provide details for phased implementation of development / access to the SANG and details of site access management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development.'</u></p>	<p>circumstance around delivery of supporting infrastructure.</p>
MM79	Chapter 4, Housing, Policy H7: Upton	<p>Insert text as follows:</p> <p>'Land at Upton, as shown on the policies map, will help to meet the district's housing needs by providing up to 90 new homes, community facilities and</p>	<p>In response to action 38.</p>

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		<p>infrastructure. Subject to the requirements relating to all development on the sites allocated for new homes in this plan, housing development on the allocated site at Upton will be expected to:</p> <p>a. <u>provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and the disabled as they occur.</u></p> <p>Insert following text:</p> <p><u>Land required to offset nitrogen could provide a 2.17 hectares extension to Frenches Field SANG as indicated on the map. The applicant will provide details of the implementation the extension including any changes/additions in access management and monitoring of development to demonstrate that adverse effects can be avoided/mitigated over the lifetime of the development.</u></p>	To identify land required for nitrogen offsetting through SANG provision
MM50	Chapter 4, Housing, paragraph 148	<p>Amend text as follows:</p> <p>‘The Council’s strategies for addressing the District’s development needs focus strategic and larger scale allocations on land with the least environmental or amenity value, in the most sustainable locations. The Council’s strategy helps to consolidate on and improve existing infrastructure, while supporting and enhancing existing services and facilities in its towns and larger villages. Outside these areas the Council’s strategy</p>	<p>Council’s response to action 24.</p> <p>To encourage sustainable patterns of development in accordance with the local plan vision and</p>

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		also recognises that high quality small scale development <u>at towns, key service villages, local service villages and those other villages with a settlement boundary</u> , which respects its surroundings, can have an important role in enhancing and maintaining the vitality of rural communities.’	national planning policy.
MM51	Chapter 4, Housing, paragraph 149	Amend text as follows:  <del>‘To avoid the harmful effects of isolated homes in the countryside, t</del> The Council’s small sites policy, <u>which only applies outside the green belt</u> , permits new homes <del>that are closely related to the District’s</del> <u>on sites adjoining existing towns, key service villages, and local service villages and those other villages with a settlement boundary</u> , and states that the number of homes on each small site will reflect the specific context, including the size and character of the nearest town or village. The upper limit of homes that will be permitted on <u>any single small sites</u> <del>around: towns</del> is 30, <u>key service villages is 20, local service villages is 15 and other villages with a settlement boundary is 5. The small sites policy does not impose a limit on the total number of separate small sites that may be permitted around any one of the eligible settlements in the hierarchy, but it does require the cumulative effects of development on small sites to be taken into consideration.</u> <u>Applications for small housing sites will be assessed against,</u> <del>subject to the</del> <u>guiding</u> policy requirements, as set out in bullets a to <del>e d</del> in Policy H8. The Council will use the evidence in the Strategic Housing Market Assessment (SHMA) (that underpins the housing mix policy) and (where available)	Council’s response to action 24.  To encourage sustainable patterns of development in accordance with the local plan vision and national planning policy.

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		evidence from local communities, to achieve an appropriate mix of types of homes on small sites which meets local need.'	
MM52	Chapter 4, Housing, paragraph 149	Insert text as additional paragraph after paragraph after 149:  <u>'The effects of small housing sites on protected habitats will need to be carefully considered on a case by case basis. The individual assessments will need to take account of in combination effects. Including effects of development which has planning permission, is being built and that is already completed. Where necessary the Council will expect applicants to provide full details of mitigation with their planning application and demonstrate that mitigation can be delivered and maintained over the life time of development.'</u>	Council's response to action 5 .  To ensure that robust screening of likely significant effects is carried out and that appropriate mitigation is developed and delivered.
MM53	Chapter 4, Housing, Policy H8: Small sites next to existing settlements.	Amend Policy H8:  <del>'Applications for small sites will be permitted where adjacent to existing homes in the closest town or village (as defined in the settlement hierarchy in the glossary of this plan), and not appear isolated in the countryside, provided the following apply:</del> <u>Outside the Green Belt, applications for residential development will be permitted on sites adjoining the settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary</u>	Council's response to Actions 5, 6 and 24 and 48.  Also in response to comment PLPP174, Mr & Mrs Dunlop.



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		<p><u>(as listed in the settlement hierarchy), provided that:</u></p> <p>a. the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of <del>30 homes:</del></p> <ul style="list-style-type: none"> <li>i) <u>30 homes on any single small site adjoining a town;</u></li> <li>ii) <u>20 homes on any single small site adjoining a key service village;</u></li> <li>iii) <u>15 homes on any single small site adjoining a local service village;</u></li> <li>iv) <u>5 homes on any single small site adjoining other villages with a settlement boundary;</u></li> </ul> <p>b. individually and cumulatively, the size, appearance and layout of proposed homes <del>does must</del> not harm the character and value of any landscape or settlements potentially affected by the proposals; and</p> <p>c. the development would contribute to the provision of a mix of different types and sizes of homes <u>(including affordable homes)</u> to reflect the Council's expectations in Policy <del>icies</del> <u>H9 and H11</u> or, where expressed in a neighbourhood plan, those of the relevant local community; <u>and</u></p> <p><u>d. the effects of proposed homes, individually and in combination with other development, on European sites are screened to assess whether they are likely to be significant. <del>Where necessary</del> Planning applications must include full details (including upkeep over the lifetime of the development) of avoidance or mitigation measures to <del>avoid or suitably reduce</del> address adverse effects.</u></p>	<p>To ensure compliance with NPPF around 'limited infilling in villages.' in the green belt and robust screening of likely significant effects/suitable mitigation.</p>

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		<p><del>Where proposals would be within the green belt, only limited infilling, on sites positioned in-between existing buildings, within and around the edges of towns and villages will be permitted. Existing towns and villages are listed under 'settlement hierarchy' in the glossary of the Purbeck Local Plan.'</del></p>																					
MM98	Chapter 4, Housing, page 67, paragraph 152	<p>Amend the text as follows:</p> <p>'A summary of the recommended mix of housing in Purbeck is outlined in the table below with further detail provided in the SHMA (2015 and 2018 Update).</p> <table border="1" data-bbox="696 863 1688 1327"> <thead> <tr> <th></th> <th>1- bedrooms</th> <th>2- bedrooms</th> <th>3- bedrooms</th> <th>4- bedrooms</th> </tr> </thead> <tbody> <tr> <td>Market Housing</td> <td>0-5%</td> <td>30-35%</td> <td>40-45%</td> <td>20-25%</td> </tr> <tr> <td><del>Private Rented</del></td> <td><del>10-15%</del></td> <td><del>35-40%</del></td> <td><del>35-40%</del></td> <td><del>10-15%</del></td> </tr> <tr> <td>Affordable Home Ownership</td> <td>15-20%</td> <td>45-50%</td> <td>25-30%</td> <td>5-10%</td> </tr> </tbody> </table>		1- bedrooms	2- bedrooms	3- bedrooms	4- bedrooms	Market Housing	0-5%	30-35%	40-45%	20-25%	<del>Private Rented</del>	<del>10-15%</del>	<del>35-40%</del>	<del>35-40%</del>	<del>10-15%</del>	Affordable Home Ownership	15-20%	45-50%	25-30%	5-10%	Council's response to action 101.
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		Affordable Rented	20-25%	40-45%	25-30%	5-10%	
MM54	Chapter 4, Housing, Policy H9	<p>Amend the policy as follows:</p> <p>'In order to achieve mixed and balanced communities, the Council will generally expect new market housing to support delivery of the <del>household requirements</del> <u>housing mix</u> identified through the Strategic Housing Market Assessment <del>2015, its update in 2018 or other recent evidence. The final housing mix proposed will be agreed between the applicant and the Council.</del></p> <p><u>With the exception of the site allocations in this plan,</u> <del>For</del> sites delivering 20 or more units, <del>development proposals will be encouraged to provide will be permitted where of the proposed market homes:</del></p> <ul style="list-style-type: none"> <li>a. <del>5% are offered for sale as</del> 5% <del>are offered</del> for sale as self-build plots. Such plots must be provided with a means of access and utility services to the boundaries of the plot; and</li> <li>b. <del>10% are</del> 10% <del>are</del> <u>as</u> single storey homes <u>which can be in the form of flats or bungalows.</u></li> </ul> <p><del>For the identified housing allocations in the Purbeck Local Plan, the Council will expect 20% of the market and affordable housing mix to provide</del></p>					<p>Council's response to actions 9, 10 and 11, 33, 34, 47, 101-7.</p> <p>To ensure the requirements for the provision of need for older people and the disabled are clear and in line with the PPG and Dorset Council adult social care services.</p> <p>To clarify the relationship between strategic and non-strategic policies in neighbourhood</p>

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		<p><del>specialist purpose built accommodation, for the elderly. Where such provision would provide a single storey home this would contribute to the above requirement at criterion b.</del></p> <p>As part of ensuring a wide mix of accommodation to meet the needs of Purbeck’s population, proposals for <del>institutional housing (Use Class C2) such as care homes provision</del> <u>sheltered housing, retirement living, age specific housing, care homes or extra care units for the elderly and/or the disabled</u> will be supported <del>both</del> through individual developments at appropriate locations in accordance <u>with the settlement hierarchy and in consultation with local health and social care providers.</u> <del>Policy V1: Spatial Strategy for sustainable communities and at allocated sites.’</del></p> <p>Where an applicant considers there are significant economic viability constraints that would prevent a mix of housing in accordance with the policy, they will be required to provide full justification of the exceptional circumstances to the Council’s satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then. Any viability assessment will be funded by the applicant and should reflect the government’s recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.</p>	development plans around housing mix.

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		<p><u>Meeting local needs</u>  <u>Local policies in neighbourhood development plans should support the general principles around providing the sizes and types of homes needed in Purbeck. Where justified with suitable evidence, local policies may set distinct local requirements on the mix of different sizes and types of homes.'</u></p>	
MM8	Chapter 4, Housing, paragraph 185.	<p>Amend second sentence of paragraph 185 to read:</p> <p>'The Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord <u>and homes occupied by military personnel as their principal residence when not posted away from home.'</u></p>	<p>In response to comment PLPP55 by Mrs Lesley Elliot. For avoidance of doubt, to provide clarification that military personnel would not be disadvantaged by the policy.</p>
MM55	Chapter 4, Housing, Policy H10: Part M of the Building Regulations	<p>Amend the policy as follows:</p> <p><del>'To ensure the provision of homes that are capable of meeting the needs of residents both now and in the future, Building Regulations requirement M4(1): Visitable homes, will be applied unless to do so would be inconsistent with planning policies which protect assets or areas of particular importance.'</del></p>	<p>Council's response to actions 9, 10, 46 and 47.</p> <p>To clarify the relationship between strategic and non-</p>

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		<p><u>With the exception of the site allocations in this plan</u>, <del>the</del> following will apply on sites of 10 or more homes or site area greater than 0.5 hectares: 10% of the new homes proposed must meet the Building Regulation optional requirement M4(2): 'Category 2 – accessible and adaptable homes' (where this calculation gives part of a new home the Council expects the proportion to be rounded up, or down, to <u>the nearest whole number</u> <del>one decimal place</del>).</p> <p>Insert above the last paragraph of Policy H10:</p> <p><u>'Meeting local needs Local policies in neighbourhood development plans should support the general principles around providing accessible homes needed in Purbeck. Where justified with suitable evidence, local policies may set distinct local requirements on the proportions and optional design requirements for accessible homes in new housing development.'</u></p> <p>Amend the last paragraph of Policy H10:</p> <p><del>'If an applicant considers there are site specific</del> <u>considerations (including: landform or flood risk) or other planning (including those relating to heritage assets or designated landscapes) considerations</u> that mean they are unable to provide the proportion of accessible and adaptable homes identified in this policy, the Council expects applicants to <u>evidence this through a statement</u></p>	<p>strategic policies in neighbourhood development plans around accessible homes.</p> <p>The change is necessary to ensure that the policy is effective.</p>

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		submitted <del>a financial viability appraisal</del> with their planning application. <u>Where necessary</u> the applicant will be expected to fund the independent verification of the submitted <del>viability assessment</del> <u>statement</u> by a person appointed by the Council.'	
MM56	Chapter 4, Housing, Policy H11: Affordable Housing	<p>Amend text as follows:</p> <p>'When determining planning applications for all new residential development, including residential elements of mixed use schemes, <del>unless specifically stated as a requirement in the allocation of the site,</del> <u>A</u>ffordable housing will be required as follows:</p> <p>Insert into the second paragraph:</p> <p>'If calculating the proportions of different types of affordable homes gives part of a new home, the Council expects the proportion to be rounded up, to one decimal place. <u>Local policies in neighbourhood development plans should support the general principles around providing the types of homes needed in Purbeck. Where justified with suitable evidence, local policies may set distinct local requirements on the tenure mix for affordable housing provision. In other instances</u> <del>the</del> following mix of affordable housing is required.'</p> <p>Amend penultimate paragraph to read as follows:</p>	<p>Council's response to actions 9, 10, 108, 109 and 110.</p> <p>To make the policy clear, there are no requirements in the allocations so no need to have this sentence. To clarify the relationship between strategic and non-strategic policies in neighbourhood development plans around accessible homes.</p>

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		‘Where an applicant considers there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, they will be required to provide full justification of <del>exceptional</del> <u>the particular</u> circumstances to the Council’s satisfaction. Where a viability assessment.....’	Lastly, to ensure it is aligned with PPG and NPPF para 57.
MM57	Chapter 4, Housing, paragraph 171.	Insert at the end of paragraph 171:  ‘The Council will take account of the positive contribution that new affordable homes make to meeting local housing needs when assessing this type of application. <u>The effects that affordable, and market, homes on rural exception sites have on protected habitats will need to be carefully considered on a case by case basis. The individual assessments will need to take account of in combination effects including effects of development which has planning permission, is being built and that is already completed.</u> <del>Where necessary</del> <u>The Council will expect applicants to provide full details of avoidance or mitigation with their planning application and demonstrate that mitigation can be delivered and maintained over the life time of development.</u> ’	Council’s response to actions 5.  To ensure that robust screening of likely significant effects is carried out and that appropriate mitigation is developed and delivered.
MM84	Chapter 4, Housing, Title to Policy H12,	Amend as follows:  <del>Title on page 75 of the local plan:</del>  ‘Rural <del>and entry level</del> exception sites’	Council’s response to actions 49 and 50.



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	paragraph 172 and 178.	<p>'The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and occupied in perpetuity as an affordable home. Local need must be proved through an acceptable and up-to-date survey of parish housing need. The survey should demonstrate whether there are people living in the parish / village who are in housing need and unable to compete in the general housing market (to rent or buy) due to the low level of their income. <del>Such considerations would include identification of the needs for "entry level" homes suitable for first time buyers that are not already being met by other ongoing or proposed development in Purbeck.'</del></p> <p>Amend the text as follows:</p> <p>'Where a developer considers that some market homes are needed to bring forward a rural exception site, the Council <u>will only support the application where it is satisfied that the market homes are needed in order to deliver affordable homes</u> <del>will use 30% as the starting point for any site specific negotiations.</del> <u>Where a developer considers that market homes are needed to bring forward a rural exception site the Council expects the proportion to be justified through a viability assessment. Having regard to its high level viability study,</u> the Council will not permit applications for rural exception</p>	To ensure that the local plan is consistent with national planning policy.

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		<p>sites <del>that fail to</del> <u>unless they primarily deliver affordable homes</u> <del>deliver proportions that significantly differ from the affordable housing policy.</del></p> <p>Delete the following text:</p> <p><del>'The NPPF provides policy for councils when assessing planning applications for entry level exception sites. The policy includes direction on: the types of affordable housing permitted on entry level exception sites, the position / scale / design of development, site size for entry level exceptions sites and a prohibition on entry level exception sites in National Parks / AONB / green belt.'</del></p>	
MM58	Chapter 4, Housing, Policy H12: Rural exception sites	<p>Amend as follows:</p> <p><b>'Policy H12: Rural exceptions sites</b>            In order to meet local community needs in rural areas, except in the parishes of Swanage, Wareham and Upton, the development of rural exception sites for affordable housing will be <u>supported, subject to the following:</u></p> <p>a) <u>the site is closely related to, or adjoining, a settlement (as defined in the settlement hierarchy and including those 'other villages with a settlement boundary') and the number of homes on each exception site should reflect community needs, the size of the village it most closely relates to, available infrastructure and services;</u></p>	<p>Council's response to action 5 48 and 50.</p> <p>To ensure robust screening of likely significant effects/suitable mitigation.</p>

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		<p>b) the Council is satisfied that the proposal is capable of meeting an <u>up to date</u> identified, current, local need for affordable homes within the parish, or immediately adjoining rural parishes;</p> <p>c) the site is not remote from existing buildings, and there is an opportunity to use sustainable modes of transport (walking, cycling and public transport) to access jobs, services and facilities, unless the applicant can demonstrate that there are no other suitable alternatives in the parish for addressing local need;</p> <p>d) <u>the effects of proposed homes, individually and in combination with other development, on European sites are screened to assess whether they are likely to be significant. Planning applications must include full details (including upkeep over the lifetime of the development) of mitigation to avoid or mitigate adverse effects;</u></p> <p>e) there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed <u>in perpetuity</u> by subsequent as well as initial occupiers; <u>and</u></p> <p>f) <u>if any market housing is proposed to facilitate delivery of affordable homes the applicant must demonstrate, through a viability assessment, that the number of market homes is restricted to the minimum required to facilitate delivery of the proposed affordable homes. Rural exception sites must</u></p>	

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		<p><u>primarily provide affordable housing.</u> The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.'</p>	
MM101	Chapter 4, Housing, Policy H14	<p>Amend text as follows:</p> <p><del>'Proposals for all n</del><u>New</u> housing in the AONB will only be supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. This policy <del>includes</del> <u>will be applied to</u> changes of use to residential and replacement homes, <u>but not new homes which are commercially let for holiday makers.</u></p> <p>This policy also applies to <u>new</u> homes permitted on small sites as set out in Policy H8 and on rural exception sites as set out in Policy H12. The restriction will be imposed through a planning condition attached to the planning permission or by a planning obligation. The condition or obligation will require that any new housing to which this policy applies is occupied as a principal residence. <u>Where an applicant is seeking permission for a commercial holiday let, the Council will restrict the use through a planning condition attached to the planning permission or by a planning obligation.</u></p> <p>Occupiers of such homes will be required to keep evidence that they are meeting the <u>condition</u>s or <u>obligation</u>s, and produce that evidence should the Council request proof of compliance. Proof of principal residence will be by</p>	In response to action 62.

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		verifiable evidence which could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner. <span style="color: green; text-decoration: underline;">Proof of occupation as a holiday let will be by verifiable evidence which could include, but is not limited to, audited accounts, booking records, marketing activity, Council tax records and payment of business rates.</span>																										
MM9	Chapter 5, Economy, Policy EE1: Employment land supply	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #6A329F; color: white;"> <th>Reference</th> <th>Site Name</th> <th>Parish</th> <th>Total Site Extent (ha)</th> <th>Estimated Remaining Availability (ha)</th> </tr> </thead> <tbody> <tr style="background-color: #6A329F; color: white;"> <td colspan="5" style="text-align: center;"><b>Strategic employment sites</b></td> </tr> <tr> <td><b>ES1</b></td> <td><b>Holton Heath Trading Park</b></td> <td><b>Sandford</b></td> <td>35.0</td> <td>5.7</td> </tr> <tr> <td><b>ES2</b></td> <td><b>Dorset Innovation Park (Enterprise Zone)</b></td> <td><b>Wool and Winfrith</b></td> <td><span style="color: red;">50ha</span> <span style="color: green; text-decoration: underline;">43.4ha</span></td> <td><span style="color: red;">40.0*</span> <span style="color: green; text-decoration: underline;">38.4</span></td> </tr> <tr style="background-color: #6A329F; color: white;"> <td colspan="5" style="text-align: center;"><b>Other identified employment sites</b></td> </tr> </tbody> </table>	Reference	Site Name	Parish	Total Site Extent (ha)	Estimated Remaining Availability (ha)	<b>Strategic employment sites</b>					<b>ES1</b>	<b>Holton Heath Trading Park</b>	<b>Sandford</b>	35.0	5.7	<b>ES2</b>	<b>Dorset Innovation Park (Enterprise Zone)</b>	<b>Wool and Winfrith</b>	<span style="color: red;">50ha</span> <span style="color: green; text-decoration: underline;">43.4ha</span>	<span style="color: red;">40.0*</span> <span style="color: green; text-decoration: underline;">38.4</span>	<b>Other identified employment sites</b>					<p>In response to comments PLPP473 Natural England and PLPP776 Dorset Local Enterprise Partnership and action 52.</p> <p>Natural England's response expressed concern that the Council had not demonstrated a need for the land and that re-development as part of Dorset</p>
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		ES3	Townsend Business Park, North Street	Bere Regis	<del>0.8</del> <u>1.86</u>	<del>0.0</del> <u>0.7</u>	Innovation Park would prevent the site's restoration as heathland.  Wareham Neighbourhood Plan changes and Bere Regis Neighbourhood Plan 'making' have altered the figures in this table.
		ES4	Old Milk Depot	Corfe Castle	0.4	0.3	
		ES5	Freeland Business Park, Wareham Road	Lytchett Matravers	0.6	0.0	
		ES6	Factory Road Trading Estate	Lytchett Minster and Upton	3.9	0.0	
		ES7	Axium Centre	Organford	0.5	0.0	
		ES8	Romany Works Estate	Sandford	1.6	0.0	
		ES9	Prospect Business Park	Swanage	2.2	0.0	

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		ES10	Victoria Avenue Estate	Swanage	2.4	0.0		
		ES11	Sandford Lane Estate	Wareham	9.0	1.0		
		ES12	Admiralty Park (Site with Certificate of Lawfulness)	Sandford	12.0	0.0		
		<u>ES13</u>	<u>Westminster Road Industrial Estate</u>	<u>Wareham</u>	<u>2.5</u>	<u>0.0</u>		
		<u>ES14</u>	<u>Johns Road Industrial Estate</u>	<u>Wareham</u>	<u>0.5</u>	<u>0.0</u>		
		Total provision			<del>118.4</del> <del>111.8</del> <u>116.05</u>	<del>47.0</del> <del>45.4</del> <u>46.1</u>		

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MM10	Chapter 5, Economy, Policy EE1: Employment land supply	Delete reference at bottom of the table in policy EE1 - <del>*(including 10ha post 2023)</del>	<p>In response to comments PLPP473 by Natural England</p> <p>Natural England's response expressed concern that the Council had not demonstrated a need for the land and that re-development as part of Dorset Innovation Park would prevent the site's restoration as heathland.</p>
MM11	Chapter 5, Economy, paragraph 209.	<p>Amend paragraph to read:</p> <p>'The LDO will be in place for the duration of the Enterprise Zone status of 25 years, which was designated in April 2017. The LDO covers the initial 40ha of Dorset Innovation Park. The site is planned to expand after the decommissioning of the current Magnox site and a further <del>10ha</del> <u>3.4ha</u> being developed which already has Enterprise Zone status. <u>This comprises of land</u></p>	<p>In response to comment PLPP473 by Natural England.</p> <p>Natural England's response expressed concern that the</p>



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		<p><u>acquired by Tradebe, an existing on site waste management company, and a 0.5 ha area surrounded on three sides by the LDO boundary. The remaining 7.6 hectares of Enterprise Zone land adjoining the railway line is not being allocated for employment use in this Plan.</u></p>	<p>Council had not demonstrated a need for the land and that re-development as part of Dorset Innovation Park would prevent the site's restoration as heathland.</p>
MM12	Chapter 5, Economy, Policy EE2: Planning for employment	<p>Amend the policy as follows:</p> <p>'New employment uses and the expansion of existing employment uses will be encouraged in rural areas through the conversion of buildings or well-designed new buildings, if the size, appearance and layout of the proposal does not harm the character of the surrounding landscape, <u>or have an adverse impact on biodiversity</u>. The diversification of agricultural or rural businesses to help rural regeneration and improve the sustainability of communities will be permitted provided any impact can be satisfactorily mitigated....</p> <p><u>Re-designation</u> <del>Redevelopment or changes of use</del> of <u>safeguarded employment land</u></p>	<p>In response to comment PLPP463 by the Royal Society for the Protection of Birds (RSPB).</p> <p>Council's response to action 53. To better reflect national planning policy. NPPF (para 175) makes clear that in</p>

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		<p>The Council will regularly monitor its employment land supply requirements and need and consider the re-designation of identified employment land for alternative suitable uses. <del>if there is no prospect of bringing the site forward for employment uses over the plan period.</del></p> <p><u>Change of use of safeguarded employment land or other employment uses</u></p> <p>Proposals for development in use classes other than B1, B2 or B8 uses may be permitted where they are appropriate to the location and the proposal: ...'</p>	<p>determining applications harm to biodiversity should be avoided.</p> <p>Changed to make clear how proposals on other employment land would be dealt with if the second part of this policy only related to safeguarded employment land.</p>
MM13	Chapter 5, Economy, Policy EE2: Planning for employment	<p>Insert criterion as follows:</p> <p><u>'d. or meets an identified need for waste management infrastructure.'</u></p> <p>(Delete <del>and,</del> at the end of clause b and at end of clause c replace - with ;)</p>	<p>In response to comments PLPP288 and PLPP285 by Dorset County Council and action 54.</p> <p>Revise EE2 to enable permission of waste management transfer</p>

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Modification number	Policy / Paragraph reference	Modification <u>Additional wording - Green and underlined</u> , <del>deletions—red and scored through</del>	Reason
			facilities on land with existing B1, B2 and B8 employment uses.
MM14-The Council is no longer suggesting these modifications are needed to make the local plan sound.	Chapter 5, Economy, paragraph 215	Amend paragraph wording to read:  <del>‘Wareham’s town centre is also defined but the Neighbourhood Plan Group is looking to extend revise this boundary through their plan to better reflect recent changes of use and increase the potential for Wareham. The Wareham Neighbourhood Plan Group anticipates completing its plan sometime in 2019.’</del>	In response to action 60. This is now superseded and can be deleted.
MM99	Chapter 5, Economy, Policy EE3	Amend text as follows:  ‘The Purbeck Local Plan supports provision of an additional 700sqm (net) convenience retail floorspace.  <u>Policy H4: Moreton Station/Redbridge Pit requires 350sqm of the additional convenience floor space and Policy H5: Wool requires 350sqm of the addition convenience floor space.</u>	Council’s response to actions 55, 56, 57, 58 and 59.

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		<p><del>The delivery of the additional need will be encouraged on associated housing allocations; Policy H4: Moreton Station / Redbridge Pit and Policy H5: Wool.</del> Identified provision at these locations will be of an appropriate scale and type relative to the allocations....</p> <p>Retail development in Purbeck will be managed in accordance with <u>the settlement hierarchy</u> <del>Policy V1: Spatial strategy for sustainable communities.</del> Identified retail centres in the District include:</p> <ul style="list-style-type: none"> <li><u>a.</u> town centres of Swanage, Wareham and Upton; and</li> <li><u>b.</u> local centres of Wool, Bere Regis, Lytchett Matravers and Corfe Castle.</li> </ul> <p>Ground floor changes of use in town and local centres within Class A of the Use classes Order <del>may</del> <u>will</u> be permitted, provided that the proposed use would not harm the vitality, viability and functionality of the centre as a whole.</p> <p>Out of town retail proposals for main town centre uses, as defined in the NPPF, will be permitted where:</p> <ul style="list-style-type: none"> <li><u>c.</u> there is an identified need;</li> <li><u>d.</u> it has been demonstrated that the location is appropriate in accordance with the sequential test as required by national planning guidance; <u>and</u></li> </ul>	

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		<p><u>e.</u> proposals over 200sqm (gross) are supported by a retail impact assessment that establishes the development would not harm the vitality or viability of town and local centres.</p> <p><b>Existing provision</b> Development leading to the loss of uses within Class A1, A2 and A3 or the loss of D1 and D2 uses will only be permitted if:</p> <p><u>f.</u> <u>it can be proven that the provision is surplus to requirements;</u>  <u>g.</u> the change of use would not harm the vitality and viability of the town centre or local centre; and  <u>h.</u> it can be demonstrated that there is no market interest to acquire or invest in the site for retail or leisure uses and the facility had been realistically marketed for nine months over the twelve-month period prior to the application being submitted.; <u>and</u>  <u>i.</u> <u>where existing open space, sports and recreational buildings are concerned, the loss is also guided by Paragraph 97 of the National Planning Policy Framework.</u></p>	
MM100	Chapter 5, Economy, Policy EE4:	<p>Amend the text as follows:</p> <p>‘Hotel and bed and breakfast accommodation should be in accordance with the <u>settlement hierarchy</u> <del>Policy V1: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.</del>’</p> <p>‘For tourist related activities <u>and tourist</u> accommodation provided it.’</p>	<p>Council’s response to action 62.</p> <p>To ensure the policy considers the settlement hierarchy.</p>

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		<p><u>Amend criterion a as follows:</u></p> <p><del>Would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance;</del> <u>The effects of proposed homes, individually and in combination with other development, on European sites are screened to assess whether they are likely to be significant. Planning applications must include full details (including upkeep over the lifetime of the development) of mitigation to avoid or mitigate adverse effects;</u></p>	
MM85	Chapter 6, Infrastructure, paragraph 227	<p>Amend the text as follows:</p> <p>‘The updated IDP provides the Council's latest understanding of available funding and requirements and up-to-date assessments of development costs and viability, and has been used as evidence to inform a draft revised CIL Charging Schedule and Regulation 123 list, <u>which is now superseded through revised regulations by an annual infrastructure statement.</u> Preparation of the revised CIL Charging Schedule, <del>which is being consulted on alongside this draft Purbeck Local Plan,</del> will give full consideration to the delivery of affordable housing as one of the Council's key priorities. A <del>Preliminary</del> Draft CIL Charging Schedule has already been <u>prepared</u> following consultation <del>ed on,</del> <u>which proposes</u> <del>ing for residential uses</del> a levy <del>for on residential uses</del> ranging from £50 per square metre in the lower housing</p>	To update the policy following consultation alongside submission of CIL documents for examination and reflect recent changes in CIL regulations

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		market value area, through to £100 to £180 per square metre in the highest housing market value area of the District, for non-strategic sites. <u>A zero CIL rate is proposed for strategic sized allocations (H4 and H5) reflecting the expectation that these sites will have a significant local infrastructure and utilities requirements.</u> A lower range of charges is proposed for smaller allocated sites in the Purbeck Local Plan (H46 <del>to</del> and H7), at rates of £10, £20 and £30 based upon the market values across Purbeck. This reflects the expectation that these sites will <u>provide local on-site infrastructure through Section 106 agreements.</u> <del>contribute significantly to local infrastructure through on-site provision.'</del>	
MM87	Chapter 6, Infrastructure, paragraph 230	Insert the following text as a new paragraph after paragraph 230:  <u>'Supplementary Planning Documents (SPD) provide guidance on avoiding or mitigating the impacts of residential and tourism development and equestrian activities on heathland and not adding to the nitrogen enrichment in Poole Harbour. These SPDs support policies E8 Dorset Heathlands and E9 Poole Harbour.'</u>	Council's response to action 114.  Move reference to SPD from policy in to supporting text.
MM25	Chapter 6, Infrastructure, Policy 11b	Amend the text as follows:  b. <u>on allocated sites</u> compliance with policy requirements to address Habitats Regulations <u>related to heathland mitigation and nitrogen reduction</u>	Council's response to action 115.  To clarify and future proof in anticipation of

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		<p><u>in Poole Harbour</u> will be secured through Section 106 <del>agreements</del><u>payments</u> <del>from allocated sites.</del> <u>Habitat Regulations requirements in relation to the recreational impacts on Poole Harbour</u> <del>small sites</del> will <u>be funded</u> <del>contribute to mitigation</del> through <del>the payment of</del> CIL.</p> <p><u>Heathland mitigation and nitrogen neutrality requirements for small sites and windfall development will be funded through CIL.</u></p>	the adoption of the Recreation in Poole Harbour SPD
MM26	Chapter 6, Infrastructure, Policy I1b	<p>Insert the following text as a footnote to Policy I1:</p> <p><u>'Small sites and windfall development referred to under part b of the policy include any individual sites which do not provide site specific SANG or nitrogen mitigation through a S106 agreement. This excludes all allocated sites in the Local Plan, and also excludes any individual sites which may come forward for around 50 homes or more, and hence would need to provide an on-site SANG.'</u></p>	<p>Council's response to action 115.</p> <p>To provide clarity on which sites do not meet their heathland and nitrogen mitigation through Section 106 contributions.</p>
MM96	Chapter 6, Infrastructure, Policy I1c	<p>Amend text as follows:</p> <p>'local transport, health and <del>green</del> <u>formal and informal recreation, sport and/or</u> open space improvements to address site specific impacts will be secured through S106 agreements on allocated sites. Site specific <u>transport and health</u> infrastructure requirements are set out in the site policies and</p>	To ensure consistency and clear and unambiguous policies.



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		evidenced in the Infrastructure Development Plan. A contribution of £80 per house will be collected towards extending GP facilities, where the local surgery is at capacity. These rates may be revised by the relevant health body. <u>Contributions to off-site open space/recreation improvements will be secured through S106 agreements.'</u>	
MM95	Chapter 6, Infrastructure, Policy 11e	Amend criterion as follows:  e. for sites of 10 or more dwellings contributions for education provision will be secured through a S106 agreement <del>tariff</del> towards the <u>provision of additional school facilities to meet the need of pupils generated by the development</u> <del>capital costs of servicing an increasing pupil population</del> at a rate of £6,161 for each dwelling of 2 or more bedrooms, not including dwellings restricted to older people. These rates may be revised by the local education authority.	Council's response to action 111.  To clarify what the contribution towards education will be spent on.
MM59	Chapter 6, Infrastructure, Paragraph 245	Insert as an addition to the last sentence of paragraph 245:  <u>'Local planning policies relating to car parking standards should support, and uphold, the general principles in Policy 12 and national planning policy. The Bournemouth, Poole and Dorset Residential Car Parking Strategy and non-residential parking guidelines provide guidance on meeting the requirements in Policy 12. Where justified with appropriate evidence, and consistent with</u>	Council's response to actions 9 and 10 .  To clarify the relationship between the requirements in Policy 12 and non-strategic policies in

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		<p><u>national planning policy (relating to accessibility of the development, type/mix/use of development, availability/opportunities for public transport, local car ownership levels and the need to provide spaces with charging points for electric/ultra-low emission vehicles), local policies in neighbourhood development plans may specify distinct local requirements for vehicle parking.'</u></p>	neighbourhood development plans.
MM66	Chapter 6, Infrastructure, paragraph 245.	<p>Amend text as follows:</p> <p>'A range of documents provide guidance to the Council and applicants on improving accessibility and shaping development proposals. These include: the ManualforStreets2, Dorset Rural Roads Protocol, Coastal Car Park Design Guide, <u>Bournemouth, Poole and Dorset Residential Car Parking Strategy</u> and Non-residential car parking guidance.'</p>	<p>Council's response to Action 61.</p> <p>To provide a more complete list of local guidance on highways and parking.</p>
MM94	Chapter 6, Infrastructure paragraph 246.	<p>Amend text as follows:</p> <p>The Council is a funding partner of Superfast Broadband Dorset which will deliver 94% of Dorset premises with access to superfast broadband. <u>The Future Telecoms Infrastructure Review 2018 has identified clear, ambitious targets around the availability of full fibre and 5G. To help meet these targets</u> <del>D</del>developments will need to provide the infrastructure required <del>for Superfast B</del><u>broadband</u>.to achieve links between new homes and the high-speed <u>electronic communications network</u>. Openreach (BT), in partnership with the</p>	To update the plan in line with Building Regulations.

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		Home Builders Federation (HBF), have agreed a solution capable of offering Fibre Broadband Infrastructure connectivity to all new homes. Some larger sites may be free. For smaller sites they may be able to offer co-funding or alternative solutions. Openreach has developed a web-based connectivity assessment which developers can access to give them cost estimates and options for delivering fibre broadband that is available online from the BT Openreach website. <u>Other providers are also offering services to deliver high-speed electronic communications network.</u>	
MM60	Chapter 6, Infrastructure, Policy I2	<p>Amend clause i:</p> <p>'provide for adequate parking levels <del>(in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy, and non-residential parking guidelines outline adequate parking levels across Purbeck);</del>'</p> <p>Amend clause k: provide the infrastructure required <u>to achieve links between homes and the high-speed electronic communications network.</u> <del>for Superfast Broadband</del> <u>Where there is no provision of high speed electronic communications infrastructure locally and/or provision on unallocated sites would impact significantly on viability of the development, the Council expects applicants to submit evidence to demonstrate this. The applicant may be expected to fund the independent verification of a submitted viability assessment by a person appointed by the Council.'</u></p>	<p>Council's response to actions 11 and 63</p> <p>To remove all reference to SPD from the policy.</p> <p>To update the requirement to link to of high-speed electronic communications in line with Building Regulations.</p>

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MM61	Chapter 6, Infrastructure, Paragraph 249	<p>Insert as an addition to the last sentence of paragraph 249:</p> <p><u>‘Local planning policies relating to green infrastructure should support, and uphold, the general principles in Policy I3 and national planning policy. Local Green Spaces in neighbourhood development plans may positively contribute toward the objectives in the Council’s developing Green Infrastructure Strategy.’</u></p>	<p>Council’s response to Actions 9 and 10 .</p> <p>To clarify the relationship between Policy I3 and non-strategic policies in neighbourhood development plans relating to local green space.</p>
MM15	Chapter 6, Infrastructure, Policy I3: Green Infrastructure, trees and hedgerows	<p>Add additional criterion e to policy I3 as follows:</p> <p>‘New development will, commensurate with its size and location, be expected to protect and strengthen the existing green infrastructure network by .....</p> <p>c. connecting together and enriching biodiversity and wildlife habitats; <del>and</del></p> <p>d. improving connections, green corridors and links between different components of the green infrastructure network; <u>and</u></p> <p><u>e. replacing and planting additional locally native trees and hedgerows where appropriate.’</u></p>	<p>In response to comment PLPP664 by the Woodland Trust and action 64.</p> <p>Policy should include a robust statement requiring the retention, replacement and provision of additional trees and hedgerows.</p>

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MM62	Chapter 6, Infrastructure, Paragraph 252	<p>Insert as an addition to the last sentence of paragraph 252:</p> <p><u>'Where justified with appropriate evidence and consistent with national planning policy, local planning policies in neighbourhood development plans may seek to identify and protect important Local Green Space.'</u></p>	<p>Council's response to actions 9 and 10 .</p> <p>To clarify the relationship between the requirements in Policy I4 and non-strategic policies in neighbourhood development plans relating to local green space.</p>
MM16	Chapter 6, Infrastructure Paragraph 253	<p>Amend text as follows:</p> <p>'The Purbeck Built Sports Facilities Assessment (2017) showed that Purbeck has adequate but out-dated sports facilities; the Council will work in partnership with facility owners to identify opportunities to enhance and improve existing provision.</p> <p>A <u>rural</u> Dorset <u>Council</u> wide playing pitch strategy is also in preparation. <del>and will be completed by July 2019.</del> <u>The playing pitch strategy will consider the quality and quantity of the current facilities and identify where there is a current shortfall in provision.</u></p>	<p>In response to action 100.</p> <p>To provide clarification by adding reference to emerging evidence and the current policy position with regards recreation, sport and open space.</p>

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		The requirement for local play and other open space facilities will be considered on a site by site basis. <u>Where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected</u> to <del>meet</del> <u>follow</u> the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.'	* Additional change is to make modification MM16 consistent with the modification MM17
MM17	Chapter 6, Infrastructure, Policy I4: Recreation, sport and open space.	Amend text as follows:  'New facilities Residential development <u>on allocated sites</u> will be required to make provision for formal and informal recreation, sport and/or open space facilities on-site. <del>to achieve the identified Fields in Trust benchmark guideline.</del> Facilities should be designed to provide for lifetime use. In exceptional circumstances, <u>where appropriate only</u> , the Council will consider a financial contribution to provide and/or enhance facilities off-site, <u>or a combination of on-site and off-site facilities</u> . <u>Other major residential sites (10 dwellings or more) may be required to provide a contribution where a gap in provision is identified.'</u>	In response to PLPP307 by Martin Miller on behalf of The Moreton Estate and actions 65 and 100.  o ensure consistency with the drafting of policy H3 clause f which requires development on allocated sites to 'provide suitability designed green space following the Fields in Trust 'Guidance for Outdoor Sport and

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			Play Beyond the Six Acre Standard for England.'
MM18. PDC update The Council is no longer suggesting these modifications are needed to make the local plan sound.	Paragraph 256 The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, offers the potential to meet the identified need for a strategic SANG in this part of the District. The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a	Amend paragraph 256 to read: <u>'Much of the north of the District is in green belt. The provision of a strategic SANG would be likely to provide the very special circumstances required to allow development in the green belt.</u> The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, <u>could</u> offers the potential to meet the identified need for a strategic SANG in this part of the District. <u>Other potential developments may be able to demonstrate the very special circumstances required, (to approve otherwise inappropriate development in the green belt), through the provision of a strategic SANG.</u> <del>The proposal for the holiday park is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that any proposal;</del> <del>a. has the potential to make positive and beneficial use of the green belt;</del> <del>b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;</del> <del>c. enhances biodiversity within the proposed holiday park; and,</del>	To ensure that development within the green belt only happens in very special circumstances.

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	<p>strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that the proposal;</p> <p>a. has the potential to make positive and beneficial use of the green belt;</p> <p>b. increases access to the countryside for informal recreation in a location that provides an alternative to</p>	<p>d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.'</p>	



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	valuable heathland habitat nearby; <del>c. enhances biodiversity within the proposed holiday park; and,</del> <del>d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.</del>		
MM19. PDC update The Council is no longer suggesting these modifications are needed to make the local plan sound.	Paragraph 257	Amend paragraph 257 to read: ' <del>Any future holiday park development demonstrating very special circumstances and/or SANG project would require agreement on delivery of the proposals, including management plans, to be agreed with both Natural England and the Council.</del> '	To ensure development in the green belt only happens in very special circumstances.

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MM20. PDC update The Council is no longer suggesting these modifications are needed to make the local plan sound.	Policy 15: Morden Park strategic suitable alternative natural greenspace (SANG)	Amend policy to read: 'Policy 15: Morden Park <del>s</del> Strategic suitable alternative natural greenspace (SANG) and holiday park. The area shown on the policies map will be developed as a <u>A</u> strategic SANG and holiday park <u>will be developed in the north of the District through an enabling development at Morden or elsewhere subject to agreement between the applicant, the Council and Natural England.</u> '	To ensure that, as part of any suitable enabling development, a SANG is delivered in the north of the District.
MM71	Chapter 6, Infrastructure, paragraph 256	Amend text as follows:  'The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, offers the potential to meet the identified need for a strategic SANG in this part of the District. <u>Any future holiday park, and associated release of green belt, will only be permitted to facilitate the delivery of the SANG.</u> The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that the proposal; a. has the potential to make positive and beneficial use of the green belt;	To clarify circumstances under which a SANG and holiday park may come forward and to ensure holiday park only comes forward as an enabler of a Strategic SANG.

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		<p>b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;</p> <p>c. enhances biodiversity within the proposed holiday park; <del>and</del>;</p> <p>d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area;</p> <p><u>e. meet other habitats regulations requirements of the holiday park set out in local plan policies,</u></p> <p><u>f. meets the SANG criteria set out in the Dorset Heathlands Planning Framework 2015-2020 SPD and any subsequent updated SPD, and</u></p> <p><u>f. is financially viable.'</u></p>	
MM72	Chapter 6, Infrastructure, para 257	<p>Amend text as follows:</p> <p><del>'Any future holiday park and/or SANG project would require agreement on delivery of the proposals., including management plans and costings, to be agreed with both Natural England and the Council. The holiday park promoters will be required to fund a masterplan for the delivery of a SANG and holiday park of up to 100 units to include development proposals, management plans and costings that is agreed with Dorset Council and Natural England prior to a planning application being made.'</del></p> <p><u>'Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans and costings, to be agreed with both Natural England and the Council. The holiday park promoters will be required to fund a masterplan for the delivery of a SANG and holiday park of up to 100 units to include development proposals, management plans and costings that is agreed with Dorset Council and Natural England prior to a planning application being made.'</u></p>	To clarify circumstances under which a SANG and holiday park may come forward

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MM73	Chapter 6, Infrastructure, Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park.	<p>Amend text as follows:</p> <p><b>Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park</b></p> <p>The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England.</p> <p><u>Any future holiday park will only be permitted to facilitate the delivery of the SANG.</u></p> <p><u>The SANG provided will need to be designed and managed following criteria to be agreed with Dorset Council and Natural England. The key features include:</u></p> <ul style="list-style-type: none"> <li>• <u>Stock proof fencing to enable free running dogs;</u></li> <li>• <u>New woodland planting;</u></li> <li>• <u>Dog access to the stream;</u></li> <li>• <u>Footpath routes;</u></li> <li>• <u>Visitor management and monitoring;</u></li> <li>• <u>Hardening up of boundaries to divert the public from heathland;</u></li> <li>• <u>Possible grazing compartments; and</u></li> <li>• <u>New car park to intercept users which may be up to 30 spaces over time.</u></li> </ul> <p><u>This list is not exhaustive.</u></p>	<p>Council's response to action 66.</p> <p>To clarify circumstances under which a SANG and holiday park may come forward and to ensure holiday park only comes forward as an enabler of a Strategic SANG.</p>

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		<p><u>The masterplan will include a management plan for the holiday park including:</u></p> <ul style="list-style-type: none"> <li>• <u>Restoration of ancient woodland;</u></li> <li>• <u>Restoration of heathland to the west of the lake and stream;</u></li> <li>• <u>Biodiversity gains;</u></li> <li>• <u>Eradication of rhododendron; and</u></li> <li>• <u>Measures to manage visitor access to sensitive areas.</u></li> </ul> <p><u>This list is not exhaustive</u>  <u>The promoter of the holiday park will need to demonstrate that the holiday park can support the SANG provision in perpetuity.'</u></p>	
MM21	Chapter 6, Infrastructure, Policy I7	<p>Amend criterion a as follows:</p> <p>'the use cannot reasonably be met within a settlement, and the facility:</p> <ol style="list-style-type: none"> <li>i. meets an identified need;</li> <li>ii. is <u>where appropriate</u> located close to a settlement <u>or</u> in an accessible location; and</li> <li>iii. its impact on landscape, environment and local character is minimised.' </li></ol>	<p>In response to comment PLPP116 by the Swanage Railway Trust</p> <p>To permit community facilities/services in remote rural areas that are not necessarily closely related to an existing settlement (e.g.</p>

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			improvements to Swanage Railway).
MM97	Chapter 6, Infrastructure, paragraphs 266 and 269.	<p>Amend text in paragraph 266 as follows:</p> <p>‘Community facilities provide for the health and wellbeing; social; educational; spiritual; recreational; leisure and cultural needs of the community. These include, <u>but are not limited to</u>: rail infrastructure; post offices; village/local shops; financial/banking facilities; public houses; garages; petrol stations; cafés; restaurants; community halls; places of worship; nursing homes; rest homes; dental practices; doctors’ surgeries; health centres; pharmacies; hospices; schools and education facilities; libraries; recreational facilities (such as children’s play areas and sports fields); child nurseries; museums; performance arts; art galleries; concert halls; public art; and cinemas.’</p> <p>Amend text in paragraph 269 as follows:</p> <p>‘The Council’s policy for the retention of community facilities includes a requirement for applicants to submit appropriate evidence if the loss of a community facility is to be justified. <u>The services offered through community facilities are provided by a range of public and private organisations. Some of these service providers are subject to separate regulation and control and</u></p>	Amended for clarity

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		control. The Council recognises that it will not always be appropriate for public organisations to submit evidence around the sales, marketing and economic viability of an existing use. Further detailed guidance on the information that must be provided for such applications is provided on the Council's website and will be highlighted as a requirement for the validation of planning applications through any pre-application discussions.'	
MM27	Chapter 6, Infrastructure, Policy 17: Community facilities and services	<p>Amend as follows:</p> <p>Development (including change of use) that would result in the loss of existing community facilities/services <u>that are delivered by private sector organisations, run by individuals or companies for profit</u> will only be permitted if:</p> <ul style="list-style-type: none"> <li>• The applicant for planning permission demonstrates that the current community facility/service has been sufficiently and realistically marketed without success for a continuous period of at least 9 months within the 12 month period prior to submitting the planning application; and</li> <li>• The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.</li> </ul>	Criterion omitted in error. The revised Community Facilities policy, including a clause about treating public services differently, was consulted on during the options consultation. A further amendment is proposed to encompass a wider range of circumstances.

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		<p><del>Where the proposed loss of a community facility or service is proven to be part of a reorganisation programme to ensure the continued local delivery of public services and related infrastructure, no marketing will be required.</del></p> <p><u>Development (including change of use) that would result in the loss of existing facilities/ services that are delivered by public bodies, or private bodies delivering public services, or non-profit organisations, will only be permitted where suitable evidence justifying the loss is submitted by the applicant.'</u></p>							
MM22	Chapter 7, Implementation and monitoring table relating to Policy H8: Small sites next to existing settlements.	<p>Amend text as follows:</p> <table border="1" data-bbox="694 890 1780 1295"> <thead> <tr> <th data-bbox="694 890 936 930">Policy</th> <th data-bbox="936 890 1391 930">Targets</th> <th data-bbox="1391 890 1780 930">Monitoring details</th> </tr> </thead> <tbody> <tr> <td data-bbox="694 930 936 1295">Policy E7: Conservation of protected sites</td> <td data-bbox="936 930 1391 1295">No development allowed that leads to adverse impact on protected sites.</td> <td data-bbox="1391 930 1780 1295"><del>Use of Policy E7 in refusing planning applications to</del> <u>Number of applications refused because of a negative Appropriate Assessment</u> will be monitored and <del>trends</del> reported in the authority monitoring report.</td> </tr> </tbody> </table>	Policy	Targets	Monitoring details	Policy E7: Conservation of protected sites	No development allowed that leads to adverse impact on protected sites.	<del>Use of Policy E7 in refusing planning applications to</del> <u>Number of applications refused because of a negative Appropriate Assessment</u> will be monitored and <del>trends</del> reported in the authority monitoring report.	<p>In response to comment PLPP473 by Natural England and actions 51, 83, 84 and 116.</p> <p>Natural England expressed concern that cumulatively new homes permitted on small sites could have significant effects on European sites.</p>
Policy	Targets	Monitoring details							
Policy E7: Conservation of protected sites	No development allowed that leads to adverse impact on protected sites.	<del>Use of Policy E7 in refusing planning applications to</del> <u>Number of applications refused because of a negative Appropriate Assessment</u> will be monitored and <del>trends</del> reported in the authority monitoring report.							



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		Policy E8: Dorset heathlands	No residential, tourist accommodation or equestrian related development within 400m of protected heathlands. Appropriate mitigation provided for development within 5km of protected heathlands.	Progress on delivery of mitigation projects <u>will be reported annually</u> in the <del>CIL and Section 106 monitoring</del> Annual Infrastructure Report. Access monitoring and visitor data, along with any data on <u>species monitoring and</u> habitat conditions <del>will be reported in the authority monitoring report</del> published when available.	
		Policy E9: Poole Harbour	No development allowed that leads to adverse impact on Poole Harbour. Appropriate mitigation provided in line with nitrogen reduction in Poole Harbour SPD and emerging recreation in Poole Harbour SPD.	Progress on delivery of mitigation projects <del>reported annually in the CIL and Section 106 monitoring report.</del> <u>will be reported in the Annual Infrastructure Report.</u>	

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				<p><u>Any reports on habitat conditions or trends in protected species within the SPA/SAC will be published.</u></p>	
		<p>Policy E10: Biodiversity and geodiversity</p>	<p>Conserve and enhance biodiversity and geodiversity.</p>	<p>Use of Policy E10 in refusing planning applications to be monitored and trends reported in the authority monitoring report.  <u>Monitor and report on the use of the Dorset Biodiversity Protocol and Compensation Framework. Projects delivered through funding secured from the compensation framework will be reported through the Annual Infrastructure Statement.</u></p>	

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		Policy H1: Local housing requirement	Deliver <del>468</del> <u>180</u> houses per year.	<i>No change</i>
		Policy H2: The housing land supply	Deliver the following housing: <ul style="list-style-type: none"> <li>• 470 homes at Wool;</li> <li>• 490 homes at Moreton Station / Redbridge Pit;</li> <li>• 150 homes at Lytchett Matravers;</li> <li>• 90 homes at Upton;</li> <li>• <u>40</u> <del>150</del> homes through Swanage Local Plan;</li> <li>• <u>203</u> <del>300</del> homes through Wareham Neighbourhood Plan;</li> <li>• 105 homes through Bere Regis Neighbourhood Plan;</li> <li>• <u>746</u> <del>933</del> homes through <del>small sites</del> and windfall;</li> </ul>	<i>No change</i>

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			<ul style="list-style-type: none"> <li>• <u>138 homes through small sites; and</u></li> <li>• <u>65 extra care units are Wool and Moreton Station / Redbridge Pit</u></li> </ul>	
	Policy H3: New housing development requirements		Ensure housing allocation sites deliver necessary supporting infrastructure, <del>affordable housing</del> and mitigation	<i>No change</i>
	Policy H4: Moreton Station / Redbridge Pit		Deliver 490 homes, <del>a 65 bed extra care units home</del> and necessary infrastructure at Moreton Station / Redbridge Pit	<i>No change</i>
	Policy H5: Wool		Deliver 470 homes, <del>a 65 bed extra care units home</del> and necessary infrastructure at Wool.	<i>No change</i>
	Policy H8: Small sites next to		<i>No change</i>	Progress on delivery of housing numbers delivered in relation to the small sites policy to be

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		existing settlements		reported in the authority monitoring report. <u>Monitor the number and spatial distribution of homes permitted on small sites to ascertain whether the cumulative impacts of development are likely to have significant effects on European sites that would require specific mitigation</u>	
		Policy H9: Housing Mix	Housing developments to reflect the variety in sizes of market and affordable homes recommended by the latest SHMA update, <u>provide self-build plots and single storey housing.</u>	<i>No change</i>	
		Policy H11: Affordable Housing	Delivery of <del>40% of</del> affordable homes <del>on sites of 10 or more</del> <del>homes</del>	<i>No change</i>	

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			<del>Delivery of 20% as a commuted sum for affordable housing for 2-9 homes.</del>	
MM63	Glossary	<p>Insert the following text:</p> <p><u>High-speed electronic communications network – An electronic communications network which is capable of delivering broadband access services at speed of at least 30 Mbps</u></p> <p><u>Heathland Infrastructure Projects (HIP)</u>  <u>HIPs are projects that provide facilities to attract people away from protected heathland sites. Projects are tailored to the specific needs that have been identified through the HRAs of the local authority’s local plans as being requirements for the avoidance or mitigation of adverse effects from development. Of these projects SANGs (Suitable Alternative Natural Greenspaces) are the most significant element of provision, having a key role in attracting residents away from the Dorset Heaths. Other projects are likely to be more bespoke to local areas and for example may consist of creating linkages between open green spaces, recreational facilities such as BMX tracks or fire access measures.</u></p> <p><u>Strategic Access Management and Monitoring (SAMM)</u></p>		Council’s response to action 5, 98 and to explain additional acronyms.

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		<p><u>This includes projects to influence and manage the behaviour and activities of visitors to heathland and monitor usage and behaviour of visitors to heathland and SANGs. Some of this is carried out in partnership to avoid displacing impacts across local authority boundaries. Other projects are local in scale. The work can include wardening, educational and interpretation work and managing access to sites.</u></p>	
MM64	Glossary	<p>Insert text as follows:</p> <p><u><b>‘Extra care:</b> Purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Occupants have specific tenure rights. Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. The intention is for residents to benefit from varying levels of care as need requires.</u></p> <p><u><b>Age specific housing:</b> This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.</u></p> <p><u><b>Supported housing for the elderly: (Retirement living or sheltered housing)</b> This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to</u></p>	<p>In response to actions 33 and 102.</p> <p>To ensure the requirements for the provision of need for older people and the disabled are clear and in line with the PPG and Dorset Council adult social care services.</p>

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		<p><u>enable residents to live independently. This can include 24 hour on-site assistance through an alarm, warden or telecare system.</u></p> <p><u>Accessible and adaptable homes: as per Optional Technical Housing Standard M4(2) Category 2: Accessible and adaptable dwellings.</u></p> <p><del>Care facilities and specialist purpose built accommodation</del></p> <p><del>This will be self-contained dwellings or bed spaces suitable for the elderly, disabled or those with dementia by providing either registered personal care available on site 24/7, or a warden is available on site on a regular basis but where no personal care is provided.'</del></p>	
MM91	Appendix	<p>Insert text at the end of the plan as follows:</p> <p><u>'Appendix 1: Other documents referred to in the Purbeck Local Plan</u></p> <ul style="list-style-type: none"> <li>• <u>Conservation area appraisals (Referred to at: paragraph 57 in respect to Policy E2: Historic environment);</u></li> <li>• <u>Dorset AONB Landscape Character Assessment (2008) (Referred to at: paragraph 53 in respect to Policy E1: Landscape);</u></li> <li>• <u>Dorset Area of Outstanding Natural Beauty (AONB) Management Plan (2014 – 2019) (Referred to at: paragraph 53 in respect to Policy E1: Landscape);</u></li> <li>• <u>Dorset Biodiversity Strategy (2003) (Referred to at: paragraph 97 in respect to Policy E10: Biodiversity and geodiversity);</u></li> </ul>	<p>Council's response to action 82.</p> <p>To ensure that policies in the local plan, as a whole, are interpreted consistently and to clarify the interrelationship between other documents referred to in the local plan and local plan policy.</p>



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		<ul style="list-style-type: none"> <li>• <u>Dorset Landscape Change Strategy (2010) (Referred to at: paragraph 69 in respect to Policy E3: Renewable energy);</u></li> <li>• <u>Dorset Rural Roads Protocol (2008) (Referred to at: paragraph 245 in respect to Policy I2: Improving accessibility and transport);</u></li> <li>• <u>Coastal Car Park Design Guide (Referred to at: paragraph 245 in respect to Policy I2: Improving accessibility and transport);</u></li> <li>• <u>Eastern Dorset 2015 Strategic Housing Market Assessment (Referred to at: paragraphs 108, 152, 154, 163 and 164 in respect to Policy H1: Local housing requirement and Policy H9: Housing mix);</u></li> <li>• <u>Fields in Trust Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England (2015) (Relating to the interpretation of a requirement in: Policy H3: New housing development requirements);</u></li> <li>• <u>Historic Environment Records (Referred to at: paragraph 57 in respect to Policy E2: Historic environment);</u></li> <li>• <u>Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District (2014) (Referred to at: paragraph 69 in respect to Policy E3: Renewable energy);</u></li> <li>• <u>Manual for Streets 2 (2011) (Referred to at: paragraph 245 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);</u></li> <li>• <u>Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017) (Relating to the assessment of the impacts of</u></li> </ul>	

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		<p><u>development on Poole Harbour as required by: Policy E9: Poole Harbour, Policy H3: New housing development requirements, Policy H8: Small sites next to existing settlements and H12: Rural Exception Sites);</u></p> <ul style="list-style-type: none"> <li>• <u>Non-Residential Parking Guidance (Referred to at: paragraph 245 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);</u></li> <li>• <u>Poole and Christchurch Bays Shoreline Management Plan Review (2011) (Referred to at: paragraphs 76 to 78 in respect to Policy E6: Coastal change management areas (CCMAs));</u></li> <li>• <u>Purbeck District Council, Swanage Level 2 Strategic Flood Risk Assessment (2016) (Referred to at: paragraphs 70 to 72 in respect to Policy E4: Assessing flood risk);</u></li> <li>• <u>Purbeck District Design Guide, Supplementary Planning Document (2014) (Referred to at: paragraph 104 in respect to Policy E12: Design);</u></li> <li>• <u>Purbeck Local Plan Review, Strategic Flood Risk Assessment (SFRA) Level 1, (2018) (Referred to at: paragraphs 70 to 72 in respect to Policy E4: Assessing flood risk);</u></li> <li>• <u>Residential Car Parking Provision, Local Guidance for Dorset (2011) (Referred to at: paragraph 104 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);</u></li> </ul>	

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		<ul style="list-style-type: none"> <li>• <u>SHMA Update for Purbeck, Purbeck District Council (2018) (Referred to at: paragraphs 109, 110, 112, 163 in respect to Policy H1: Local housing requirement);</u></li> <li>• <u>South Devon and Dorset Shoreline Management Plan Review (2011) (Referred to at: paragraphs 76 to 78 in respect to Policy E6: Coastal change management areas (CCMAs));</u></li> <li>• <u>The Dorset Heathlands Planning Framework 2015 – 2020, Supplementary Planning Document, (2015) (Relating to the assessment of the impacts of development on Dorset Heathlands as required by: Policy E8: Dorset heathlands, Policy H3: New housing development requirements, Policy H8: Small sites next to existing settlement and H12: Rural exception sites);</u></li> <li>• <u>The Poole Harbour Recreation Planning Framework 2019-2034, Supplementary Planning Document Consultation Draft (2019) (Relating to the assessment of the impacts of development on Poole Harbour as required by: Policy E9: Poole Harbour, Policy H3: New housing development requirements, H8: Small sites next to existing settlements and H12: Rural exceptions sites);</u></li> <li>• <u>Active Dorset: Sport and Leisure Facilities Needs Assessment: Purbeck District Council (2017) (Referred to at: paragraph 253 in respect to Policy I4: Recreation, sport and open space);</u></li> </ul>	

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		<ul style="list-style-type: none"> <li>• <u>Dorset Joint Health and Wellbeing Strategy 2016 – 2019 (2016) (Referred to at: paragraph 259 in respect to Policy I6: Wareham integrated health and social care);</u></li> <li>• <u>Building the Right Assets, An Adult Social Care Accommodation Needs Assessment 2018 to 2028 (Referred to at: paragraph 264 in respect to Policy I6: Wareham integrated health and social care);</u></li> <li>• <u>Settlement Strategy Update (2017) (Referred to at: paragraph 267 in respect to Policy I7: Community facilities and services).'</u></li> </ul>	