

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review
Options Consultation, June 2016



Thriving communities in balance
with the natural environment

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Foreword

Dear resident of Purbeck,

I began the foreword of the last Partial Review consultation document by saying it may be the most important consultation document you read in the next twenty years. This new document is equally important. Although it is long and complex, we would really appreciate your response to it.

Purbeck District Council's local plan was agreed in 2012. This laid out how and where development would be permitted over the next 15 years, as well as specifying that 120 new dwellings per year would be our planned target. The Council produced the original plan after considerable deliberation and analysis over a period of six years using extensive evidence, studies and submissions before arriving at this figure.

However, the Government inspector who appraised our plan only agreed it on the understanding that the Council would review the plan to see whether more development was possible, as he did not believe we offered enough opportunities for housing. The inspector did not specify a figure, but national policy requires us to undertake a Strategic Housing Market Assessment (SHMA), which looks at the demands for housing in Purbeck. Based on prescribed guidance from the Government, the SHMA concludes that we need to deliver 238 homes per year between 2013 and 2033. Government guidance is very clear that we have to do everything we can to deliver this figure, taking into account constraints. In Purbeck, constraints include special designations, such as green belt, Sites of Special Scientific Interest (SSSI), Dorset Area of Outstanding Natural Beauty (AONB), internationally protected heathlands, highways constraints and many other considerations.

We have worked extremely hard to see if we can accommodate the required growth, taking into account the district's constraints. Evidence is pointing towards there being enough sites to be able to deliver the housing requirement. The choice of sites is included in this consultation document and the evidence behind why the Council is putting them forward can be seen in the supporting documentation.

This document is the second of several stages in taking forward the Council's strategy for growth. The consultation offers an opportunity to comment on all options and the Council would also welcome additional suggestions. Your views are really important to us. The feedback the Council receives could lead to changes as the plan gets further refined, so this document does not constitute a finished product.

The Council is required by Government to produce this plan and it is clear from national policy and guidance that we cannot say no to development without extremely robust planning reasons. Without an approved plan, developers will have fewer restraints or guidelines to adhere to and we would risk losing much of our ability to control development in Purbeck. We must make sure that your elected representatives decide where development goes, not developers.

Accommodating development does mean making some difficult and maybe unpopular decisions, but it is important not to lose sight of the many benefits that development could bring. For example, options in this document show potential for over 250ha of new public open space; new schools; road improvements; new small-scale retail; jobs; and affordable homes for the next generation.

Our goal is a sound plan that will eventually be agreed by both ourselves and the inspector. We want your help in taking forward the plan, so do please let us know what you think. Some topics may be of particular interest to you, so the document is split into various sections and issues so that you can respond on precisely those you are interested in.

The Partial Review needs to be complete by the end of 2017 and we will keep you updated on the website www.dorsetforyou.com/purbeck-partial-review, in the newspapers and through the Town and Parish Councils. We commit to keeping you informed and involved.

We welcome your feedback.

Councillor P.K.Wharf

Chair of the Partial Review Advisory Group



How to get involved

Information on publicity and consultation that takes place during the development of any Purbeck local plan, and guidance on how to make comments, is contained in the Council's Statement of Community Involvement⁽¹⁾.

The consultation on this paper runs from 9 June to 12 August. Please send your comments as early as you can.

All material is available to view online at: www.dorsetforyou.com/purbeck-partial-review. Paper copies are available at the following locations:

- **Purbeck District Council, Westport House, Worgret Road, Wareham** (Mon -Thurs 8:45 am - 4:45 pm, and Fri 8:45am-4:15pm)
- **Corfe Castle Library, East Street, Corfe Castle** (Mon 2.30pm-4:30pm, Wed 4:30pm-6.30pm, Sat 10am-12pm)
- **Crossways Library** (Mon 2:30pm-5pm, Tue 10am-12pm/2:30pm-5pm, Weds 2:30pm-5pm, Thu 10am-12pm, Fri 3:30pm-6pm, Sat 10am-12pm)
- **Dorchester Library and Learning Centre, South Walks House, Charles Street, Dorchester** (Mon 10am-5.30pm, Tue 9:30am-7pm, Wed 9:30am-1pm, Thu 9:30am-5.30pm, Fri 9:30am-7pm, Sat 9am-4pm)
- **Langton Matravers Parish Council, 1A The High Street, Langton Matravers** (Mon, Weds & Fri 9-10:30am)
- **Lytchett Matravers Library, High Street, Lytchett Matravers** (Mon 9.30am-1pm/2pm-5pm, Tue 2pm-5pm, Thu 9.30am-1pm, Fri 2pm-7pm, Sat 9.30am-12:30pm)
- **Lytchett Minster & Upton Town Council, 1 Moorland Parade, Moorland Way, Upton** (Mon-Thu 9am-12.30pm, Fri 9:30am-11:30am)
- **Poole Central Library, Dolphin Centre, Poole** (Mon-Fri 9am-6pm, Sat 9am-5pm)
- **Swanage Library, High Street, Swanage** (Mon 10am-6.30pm, Wed 9:30am-5pm, Fri 9:30am-5pm, Sat 9.30am-4pm)
- **Swanage Town Council, Town Hall, High Street, Swanage** (Mon-Fri 10.00am – 1.00pm and 2.00pm – 3.00pm)
- **Upton Library, Corner House, Upton Cross, Poole** (Mon 2pm-5pm, Tue 9:30am-12.30pm, Wed 9:30am-12.30pm/2pm–6.30pm, Fri 2pm-5pm, Sat 9am-12:30pm)
- **Wareham Library, South Street, Wareham** (Mon 10am-5pm, Tue 9:30am–6.30pm, Weds 9:30am-4pm, Thu 9:30am-5pm, Fri 9:30am-5pm, Sat 9am-4pm)
- **Wareham Town Council, Town Hall, Wareham** (Mon-Fri 10pm-1pm)
- **Wool Library, D'Urberville Centre, Colliers Lane, Wool** (Tue 3pm-6pm, Weds 10am-11:30am, Thu 10am-12pm, Sat 10am-12pm)
- **Wool Parish Council, Wool Community Library, D'Urberville Hall, Colliers Lane, Wool** (Mon-Tue 09.30am-12.30pm, Weds 4-7pm)

The Council would prefer to receive your comments via the online consultation portal which can be accessed at: www.dorsetforyou.com/purbeck-partial-review. This is the quickest and easiest way to respond and will help save the Council time and resources. If you need help

1 www.dorsetforyou.com/408862

accessing the consultation portal, please contact the planning policy team on 01929 557303. If you are unable to respond using the consultation portal, the Council will also accept responses by email to localplan@purbeck-dc.gov.uk, or by post to the following address:

Planning Policy Team
Purbeck District Council
Freepost RSAX-LTRK-TRKE
Westport House
Worgret Road
Wareham
Dorset
BH20 4PP

This is a freepost address and no stamp is required. All responses (electronic and paper) must be received by **4pm on Friday 12 August**.

Responses received will be published on the Council's website and attributed to source (this may include your name and a reference number, but not your contact details).

Next steps – what will happen to my comments?

The Council will use the responses to this consultation to help shape the plan. The Planning Policy Team will summarise the responses received and make clear how they have taken them into account as the plan evolves.

Introduction

Why is the Council undertaking a Partial Review?

- 14 Purbeck District currently has an adopted local plan called the Purbeck Local Plan Part 1 (PLP1). Several stages of public consultation helped to shape it before a Government planning inspector examined the plan and the Council was able to adopt it. This means that the Local Plan became the formal guide to development in the district and it is used by the Council to determine planning applications.
- 15 At examination of the PLP1, the Inspector raised concerns that the Council had not fully explored all housing growth potential in the district. Therefore, in the PLP1 the Council agreed to undertake a partial review of the plan by 2017 to look at the potential for higher growth.
- 16 As well as fulfilling the Council's commitment to explore the potential for additional development above that of the PLP1, the Partial Review gives the Council an opportunity to update policies in light of new national planning guidance, and introduce new ones, if necessary.

What will happen if the Council doesn't undertake the Partial Review?

- 17 Legislation⁽²⁾ requires councils to prepare a local development plan to shape future development and the use of land in their area. It is important to recognise that national planning policy requires all councils to demonstrate they have done everything they can to meet their objectively assessed development needs in full, which includes both need and demand for housing. The Council will have to provide extremely robust planning reasons if it cannot meet its needs.
- 18 The National Planning Policy Framework (NPPF) says that if a plan is absent, silent or out of date, then councils should grant planning permission for sustainable development. Sustainable development can be open to interpretation, so without a plan the Council will not have anything against which to assess planning applications and will be in danger of having to allow planning permission for development it might not want in locations it would wish to see protected.

How does this affect me?

- 19 The Partial Review is likely to result in new development happening. The changes that take place may affect you in a variety of ways: new facilities may be provided close to you (such as new shops or open spaces); new pedestrian or cycle ways could be built; and new homes and new employment opportunities provided. Planning affects many aspects of our lives and it is important that the Council gets the balance right.

2 Sections 13, 15 and 62 of the Planning and Compulsory Purchase Act 2004

Didn't the Council consult on the Partial Review recently?

- 20** That's right. The Council consulted on the issues and options version of the plan between January and March 2015. That was the first public consultation stage in the plan-making process and showed us what the key issues are for the Council in trying to meet its development needs. The results of this consultation have helped fine-tune the plan and we have now progressed to the next stage: options.

How has the issues and options consultation informed this document?

- 21** The Council consulted on a broad range of options and this new document refines them. The results of the issues and options consultation were extremely useful for helping to shape this current consultation. The Council received a total of 484 responses from the public and statutory consultees at the issues and options stage. The results can be viewed here: www.dorsetforyou.com/purbeck-partial-review.
- 22** The format of this options document includes sections called 'you said...' and 'we've done...' in order to illustrate how public consultation has helped shape the plan so far.
- 23** The purpose of this new document is to fine-tune the Partial Review. The Council has prepared it in the context of national policy and guidance; available evidence; and feedback received during the previous consultation. Where an option aligns closest to these, the Council is putting it forward as a preferred option. Any reasonable alternatives are presented as alternative options. This current consultation offers an opportunity to comment on all these options and the Council would also welcome additional suggestions. The feedback the Council receives could lead to changes as the plan gets further fine-tuned, so this document does not constitute a finished product.

Does this new document contain all the same issues as the issues and options document?

- 24** By and large, this document reflects a similar format to the issues and options document. However, there are some areas that are sufficiently fine-tuned as a result of the last consultation, so that they do not need to be consulted on again at this stage. These include, for example, settlement boundaries and local centres. When the Council publishes the 'pre-submission draft' version of the plan, this will show everything all in one place and there will be an opportunity to comment on the plan as a whole.
- 25** The following table summarises the issues the Council consulted on at the issues and options stage and where they can be found in this new document.

Issue	Covered in this document?
Plan period	Yes.
Housing levels	Yes, in the meeting objectively assessed housing needs section.
Settlement extensions on smaller sites	Yes, in the preferred development strategy section.

Introduction

Issue	Covered in this document?
Potential large housing sites	Yes, in the preferred development strategy section.
Green belt	Yes, in the preferred development strategy and employment sections. The issues and options consultation considered 'safeguarded' land in the green belt for future needs. The Council will consider this at the next stage of the plan, further to the results of this consultation. The Council will also consider the detailed boundaries around green belt settlements at the next stage of the plan.
Employment	Yes.
Retail	Yes.
Managing internationally-protected heathlands	Yes, in the heathland mitigation section.
Transport	The transport implications of specific sites are dealt with in the preferred development strategy and employment sections. Norden park and ride is considered in its own section in this document.
Boundaries (settlement boundaries; town and local centre boundaries)	No. The Council does not need to consult on these again at this stage, but there will be a further opportunity to comment at the pre-submission draft stage.
Affordable housing delivery	Yes.
Self / custom build housing	Yes, in the self-build section.
Gypsies, Travellers and Travelling Showpeople	Yes.
Country park with tourist accommodation at Morden	Yes, in the Morden country park section.
Other open space	Yes.
Meeting military needs	No. The Council does not consider it necessary to include a whole section for this subject. However, proposed revisions to the existing Policy MOD (Military Needs) are included in the existing policies section.
Planning policies (review existing policies and additional policies)	Yes, in the existing policies and new policies sections.

26 A glossary of terms is at the end of this document.

How are consultation responses considered by the Council?

- 27** It is important to bear in mind that the Council received some very wide ranging views during the issues and options consultation, many of which were in complete contrast to one another. It is the Council's job to balance those views in the context of national planning law and it is inevitable that the final result will please some and not others.
- 28** The Town and Country Planning (Local Planning) (England) Regulations 2012 say that a local plan must be prepared following public consultation. Consultations may result in new suggestions for the Council to consider and the Council will make sure that as the plan evolves, it is clear why any elements have changed. Throughout the preparation of the Partial Review, the Council will document how it reached its recommendations, so it will be clear how decisions were reached. There will also be further opportunities for public comments as the plan is further refined.

What stages are left in preparing the plan?

- 29** Below is a summary of the stages of the Partial Review:

Stage	When
Issues and options consultation	Completed January --> March 2015
Options consultation	Now
Publication of pre-submission	Winter 2016
Submit the plan to the Secretary of State	Spring 2017
Public examination (including hearing sessions)	Spring/summer 2017
Adoption	Late 2017

How will the Partial Review relate to other local policies and guidance?

- 30** The Partial Review will be a Development Plan Document (DPD) that will sit within the framework of planning documents known as the Purbeck Local Plan. Supplementary Planning Documents and other guidance will continue to add detail to DPDs in the Purbeck Local Plan, although the Council may need to revise them following the adoption of the Partial Review. The diagram below illustrates the form of the Purbeck Local Plan.



The pink boxes represent approved documents, the blue boxes represent documents that are currently in preparation, and the green boxes represent adopted supplementary planning documents, all as of March 2016.

* The Purbeck Community Infrastructure Levy and the Affordable Housing Supplementary Planning Document are current adopted documents but both are scheduled for review in the next three years.

31 Planning policies are key to several of the Council's Corporate Priorities:

- Protecting and enhancing the natural environment through maintaining a sound local plan to direct where development will go, prioritising development on previously developed land, maintaining what is unique about Purbeck's natural and historic environment and supporting local communities to adapt to the risks of flooding and coastal erosion;
- Meeting the housing needs of local people, particularly affordable housing, low cost home ownership and high quality design;
- Improving the local economy and infrastructure, particularly through enhancing economic opportunities, jobs and infrastructure accompanying housing development; and
- Enhancing local communities and involvement, such as through supporting local villages to remain vibrant communities.

What evidence is informing the Partial Review?

- 32 The Council gathers evidence, which it uses to inform its preparation of plans and strategies. The Council updates the evidence base behind the Purbeck Local Plan regularly and this can be viewed online⁽³⁾. The evidence base enables the Council to plan for objectively assessed needs. Evidence includes externally-produced studies, e.g. the Strategic Housing Market Assessment which objectively identifies the number of houses that the Council needs to provide through the plan, as well as internally-produced papers, such as the Previously Developed Land Study.

3 www.dorsetforyou.com/purbeck-partial-review

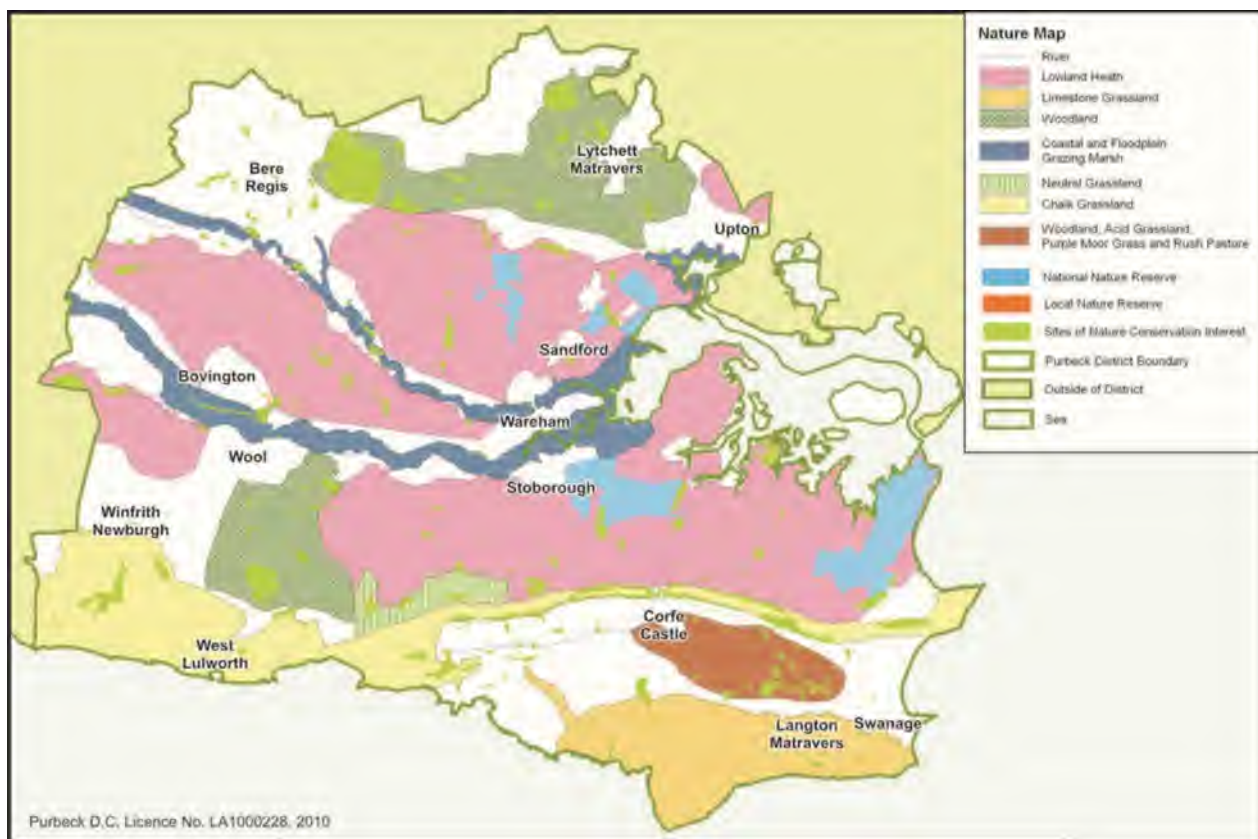
Sustainability Appraisal / Strategic Environmental Assessment – what is a Sustainability Appraisal and why is it important for the plan?

- 33** A Sustainability Appraisal (SA) is a statutory requirement that integrates the requirements of the Strategic Environmental Assessment (SEA) Directive⁽⁴⁾ with the development of the local plan. It makes sure that the environmental, social and economic effects of a plan and reasonable alternatives to the plan are being considered.
- 34** As a first step, the Council prepared a Sustainability Appraisal Scoping Report in consultation with English Heritage, Natural England and the Environment Agency. This established the range of issues to be covered in the SA, developed the sustainability appraisal framework and identified the key sustainability issues that are relevant to the new Partial Review. The Council took into account the responses of these statutory consultees.
- 35** The next stage involved the appraisal of the plan options set out in the issues and options paper against the sustainability objectives. This highlighted the social, economic and environmental impacts that are likely to arise from each plan option. The purpose is to help develop the most sustainable strategy for future development in the district and recognise where measures are necessary to mitigate any negative effects that cannot be avoided.
- 36** The options Sustainability Appraisal Report is subject to consultation alongside this paper and can be found with the scoping report and issues and options SA at: www.dorsetforyou.com/purbeck-partial-review.

Habitats Regulations Assessment

- 37** Purbeck District lies in an area of considerable importance for nature conservation. 20% of the District is designated Special Protection Area (SPA), Special Area of Conservation (SAC) or wetlands of international importance (Ramsar). There are four European protected areas in Purbeck:
- Dorset Heaths, Dorset Heaths (Wareham and Purbeck) and Studland Dunes SAC, Dorset Heaths SPA and Dorset Heathlands Ramsar
 - Isle of Portland to Studland Cliffs SAC
 - St Albans to Durlston Head SAC
 - Poole Harbour SPA and Ramsar

4 <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>



Purbeck Nature Map

- 38** There are a further eight European protected sites within 20km of the district boundary.
- 39** Government also gives protection to areas that are not designated as SPA or SAC but could be in the future. Guidelines for possible Special Protection Areas (pSPA) require at least 1% of the Great Britain population of a species on the Annex 1 bird species. There are six pSPAs in Purbeck at Rempstone, Wareham, Moreton, Hethfelton, Poole Harbour and the Dorset and Solent Coast pSPA. Candidate (possible) Special Areas of Conservation (cSAC) are identified as making a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Habitats Directive. Currently there is only one cSAC in Purbeck, the Studland to Portland marine cSAC.
- 40** The Habitats Directive (an EU policy) establishes an ecological network of European Sites (Natura 2000 Network) and the Council must assess what effects, if any, a plan might have on them. This means that the Partial Review will be considered alongside an independent Habitats Regulations Assessment (HRA).
- 41** This document is supported by an HRA, which is published alongside as part of the consultation material. The Partial Review will be informed by an HRA at every stage of its preparation and the Council will continue to liaise closely with Natural England.

Duty to Cooperate

- 42** Following the abolition of structure and regional plans, the Government introduced the 'Duty to Cooperate'. This is a legal requirement of the plan preparation process, set out in Section 110 of the Localism Act 2011.
- 43** The duty requires councils and public bodies to 'engage constructively, actively and on an on-going basis' to develop strategic policies, and consider joint approaches to plan making. Paragraph 156 of the NPPF sets out the strategic issues where cooperation might be appropriate. This encompasses:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 44** Paragraphs 178 to 181 of the NPPF highlight the importance of joint working to meet development requirements that cannot be wholly met within a single local authority planning area, through either joint planning policies or informal strategies such as infrastructure and investment plans. The guidance states that 'local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans'. It also emphasises the cooperation needed between county and district authorities in delivering sustainable development. The mechanisms by which this is achieved should be made clear, and not be a one-off consultation but an on-going, continuous process from planning through to delivery.
- 45** Some examples of the Council undertaking joint work with neighbouring authorities include:
- Dorset Strategic Planning Forum - this includes members from each of the local authorities in Dorset. The forum will consider the strategic planning and transport matters that affect cross-boundary matters.
 - Housing needs – the Council has commissioned a Strategic Housing Market Assessment jointly with all the councils in eastern Dorset. The purpose is to assess the housing needs of the eastern Dorset housing market area.
 - Heathlands – the Council has been working jointly for a number of years with Borough of Poole, Bournemouth Borough Council, Christchurch Borough Council and East Dorset District Council to mitigate the impacts of visitor pressure on south east Dorset heaths.
 - Poole Harbour nitrates – the Council is working jointly with Borough of Poole, West Dorset District Council and Weymouth and Portland Borough Council to produce a strategy for mitigating the impacts of nitrates on Poole Harbour.

- Gypsies, Travellers and Travelling Showpeople – all of the local authorities in Dorset are working together to allocate permanent and transit sites to meet identified needs for the next 15 years.
 - Joint retail study with Borough of Poole.
 - The Council is committed to joint working with West Dorset District Council to help facilitate strategic growth at Crossways and Moreton.
- 46** The Council is committed to on-going dialogue with neighbouring authorities and planning for cross-boundary issues.

Options

- 47 The Partial Review issues and options consultation was split into key issues; related issues; and other issues. This options consultation follows the same format as much as possible.

Key issues

- Plan period
- Meeting objectively assessed housing needs
- Development strategy

Related issues

- Employment
- Retail
- Heathland mitigation

Other issues

- Norden Park and Ride
- Affordable housing delivery
- Self build
- Housing mix including care home provision
- Gypsies, Travellers and Travelling Show People
- Morden Country Park
- Open space and green infrastructure
- Existing policies
- New policies

Plan Period

Background

- 48 The NPPF prefers plans to have a 15-year time period. As part of the issues and options consultation, the Council asked whether or not the Partial Review should have a period of 14 years, taking it to 2031. The Council felt that this could be justified because, at that time, it understood that this period would link to the review of the Poole Core Strategy. Under the Duty to Cooperate, councils are required to liaise closely with their

neighbours on cross-boundary issues and sharing evidence. Therefore, the Council felt it could make sense to align its plan period to Poole's, given the close relationship between the two areas.

You said

- 49** The majority of respondents to the issues and options consultation recognised the benefits of aligning the Partial Review's plan period to Poole's partial review plan period.

We've done

- 50** Further to the issues and options consultation, Borough of Poole has decided to increase its plan period to 2033. This is to align with the period of a key piece of evidence called the Eastern Dorset Strategic Housing Market Assessment (SHMA), which also covers Purbeck, and to allow for a plan period of over 15 years.
- 51** Under the circumstances, the Council feels that it makes sense to extend the Partial Review plan period to 2033, therefore making it a 16-year plan period from the timetabled adoption in 2017.

Evidence

- 52** The Council has not produced any evidence in relation to this issue. However, national policy says that local plans should be drawn up over an appropriate time scale, preferably a 15-year time horizon.

Options

Preferred Option 1 - Plan Period

Partial Review to cover to 2033.

This is preferred because it will align the Partial Review to the same timescales as the Strategic Housing Market Assessment evidence and to the timescales of neighbouring councils.

Alternative options

- 53** The Council does not consider that there are any reasonable alternative options because of the combined effects of: paragraph 157 of the NPPF preferring a 15-year time horizon; the Strategic Housing Market Assessment's timescale to 2033; and neighbouring councils planning to 2033.

Meeting Objectively Assessed Housing Needs

Background

- 54** Through the PLP1, the Council is already planning for 2,520 homes - 120 per year - over the period 2006 to 2027. Evidence at the time of the PLP1 examination showed that the Council should have been planning for 170 homes per year. The government inspector believed that the PLP1 should have investigated this number through the plan, but as a pragmatic solution, agreed with the Council that it should be investigated through an immediate partial review.
- 55** National planning policy requires all councils to demonstrate they have done everything they can to meet their objectively assessed housing needs in full. This includes both need and demand for housing. The Council will have to provide extremely robust planning reasons if it cannot meet its housing needs.

You said

- 56** At the time of the issues and options consultation, the draft figure for the number of homes the Council needed to aim to plan for was 218 per annum. At that time, the Council anticipated the plan period to last until 2031 and so the Council consulted on a figure of 2,244 additional new homes, over and above those already being planned through the PLP1.
- 57** The majority of respondents agreed that the Council should plan for this figure because it was in line with the evidence. The majority of respondents disagreed that the Council should plan for more than this figure, should the need arise to meet unmet needs from neighbouring councils.

We've done

- 58** The final SHMA was published in December 2015, some time after the issues and options consultation consulted on a draft figure of 2,244 new homes between 2013 and 2031. Further to additional drafting, the final SHMA revised the figure to 238 new homes per annum between 2013 and 2033. Given that the Council is already planning for 120 per annum through the PLP1, this represents a shortfall of 118 per annum from 2013 onwards.
- 59** The Council's preferred strategy is for the Partial Review to have a timescale to 2033. This means that, taking into account the shortfall of 118 homes per annum to 2027 and the need to plan for 238 homes to 2033, the net additional housing that the Partial Review needs to plan for is 3,080 homes.

Options

Preferred Option 2 - Meeting Objectively Assessed Housing Needs

Plan to deliver around 3,080 additional new homes between 2013 and 2033.

This would be in line with the national requirement to meet objectively assessed housing needs. If the Council does this, it will have a greater chance of having a sound plan and with a sound plan, it will be able to adopt it and have greater control over development in Purbeck.

Alternative Option 1 - Delivering more than the objectively assessed housing need

Plan to deliver more than 3,080 additional new homes between 2013 and 2033.

Under the Duty to Cooperate, the Council believes that if unmet need is identified from a neighbouring council(s), then all reasonable options to deliver that unmet need should be assessed through the Dorset-wide strategic planning work. This work is unlikely to be completed in time to inform the Partial Review, but the Council remains committed to exploring all reasonable options, should the need arise. If the Dorset-wide strategic planning work leads to a need to plan for more homes in Purbeck, this will be examined through a future planning document.

- 60** Given that the Government is clear that councils need to attempt to meet their objectively assessed housing needs in full, there is no reasonable alternative option to deliver fewer homes. If the Council delivers fewer homes without adequate justification, it runs the risk of having an unsound plan. With an unsound plan, the Council would have less control over where development should take place.

Second Homes

Background

- 61** Purbeck has a high number of second homes. The 2014 Council Tax Records indicate that 7% of the total homes in the district are second homes, but some areas of the district have far higher concentrations.

You said

- 62** Many respondents to the Partial Review Issues and Options consultation raised concerns that large numbers of the new homes would be sold to second home owners, and this led to suggestions that the Council should take steps to restrict second home ownership.

We've done

- 63** The Council sought advice from the Planning Advisory Service on this matter, to see whether the Council could seek to restrict second home ownership through the Partial Review. The advice highlighted that there are considerable difficulties in controlling second homes through planning policy, and suggested that any approach to seek to control second homes through the Partial Review would be likely to be found unsound.
- 64** The Council published this advice in August 2015⁽⁵⁾. Since then the St Ives Neighbourhood Plan has passed examination, and includes a policy which states that new open market housing (excluding replacement dwellings) will only be supported where there is a restriction to ensure occupancy as a principal residence.
- 65** In light of the St Ives Neighbourhood Plan, the Council will be exploring this matter further, to see whether it may be appropriate to include a policy to address second homes through the Partial Review or through Neighbourhood Plans.

Question**Issue 1 - Impact of Second Homes**

The Council would welcome your views on second homes. In particular, the Council would like to understand whether second homes are an issue in your community, and would like to see any evidence you have to demonstrate the positive or negative impacts of second homes on the local community and economy.

Preferred development strategy**Background**

- 66** The PLP1 directs development towards the most sustainable locations in the district, in accordance with the following hierarchy:

Policy LD - Settlement Hierarchy**Towns:**

Swanage, Upton and Wareham

Key Service Villages:

Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool

Local Service Villages:

5 The second homes advice can be accessed online at: <https://www.dorsetforyou.com/Purbeck-partial-review>

Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh

Other Villages with a Settlement Boundary:

Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers

Other Villages without a Settlement Boundary:

Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret

67 The hierarchy is based on the Council’s settlement strategy, which assesses each settlement in the district against a variety of criteria. These include factors such as the population and number of facilities and services. The Council’s current strategy is to focus development towards the larger settlements, as this would be more sustainable in terms of less travel to get to jobs, schools, shops, etc. The map below shows the location of Purbeck’s settlements in the context of spatial areas.



Purbeck Settlements

- 68 As part of the issues and options consultation, the Council asked where the Council should focus new development. The Council presented a range of options, from spreading it around the district, to concentrating it around one particular settlement group.
- 69 The Council also consulted on a number of large sites during the issues and options stage of the Partial Review, some of which have been taken forward into options in this consultation.

Strategic Housing Land Availability Assessment

- 70 Government guidance says that when a council has established its objectively assessed needs figure for housing, it needs to prepare a Strategic Housing Land Availability Assessment (SHLAA) to show how much suitable, available and achievable (viable) land there is that could meet this need. The Council has used its SHLAA as the starting point for its development strategy. The Council has prepared a SHLAA, which analyses 267 sites in the context of criteria set by the Government, which includes constraints. These sites are a mixture of those that have been submitted by landowners and sites that the Council has identified and subsequently invited for consideration.
- 71 The SHLAA concludes that 51 sites pass the SHLAA tests and could be suitable for development.

Site selection background paper

- 72 The Council has produced a site selection background paper to look at SHLAA sites in more detail and propose which to take forward into development strategy options. The conclusion of the background paper is that a degree of further refinement is necessary, in order to reach a good level of confidence on sites. This is justified because national policy is clear that a local plan has to be deliverable and there would be no merit in the Council pursuing a strategy that it does not believe could be deliverable.
- 73 The results of the further refinement indicate that the Council can have a reasonable degree of confidence in 26 sites, which could deliver the housing target.

Green belt

- 74 The Council has produced a green belt review, which identifies which areas of green belt in the district could be released for development without harming the purposes of the designation, which are set by the NPPF. The Council has taken this into account in its SHLAA and site selection paper.
- 75 An important aspect of green belt policy is paragraph 84 of the NPPF, which talks about 'the need to promote sustainable patterns of development' and therefore advocates considering 'channelling development towards urban areas inside the green belt boundary'. In other words, there can be instances where a site's development would be contrary to the purposes of the green belt, but it could be developed if there are clear sustainability benefits.

AONB

76 Paragraph 115 of the NPPF attaches ‘great weight to conserving landscape and scenic beauty’ in AONBs, meaning that development could be acceptable where any impacts on landscape and scenic beauty can be moderated to an appropriate level. Sites covered by this designation were analysed in the SHLAA in terms of their compliance with the purposes of the designation. The result is that only those that should be acceptable have been included in the SHLAA.

You said

77 The overriding response to the issues and options consultation was that development should be focussed towards the largest settlements in the first instance, but the Council also needs to be mindful of environmental constraints and the impacts on infrastructure. Many respondents favoured spreading development as much as possible across the district in the interests of fairness. The Council has been mindful of this in drawing up options.

We've done

78 According to Government guidance, any options the Council presents should be realistic, reasonable and potentially deliverable. In devising options, the Council has taken into account the results of the issues and options consultation. As part of this consultation, the Council consulted on seven potential large development sites. The table below provides a summary of the results.

Proposed site	Approximate number of proposed homes	What happened?	Carried forward into this document?
North and west of North Wareham	205	Relatively strong public support. Majority of the site acceptable.	Yes.
West Wareham	500	Little public support. Generally acceptable, although unresolved concerns over AONB impact.	Yes, but could be ruled out on AONB grounds.
South east of Sandford	275	Relatively strong public support. Impacts on heathland could not be mitigated satisfactorily.	No.
Lytchett Minster	500	Relatively strong public support. Acceptable for 650 homes.	Yes.
Moreton Station (Redbridge Pit)	200-900	Relatively strong public support. Acceptable for 600 homes in theory. However, Council would not accept development on the caravan site.	Yes, but only for 350 homes.

Proposed site	Approximate number of proposed homes	What happened?	Carried forward into this document?
West of Wool	1,000	Relatively strong public support. Acceptable for 1,000 homes.	Yes.
North of Langton Matravers	200	Little public support. Unacceptable AONB impact and impacts on heathland unsatisfactorily mitigated.	No.

- 79** Further detail on each of the above sites can be found in the Council's Partial Review issues and options consultation report, as well as information on sites that were suggested during the consultation.
- 80** The sites above that are deliverable in principle are being taken forward. However, they would not be sufficient to meet housing needs in full. Therefore, additional, smaller sites will be required. Further detail is set out in the following development strategy.
- 81** The key feedback from the issues and options consultation is for the desire to locate development in sustainable locations; spread it as much as possible; and maximise new infrastructure.

Transport modelling

- 82** The Council has commissioned transport modelling, which looks at potential traffic impacts of different scenarios. The conclusions are that the Council's preferred and alternative options for its housing development strategy would all be acceptable.

Options

Preferred Option 3 - Development Strategy

'New infrastructure-led approach, with a focus on sustainable locations, wherever possible.'

This reflects as closely as possible the feedback the Council received from the issues and options consultation about following the sustainable development principles of PLP1 Policy LD; the desire to spread development; and the desire to achieve infrastructure. Affordable housing is needed district wide, so this option would ensure it is spread as widely as possible. Development would be spread as follows:

Settlement	Spatial area of the district	Approximate number of homes
Wool	South west	1,000

Settlement	Spatial area of the district	Approximate number of homes
Lytchett Minster	North east	650
West Wareham	Central	500
Moreton Station	South west	350
Lytchett Matravers	North east	330
North Wareham	Central	205
Upton	North east	100
Langton Matravers	South east	40
Harmans Cross	South east	20
Total number of homes		3,195

Spread of Preferred Option

The Council's housing target is 3,080 dwellings and the Preferred Option provides for 3,195, a surplus of around 4% at 115 homes. The Council believes it should allow for contingency, in order to help maintain a supply of housing and not risk under-delivery and the associated problems with speculative planning applications (planning by appeal).

Development would lead to the loss of around 44ha of green belt. However, it would also open up around 74ha of green belt to the public in open space. When taken in conjunction with the proposed country park at Morden (see later section in this document), this means around 112ha of green belt land will be opened for public access. It is also worth bearing in mind that the PLP1 revised the general extent of the green belt and despite the loss associated with this option, there would still be an overall gain of 432ha.

Development would lead to the loss of around 24ha of AONB land. However, it would also open up around 142ha of AONB land to the public in open space.

Site 1 - Wool

The Council's preferred option is for around 1,000 homes in this location.

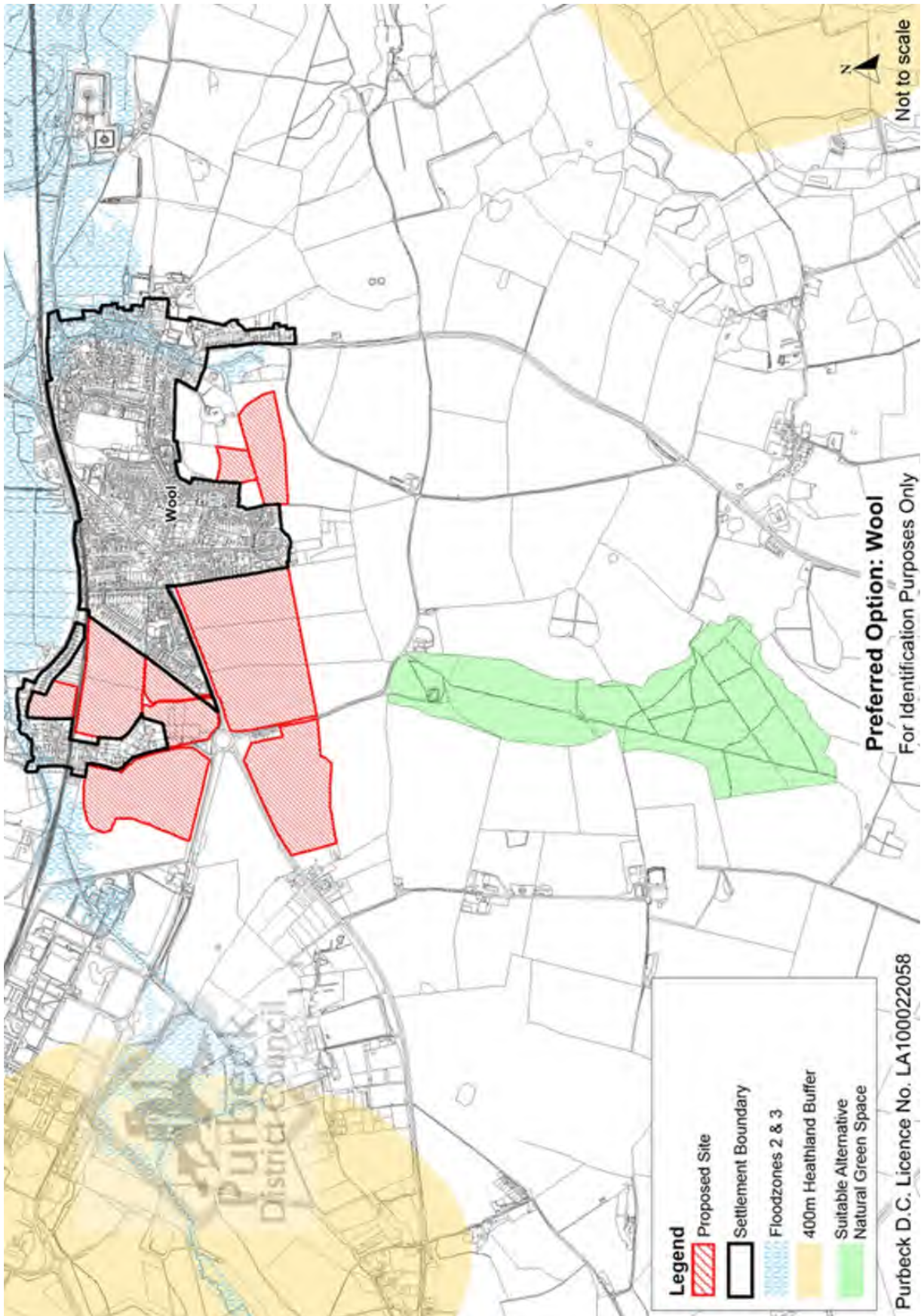
Policy LD (General Location of Development) of the PLP1 categorises Wool as a key service village. This policy aims to direct development towards towns as the most sustainable settlements in the district in the first instance. However, it would not be possible to meet the district's housing needs in this larger settlement group. For this reason, plus the sustainability benefits of development here and the infrastructure it could provide, the Council would support development in this location.

Dorset County Highways has confirmed that the site could be developed satisfactorily from a transport perspective, including impacts on the Wool level crossing, subject to provision of appropriate mitigation. It is likely that a contribution towards highway infrastructure will be required and this could go towards investigating options for a bypass, or potentially moving the train station further west.

Natural England has confirmed that open space (SANG) could be delivered to the south of the site to mitigate impacts on nearby heathland. This would open up around 48ha of open space to the public. Direct links will be required from the new housing to the SANG, in order to ensure that it is easily accessible to residents.

In addition to the SANG, there could be potential for allotments; formal recreation, such as sports pitches with changing / pavilion facilities; contributions towards upgrading existing facilities; a variety of children's play areas; a local centre for small-scale local retail; an opportunity to improve the understanding, interpretation and management of heritage assets; and green infrastructure, such as a community orchard / garden and various nature conservation enhancements. It is also likely that a new primary school will be required as part of the development scheme, and contributions will be required towards secondary education. A creche / nursery could be provided as part of the new school.

The Council would welcome your views as to the supporting infrastructure or services and facilities that should be provided as part of the development scheme.



Site 1 - Wool

Site 2 - Lytchett Minster

The Council's preferred option is for around 650 homes in this location.

It is in the green belt and the Council's green belt review concludes that development here would be contrary to the aims of the green belt, as set out in national policy. However, national policy does allow councils to allocate such sites, where development promotes sustainable development. Owing to the proximity of Upton and the Poole / Bournemouth conurbation and their facilities and services, the Council believes there is a strong case to argue that this site could help promote sustainable development. Given that traffic flows would be likely to be predominantly in the direction of the conurbation, development here would have less of an impact on the A351, compared with development elsewhere.

Policy LD (General Location of Development) of the PLP1 categorises Lytchett Minster as an other village with a settlement boundary. This policy aims to direct development towards towns as the most sustainable settlements in the district in the first instance, then key service villages, then local service villages. However, it would not be possible to meet the district's housing needs in these larger settlement groups. Given this, the sustainability benefits of development here and the infrastructure it could provide, the Council would support development in this location.

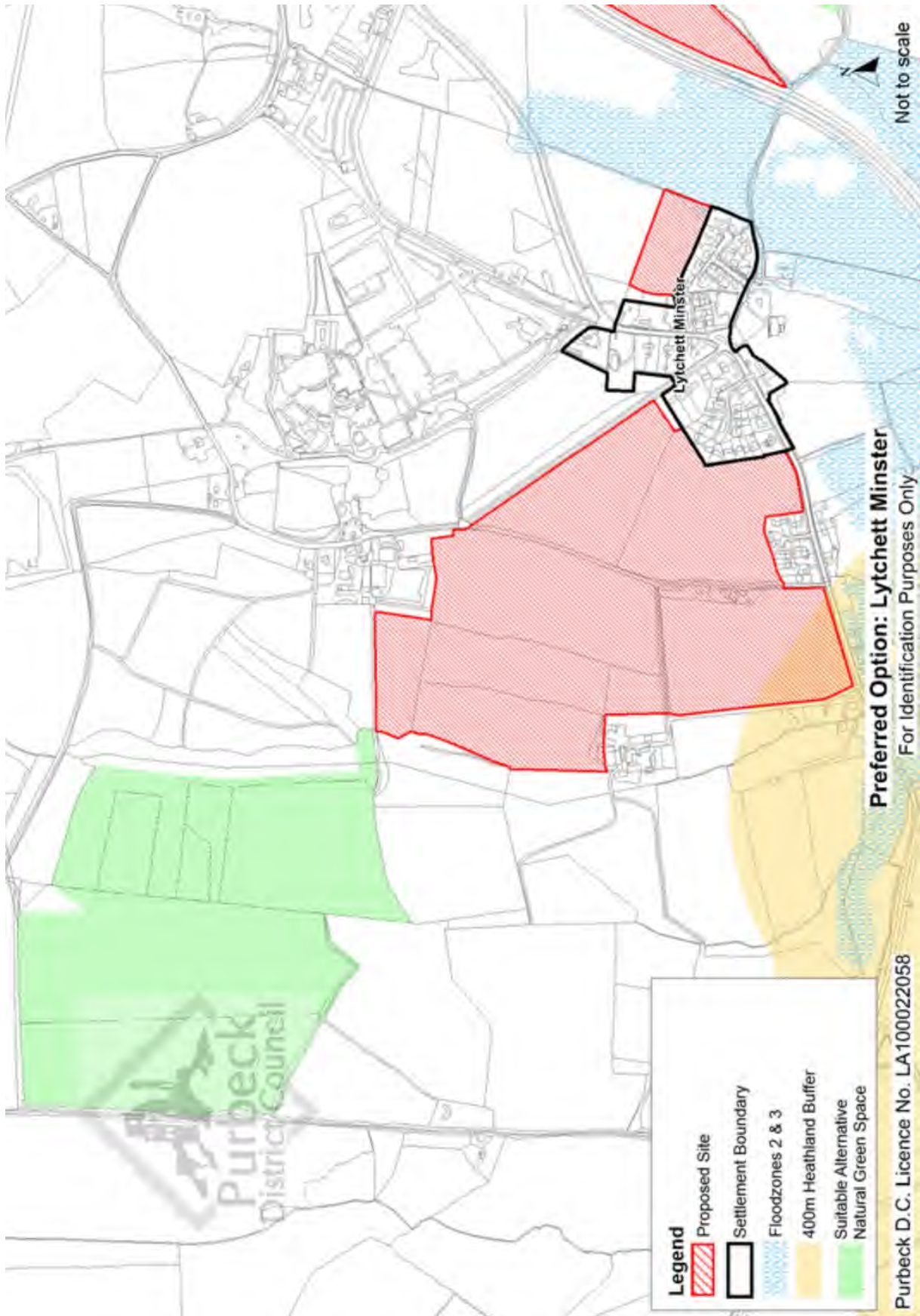
Dorset County Highways has confirmed that the site could be developed satisfactorily from a transport perspective, subject to provision of appropriate mitigation. Highways improvements which are likely to be required include provision of pedestrian, cycle and public transport links to and through Upton, Hamworthy and Poole town centre. There may also be requirements for improvements to Bakers Arms roundabout, measures to improve visibility at Huntick Road / Randalls Hill junction, and pedestrian / cycle access into Upton over the bypass (Watery Lane link).

Natural England has confirmed that open space (SANG) could be delivered to mitigate impacts on nearby heathland. This would open up around 40ha of open space in the green belt to the public. Direct links will be required from the new housing to the SANG, in order to ensure that it is easily accessible to residents.

The Council is aware of groundwater flooding issues around Lytchett Minster. The Council is committed to working with the developer, Dorset County Council (as lead local flood authority) and the Environment Agency to ensure that development would not exacerbate flooding and identify where it could help resolve existing problems, where possible.

In addition to the SANG, there could be potential for small scale employment and retail; allotments; walking / cycling routes; and play areas and other open space. It is likely that contributions towards expansion of the secondary school will be required. Additional primary school provision will be required in north east Purbeck. There are two potential sites, one here and the other at Upton. The Council is currently in discussions with Dorset County Council as to the better option.

The Council would welcome your views as to the supporting infrastructure or services and facilities that should be provided as part of the development scheme.



Site 3 - West Wareham

The Council's preferred option is for around 500 homes in this location. Whilst the Council is mindful of public opinion being less favourable towards development west of Wareham, it needs sound planning reasons to rule the site out. The key outstanding issue that the Council is currently working to resolve is whether or not the landscape impacts on the AONB could be moderated to an acceptable level. If the landscape issues cannot be moderated, the Council will need to find alternative land for development.

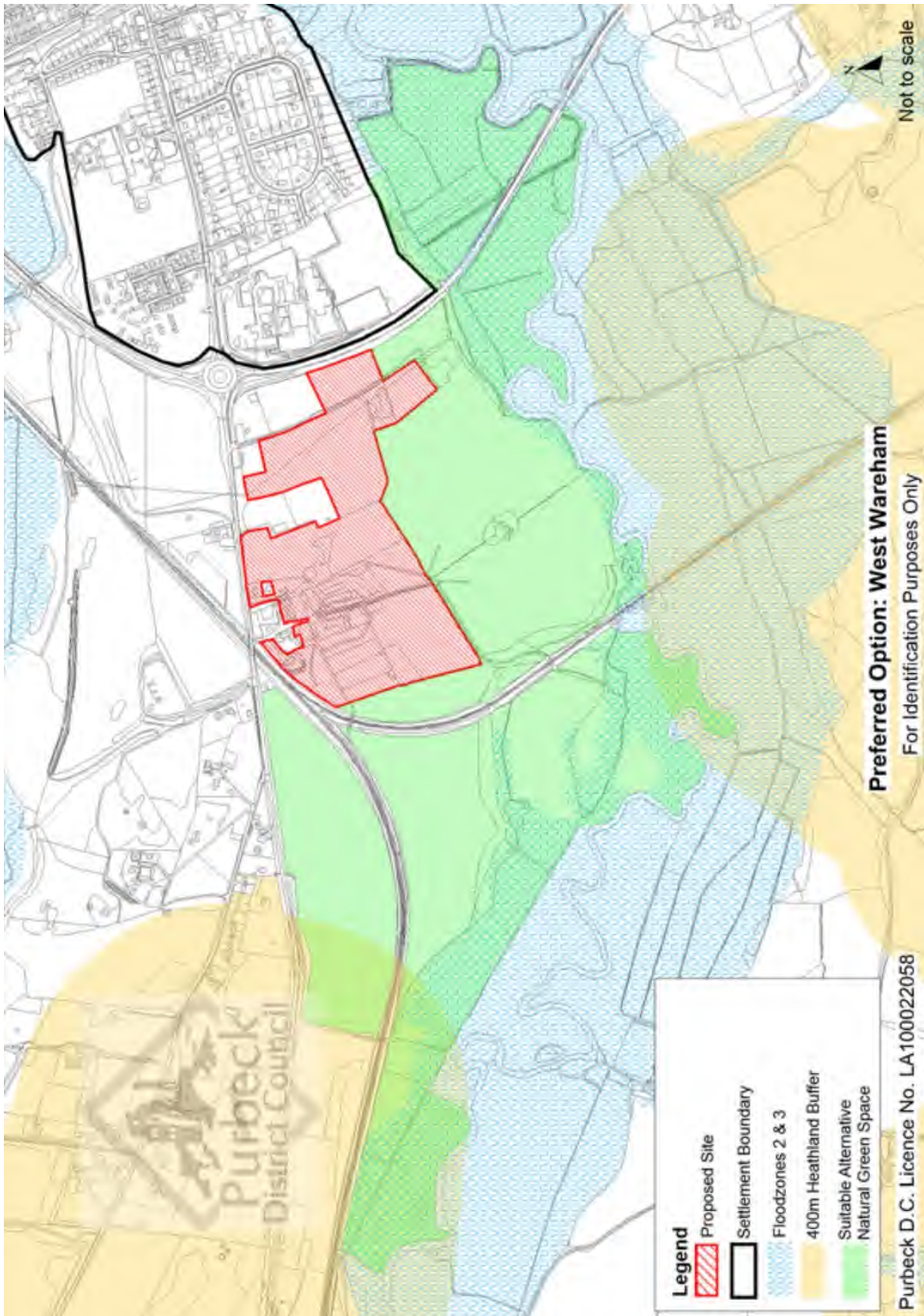
The site is in Arne parish, but it would effectively be an expansion of Wareham, which is a town. Policy LD (General Location of Development) of the PLP1 lists towns as the most sustainable settlements in the district and this is where development should be focussed, wherever possible.

Dorset County Highways has confirmed that the site could be developed satisfactorily from a transport perspective, including impacts on the A351, subject to provision of appropriate mitigation. Highways improvements could include footpath and cycle links to the existing network and town centre, Purbeck School and the railway station, and the creation of a new 30mph gateway into Wareham. There could be potential for public transport improvements.

Natural England has confirmed that open space (SANG) could be delivered around the periphery of the site to mitigate impacts on nearby heathland. This would open up around 80ha of open space in the AONB to the public and a further 14ha set aside solely for biodiversity enhancements.

In addition to the SANG, there could be potential for a new local centre (small scale employment and retail); a new primary school, if required; allotments; and play areas and other open space.

The Council would welcome your views as to the supporting infrastructure or services and facilities that should be provided as part of the development scheme.



Site 3 - West Wareham

Site 4 - Moreton Station

The Council's preferred option is for around 350 homes in this location.

Policy LD (General Location of Development) of the PLP1 categorises Moreton Station as an other village with a settlement boundary. This policy aims to direct development towards towns as the most sustainable settlements in the district in the first instance, then key service villages, then local service villages. However, it would not be possible to meet the district's housing needs in these larger settlement groups. Given this, plus the unconstrained nature of the land (non green belt or AONB), and the sustainability benefits of development here, the Council would support development in this location.

Dorset County Highways has confirmed that the site could be developed satisfactorily from a transport perspective, subject to provision of appropriate mitigation. Highways improvements to be provided as part of the development scheme could include improvements to pedestrian, cycle and public transport links, including to Crossways facilities, Moreton Station and Dorchester town centre. There is also potential to explore the possible extension of West Stafford bypass south of the railway to avoid Lewell bridge and level crossings of the railway.

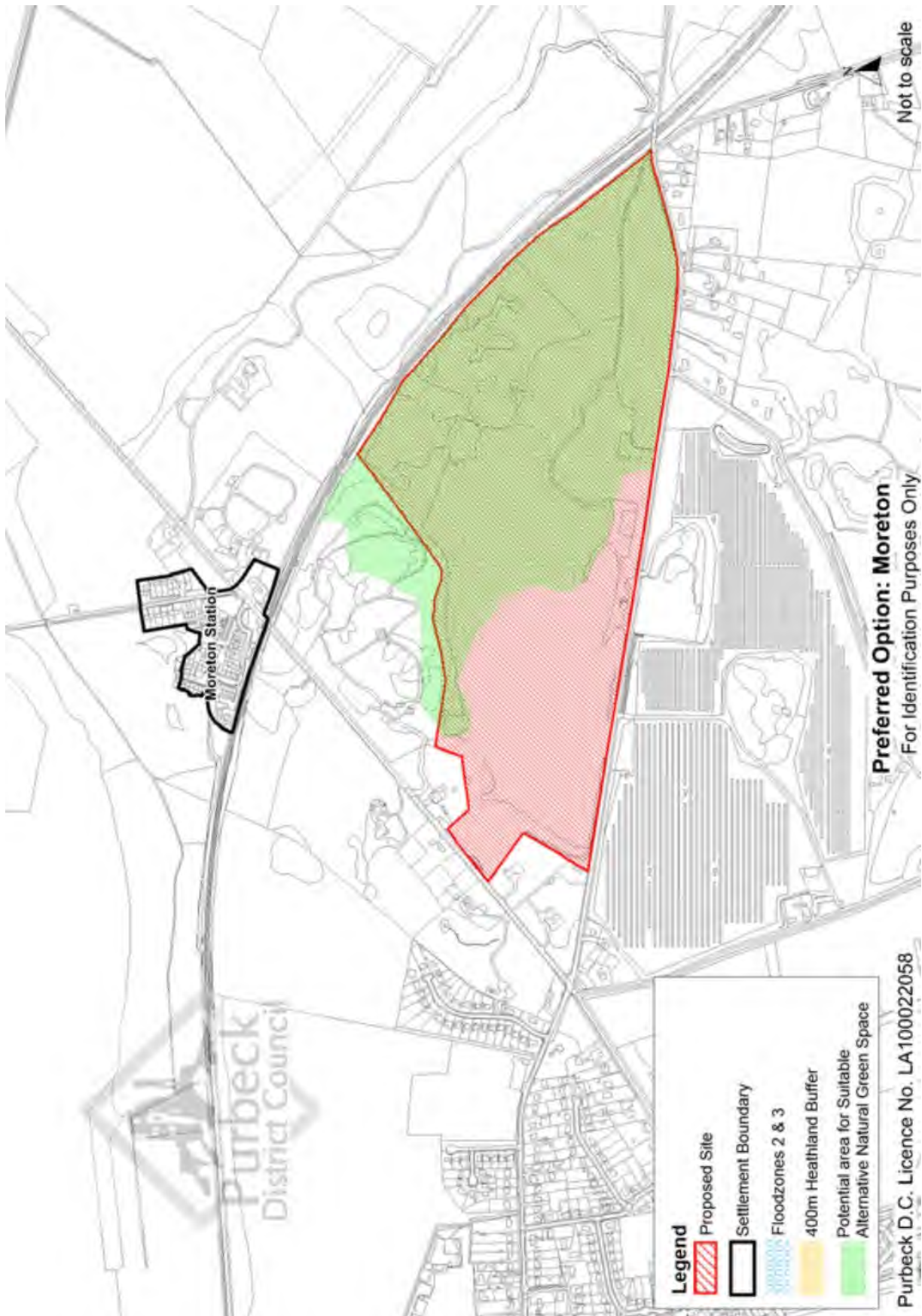
Natural England has confirmed that open space (SANG) could be delivered around the periphery of the site to mitigate impacts on nearby heathland. The exact extent of the SANG required for 350 homes is still being considered by the Council, but its potential location is shown on the map above. In addition, there will also be a requirement to relocate the existing car park and avoid nutrient inputs to the field adjacent to Tadnoll Heath.

Investigations have shown that the site could have the capacity for around 600 homes, but the Council's preferred option is for 350 homes, in order to give a better balance to south west Purbeck. Should other sites in the preferred option prove undeliverable at a later stage, it would put additional pressure to build more at this site.

There are a number of issues in the Moreton area, such as proposed mining operations and housing / employment growth at Crossways in West Dorset. This could warrant a joint masterplan to ensure appropriate phasing and infrastructure delivery alongside development.

In addition to the SANG, there could be potential for employment; additional train station parking; and a primary school, if required to meet wider needs in the local area.

The Council would welcome your views as to the supporting infrastructure or services and facilities that should be provided as part of the development scheme.



Site 4 - Moreton Station

Site 5 - Lytchett Matravers

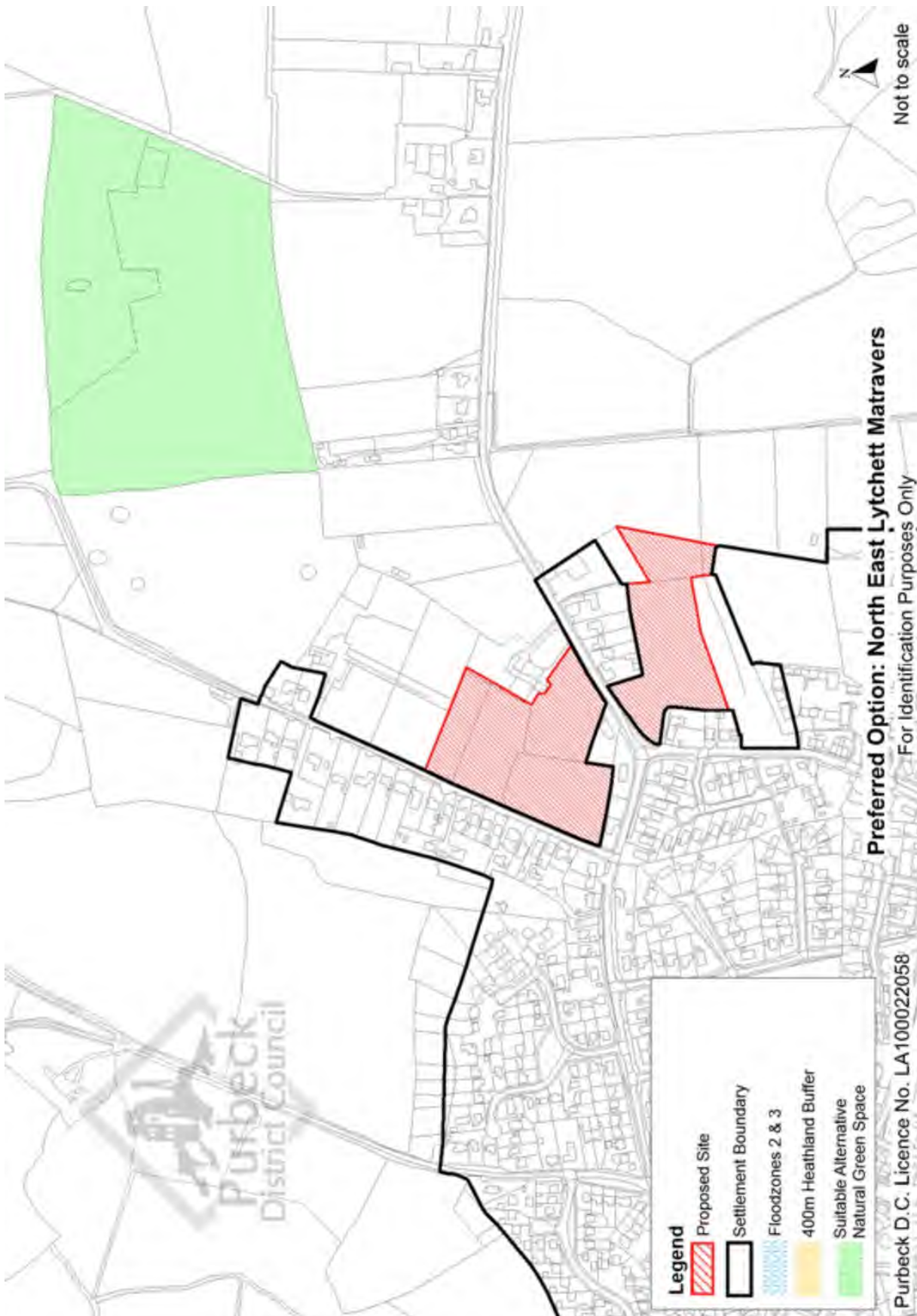
The Council's preferred option is for around 90 homes in north east Lytchett Matravers and around 240 in the south, which totals 330 homes in this location.

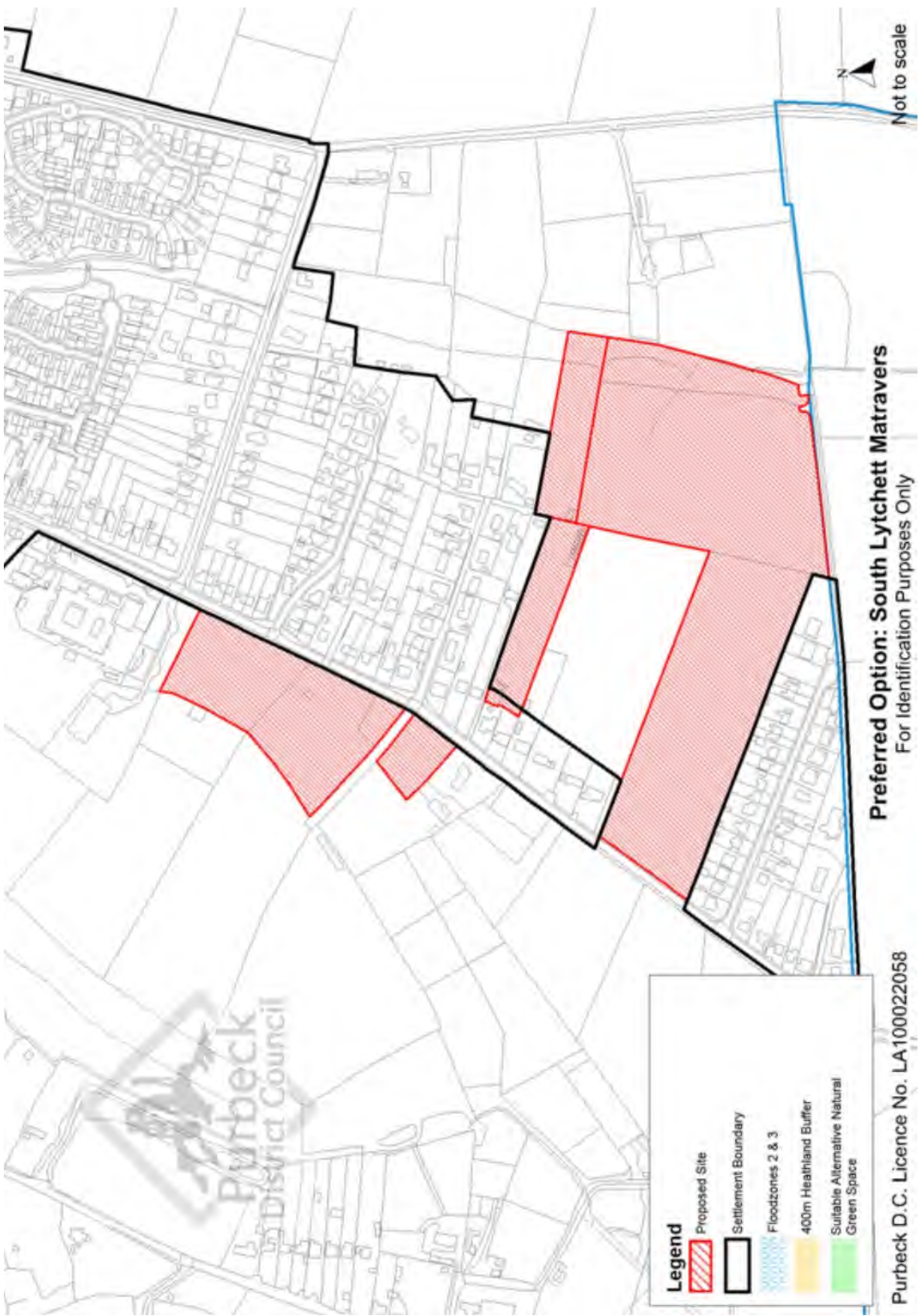
Policy LD (General Location of Development) of the PLP1 categorises Lytchett Matravers as a key service village. This policy aims to direct development towards towns as the most sustainable settlements in the district in the first instance. However, it would not be possible to meet the district's housing needs in this larger settlement group. Lytchett Matravers is the district's largest village and lies in close proximity to the Poole / Bournemouth conurbation. It is a sustainable location to develop. It is surrounded by green belt, but the Council's green belt review has identified that the development of preferred sites would not harm the purposes of this designation.

Given that traffic flows would be likely to be predominantly in the direction of the conurbation, development here would have less of an impact on the A351, compared with development elsewhere in the district. Transport modelling shows that this level of development would be acceptable from a transport perspective. Two sites to the north east of the village at Flowers Drove and Blaneys Corner are accompanied by open space (SANG) that Natural England has confirmed could be deliverable to mitigate impacts on nearby heathland. The sites to the south of the village will need to work together to identify a SANG to mitigate their impacts. There is potential for a SANG to be deliverable to the south east of these sites and the Council will work together with the landowners to identify one.

Additional primary school provision will be required in north east Purbeck. There are two potential sites at Upton and Lytchett Minster and the Council is currently in discussions with Dorset County Council as to the better option.

The Council did not consult on these sites at the Issues and Options stage and therefore currently has less information about their likely infrastructure requirements. The Council would welcome your views as to the supporting infrastructure or services and facilities that should be provided as part of the development scheme.





Site 6 - North Wareham

The Council's preferred option is for this site to provide around 205 homes.

Development would mean expanding Wareham, which is a town. Policy LD (General Location of Development) of the PLP1 lists towns as the most sustainable settlements in the district and this is where development should be focussed, wherever possible. It is in the green belt, but the Council's green belt review concludes that its development would not harm the purposes of this designation.

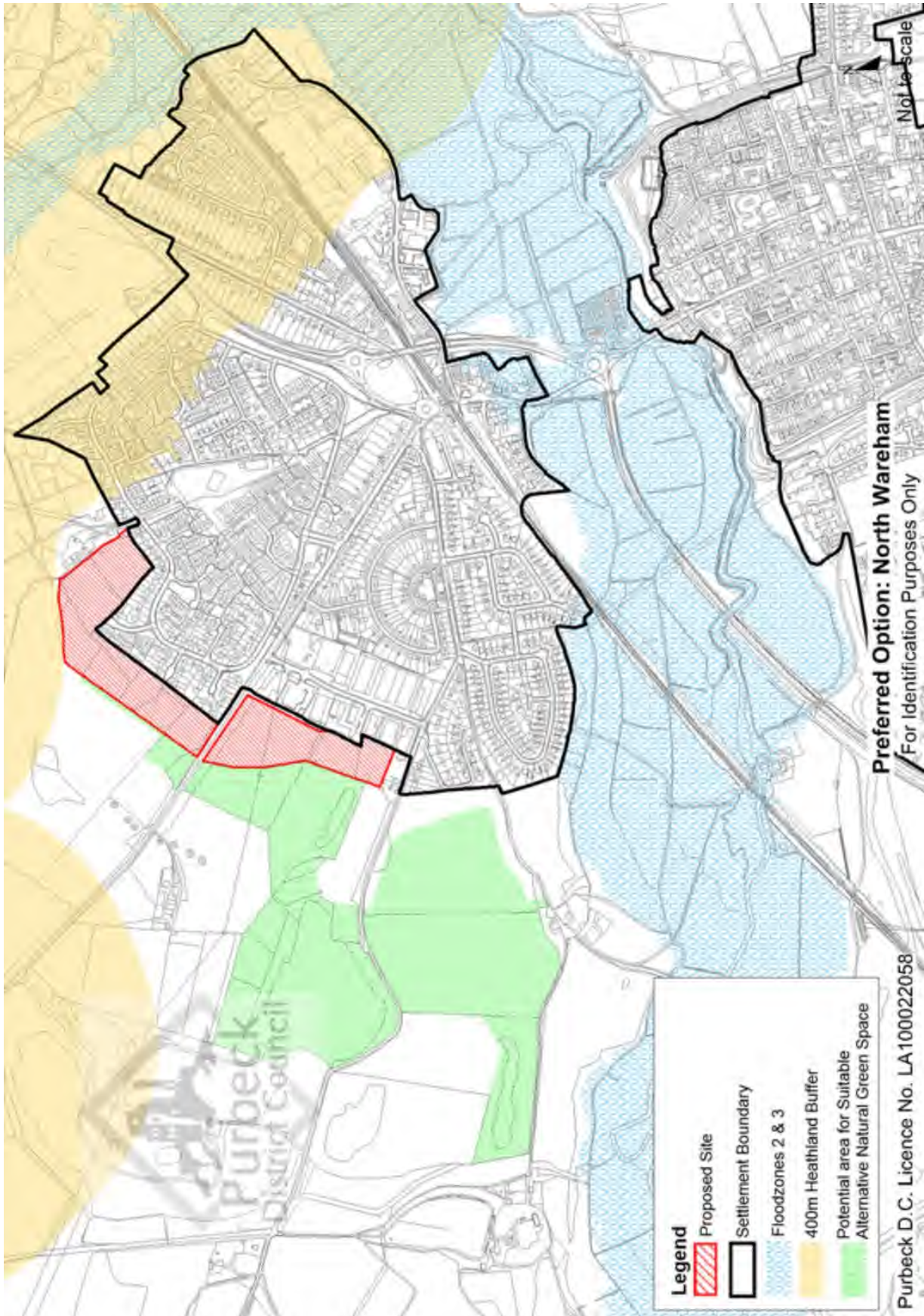
Dorset County Highways has confirmed that the site could be developed satisfactorily from a transport perspective, including impacts on the A351, subject to provision of appropriate mitigation. Highways improvements to be provided as part of the scheme could include footpath and cycle links to the existing network, and to Purbeck School and the railway station.

Natural England has confirmed that open space (SANG) could be delivered around the periphery of the site to mitigate impacts on nearby heathland. The exact extent of the SANG required to mitigate the preferred area for housing is still being considered by the Council, but its potential location is shown on the map above.

Any allotments lost as a result of this development would need to be replaced.

In addition to the SANG, there could be potential for additional employment land.

The Council would welcome your views as to the supporting infrastructure or services and facilities that should be provided as part of the development scheme.



Site 6 - North Wareham

Site 7 - Upton

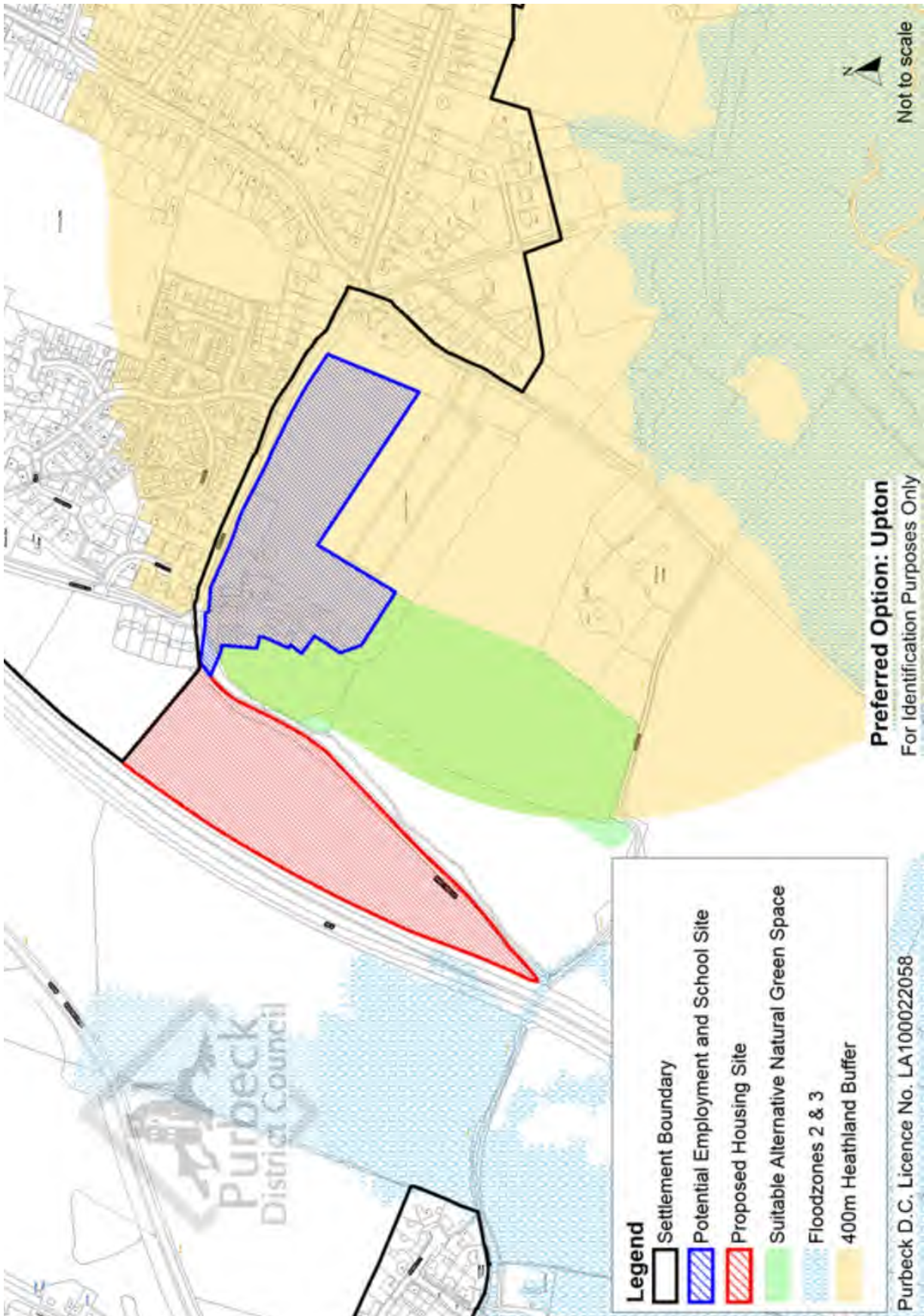
The Council's preferred option is for this site to provide around 100 homes. It would adjoin an existing site to the north, which is already allocated through the PLP1 for 70 homes.

Upton is a town. Policy LD (General Location of Development) of the PLP1 lists towns as the most sustainable settlements in the district and this is where development should be focussed, wherever possible. The site is in the green belt and the Council's green belt review concludes that development here would be contrary to the aims of the green belt, as set out in national policy. However, the Council is of the view that the disadvantages in terms of green belt are outweighed by the potential benefits that this site could bring. Such benefits include potential for a school; access to an RSPB reserve; extended allotments; and use of the French's Farm buildings for employment. Therefore, the Council supports development of around 100 homes here on the basis of the potential benefits that it could unlock. National policy does allow councils to allocate green belt sites such as this, where development would promote sustainable development. As Upton is a town in proximity of the Poole / Bournemouth conurbation with its facilities and services, there is a strong case that this site could help promote sustainable development. Given that traffic flows would be likely to be predominantly in the direction of the conurbation, development here would have less of an impact on the A351, compared with development elsewhere in the district.

Natural England has confirmed that open space (SANG) could be delivered using the existing SANG shown on the map above. This SANG has been designated to mitigate the impacts of the already allocated Policeman's Lane site and it has sufficient capacity to mitigate the impacts of this additional site.

Additional primary school provision will be required in north east Purbeck. There are two potential sites, one here and the other at Lytchett Minster. The Council is currently in discussions with Dorset County Council as to the better option.

The Council did not consult on this site at the Issues and Options stage and therefore currently has less information about its likely infrastructure requirements. The Council would welcome your views as to the supporting infrastructure or services and facilities that should be provided as part of the development scheme.



Site 7 - Upton

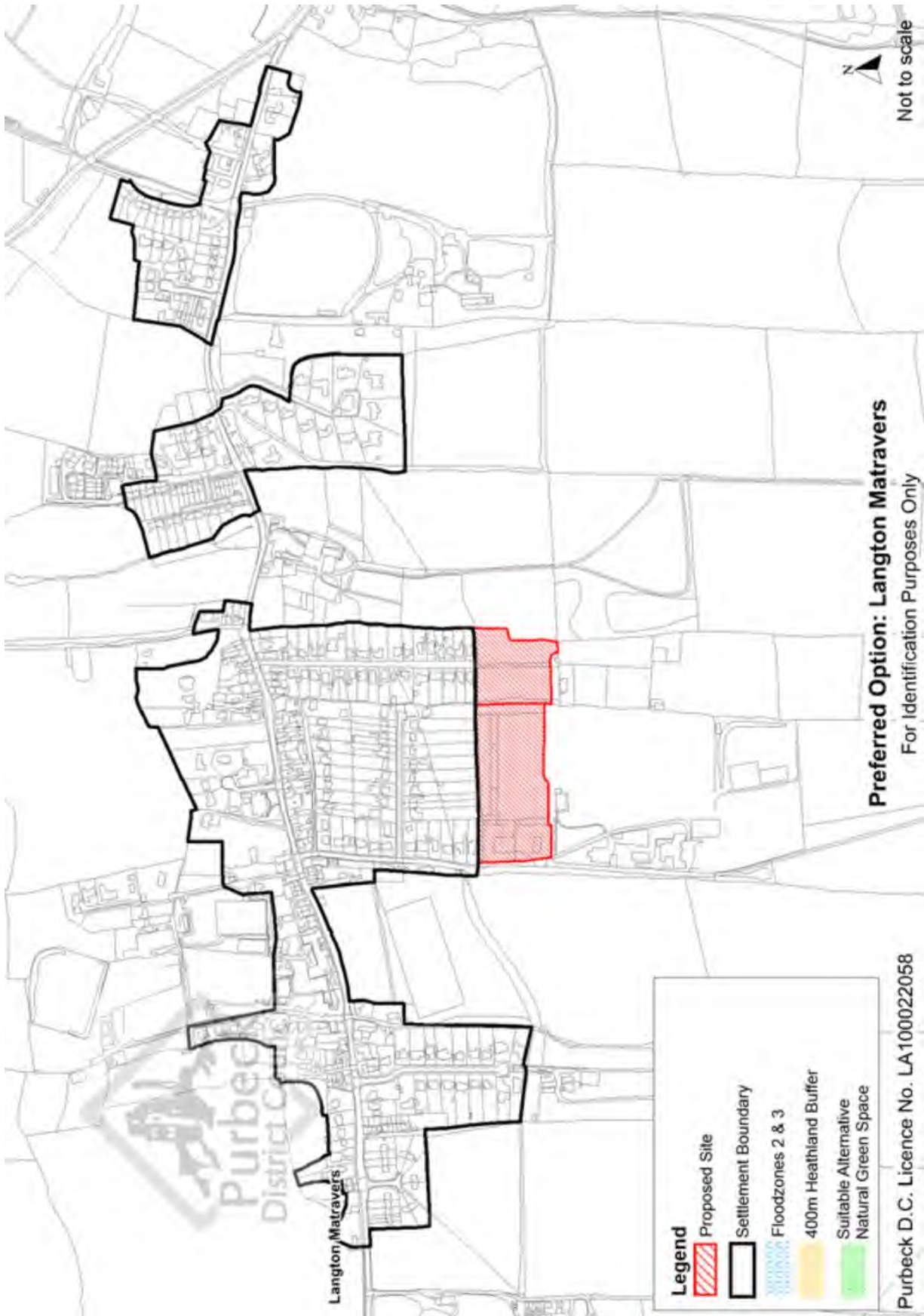
Site 8 - Langton Matravers

The Council's preferred option is for this site to provide around 40 homes. It comprises two adjoining sites, one of which has been the subject of an application for a rural exception site for affordable housing, but the landowner wishes to continue to promote the land for an allocated site as well.

Policy LD (General Location of Development) of the PLP1 categorises Langton Matravers as a local service village. This policy aims to direct development towards towns as the most sustainable settlements in the district in the first instance, then key service villages. However, it would not be possible to meet the district's housing needs in these larger settlement groups. The Council is also mindful of the feedback it received during the Issues and Options consultation to spread development around the district as much as possible and therefore this site provides additional housing in south east Purbeck. The site is in the AONB, but development here would not harm the purposes of this designation.

It is unlikely that a SANG would be required to mitigate this site. The Council is currently working with Dorset County Council Highways regarding mitigating any transport impacts.

The Council did not consult on this site at the Issues and Options stage and therefore currently has limited information about its likely infrastructure requirements. The Council does not expect that development here would generate sufficient revenues to support much infrastructure. However, the Council would welcome your views as to any supporting infrastructure or services and facilities that should be provided as part of the development scheme.



Site 8 - Langton Matravers

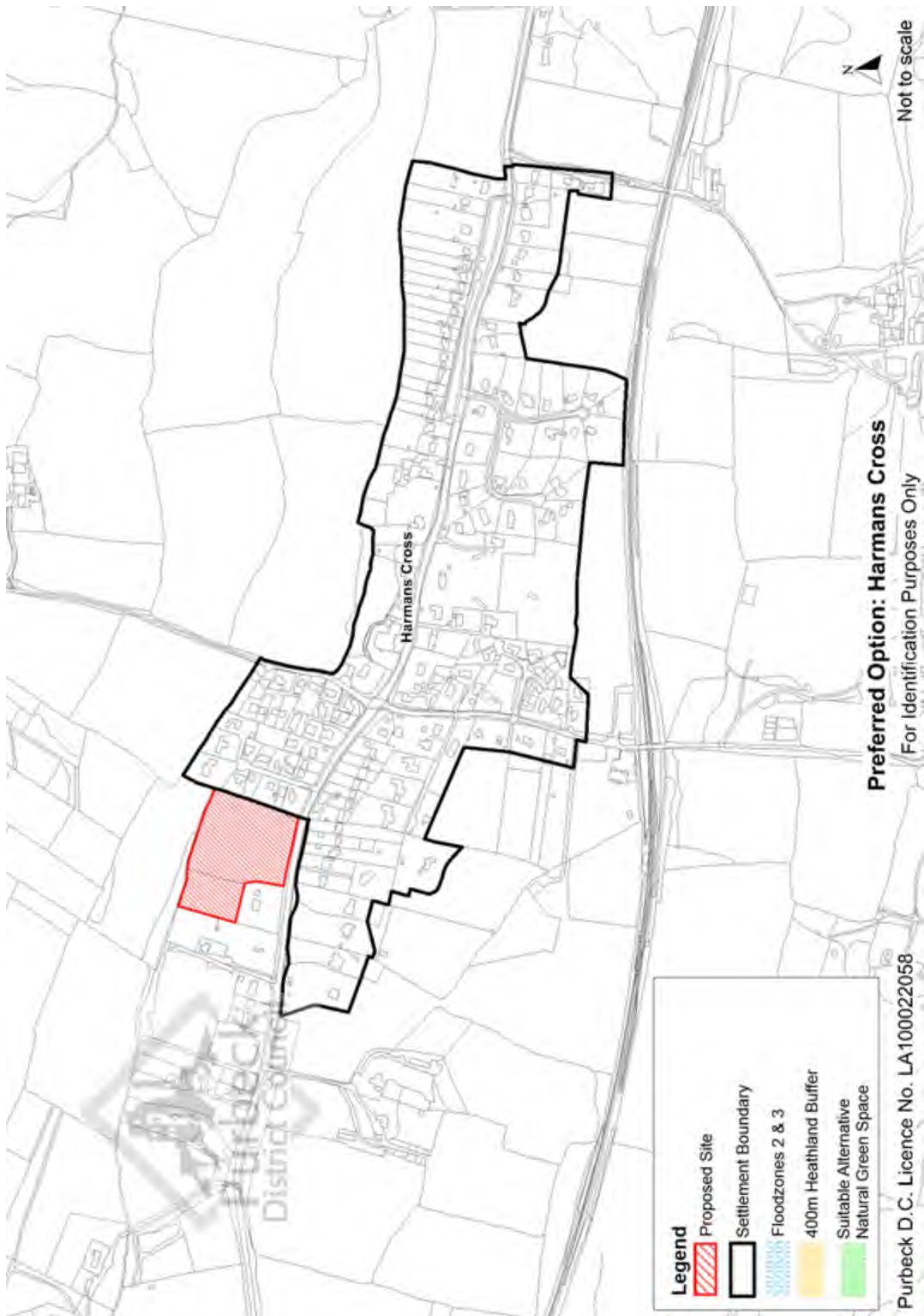
Site 9 - Harmans Cross

The Council's preferred option is for around 20 homes in this location.

Policy LD (General Location of Development) of the PLP1 categorises Harmans Cross as an other village with a settlement boundary. This policy aims to direct development towards towns as the most sustainable settlements in the district in the first instance, then key service villages, then local service villages. However, it would not be possible to meet the district's housing needs in these larger settlement groups. The Council is also mindful of the feedback it received during the Issues and Options consultation to spread development around the district as much as possible and therefore this site provides additional housing in south east Purbeck. The site is in the AONB, but development here would not harm the purposes of this designation.

It is unlikely that a SANG would be required to mitigate this site. The Council is currently working with Dorset County Council Highways regarding mitigating any transport impacts.

The Council did not consult on this site at the Issues and Options stage and therefore currently has limited information about its likely infrastructure requirements. The Council does not expect that development here would generate sufficient revenues to support much infrastructure. However, the Council would welcome your views as to any supporting infrastructure or services and facilities that should be provided as part of the development scheme.



Site 9 - Harmans Cross

How would the Preferred Option look in the context of the PLP1?

- 83** One of the principal drivers of the Partial Review is to deliver housing, additional to that already being planned through the PLP1. The PLP1 period is from 2006 – 2027 and the Partial Review is likely to be 2017 – 2033, meaning that there will be an overlap. The table below shows how the Partial Review preferred option for housing would relate to the PLP1 housing strategy.

Spatial area	2006-2027 PLP1 target (a)	2013-2033 Partial Review additional target (b)	Total homes 2006-2033 (a + b)	Number already built or with permission 31 st March 2015 (c)	Homes still to be provided 2016 - 2033 (a + b – c)
North west	120	0	120	43	77
North east	605	1,080	1,705	304	1,401
Central	475	705	1,180	326	854
South west	360	1,350	1,710	301	1,409
South east	960	60	1,020	550	470
TOTAL	2,520	3,195	5,715	1,524	4,191

Preferred Option in the context of the PLP1

- 84** Table 2 shows that, whilst the preferred option aims to spread development, there would be notably few homes in the north west of the district. This is owing to environmental constraints and a lack of certainty regarding impacts on the A31, which Highways England has previously raised with the Council.
- 85** Overall, the most development would be focused towards the south western and north eastern parts of the district. Given the disparity between north west and south west Purbeck housing targets, it is perhaps worth bearing in mind that Moreton sits on the very cusp of the two spatial areas and so this site is in fact closely related to north west Purbeck.

Why is there nothing proposed in Swanage?

- 86** The Council's SHLAA shows that there is suitable land being promoted at Herston Fields on the edge of Swanage. However, it is currently the subject of an undetermined village green application. Depending on the result of this application, the Council could add this site as an option.

Affordable housing from the preferred option

- 87** One of the Council's corporate priorities is increasing the amount of affordable housing in the district. The Council's housing background paper shows that the preferred option would lead to around 1,488 affordable homes.

Overall, what would the preferred option deliver?

88 In summary, the preferred option could potentially deliver around:

- 3,195 homes, of which around 1,488 would be affordable;
- 255 hectares of public open space through SANGs;
- Primary schools;
- Transport improvements;
- Retail;
- Employment; and
- Formal open space (play areas).

Alternative Option 2 - Maximise housing in south west Purbeck

'Maximise housing in south west Purbeck, with any shortfall of the housing target being met in line with Policy LD.'

This option differs from the preferred option only slightly by omitting 240 homes to the south of Lytchett Matravers in favour of increasing the allocation at Moreton Station from 350 homes in the preferred option to 600. It would still reflect as closely as possible the feedback the Council received from the issues and options consultation about following the sustainable development principles of PLP1 Policy LD; the desire to spread development; and the desire to achieve infrastructure. Affordable housing is needed district wide, so this option would ensure it is spread as widely as possible. Development would be spread as follows:

Settlement	Spatial area of the district	Approximate number of homes
Wool	South west	1,000
Lytchett Minster	North east	650
Moreton Station	South west	600
West Wareham	Central	500
North Wareham	Central	205
Upton	North east	100
Lytchett Matravers	North east	90
Langton Matravers	South east	40
Harmans Cross	South east	20
Total number of homes:		3,205

Spread of Alternative Option 2

The Council's housing target is 3,080 dwellings and Alternative Option 2 provides for 3,205, a surplus of around 4% at 125 homes. The Council believes it should allow for contingency, in order to help maintain a supply of housing and not risk under-delivery and the associated problems with speculative planning applications (planning by appeal).

Development would lead to the loss of around 33ha of green belt. However, it would also open up around 74ha of green belt to the public in open space. It is also worth bearing in mind that the PLP1 revised the general extent of the green belt and despite the loss associated with this option, there would still be an overall gain of 443ha.

Development would lead to the loss of around 24ha of AONB land. However, it would also open up around 142ha of AONB land to the public in open space.

- 89** The only sites that would differ between the Preferred Option and Alternative Option 2 are at Moreton and Lytchett Matravers, as shown below.

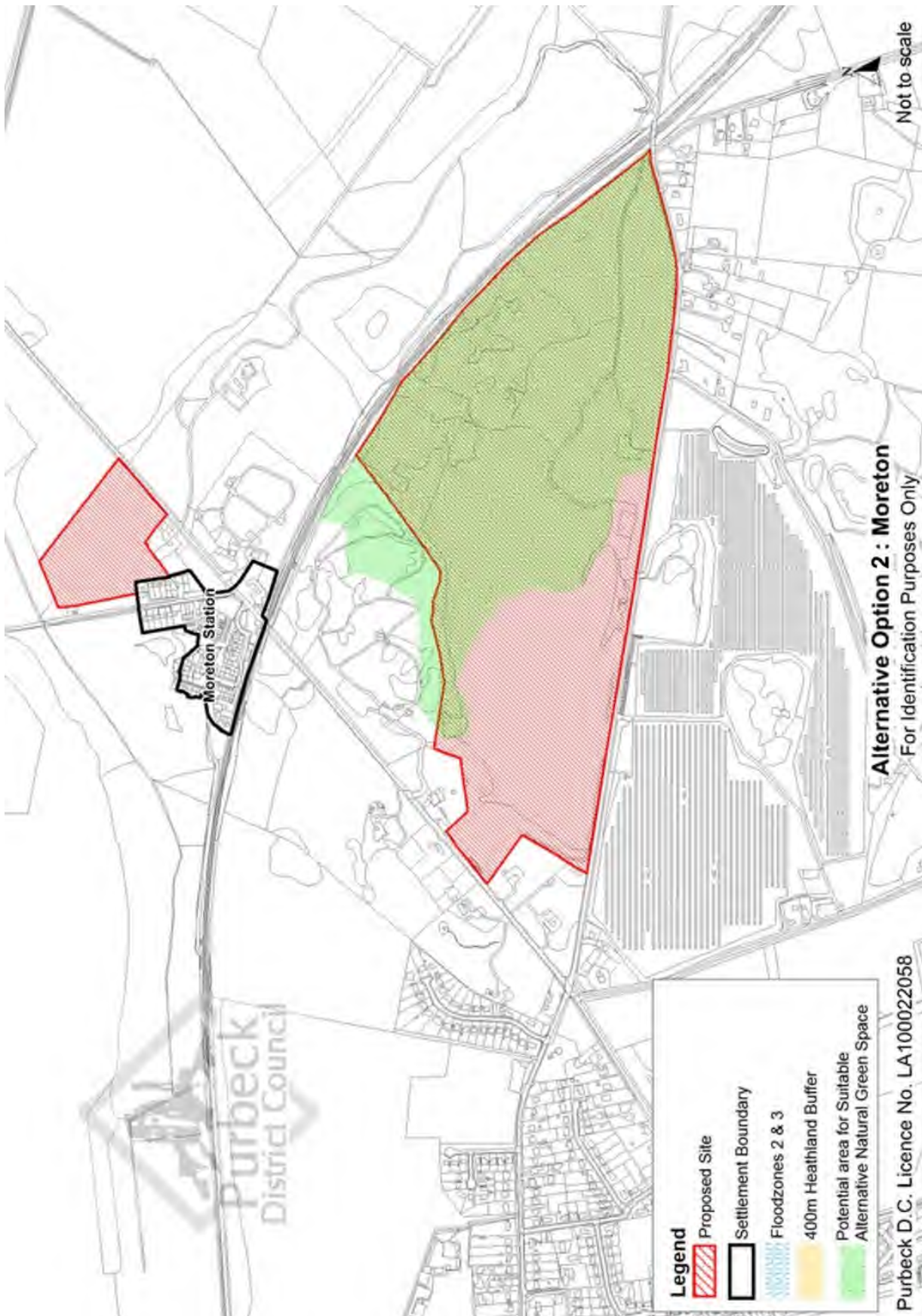
Site 10 - Alternative Option 2: Moreton

This option would mean around 500 homes on the Redbridge Pit site and around 100 homes next to the Moreton Station settlement. Dorset County Highways has confirmed that the 600 homes could be developed satisfactorily from a transport perspective. Natural England has confirmed that open space (SANG) could be delivered around the periphery of the site to mitigate impacts on nearby heathland. The Council is in discussions with Dorset County Council to see if a new primary school would be required.

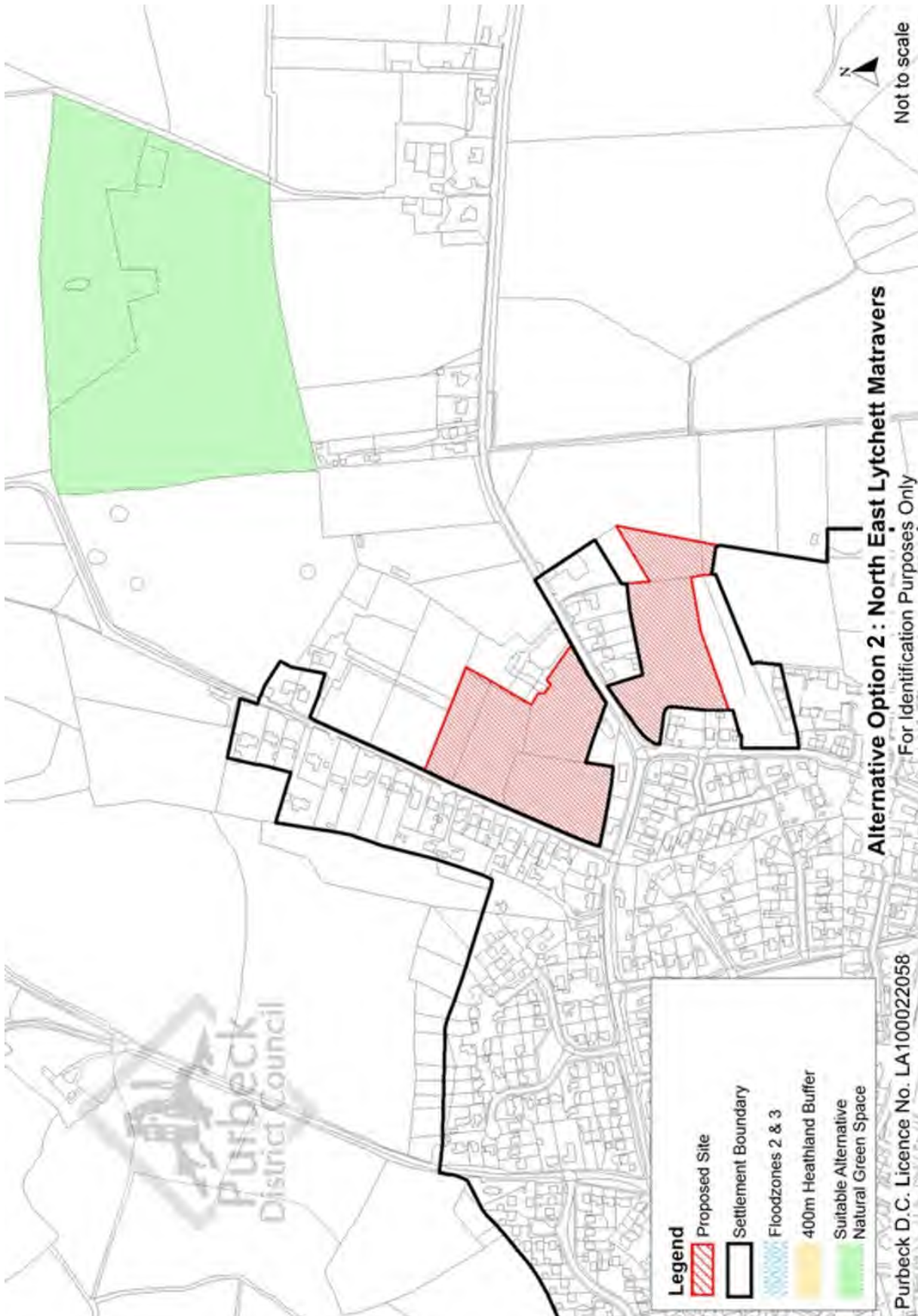
Site 11 - Alternative Option 2: Lytchett Matravers

This option would include the allocation of land to the north east of Lytchett Matravers at Flowers Drove and Blaneys Corner for around 90 homes. This is because Natural England has confirmed that the SANG identified on the map above would be deliverable. Other sites in the village do not have a confirmed, deliverable SANG proposed.

Additional primary school provision will be required in north east Purbeck. There are two potential sites at Upton and Lytchett Minster. The Council is currently in discussions with Dorset County Council as to the better option.



Site 10 - Alternative Option 2: Moreton



Site 11 - Alternative Option 2: Lytchett Matravers

How would Alternative Option 2 look in the context of the PLP1?

Spatial area	2006-2027 PLP1 target (a)	2013-2033 Partial Review additional target (b)	Total homes 2006-2033 (a + b)	Number already built or with permission 31 st March 2015 (c)	Homes still to be provided 2016-2033 (a + b – c)
North west	120	0	120	43	77
North east	605	840	1,445	304	1,141
Central	475	705	1,180	326	854
South west	360	1,600	1,960	301	1,659
South east	960	60	1,020	550	470
TOTAL	2,520	3,205	5,725	1,524	4,201

Alternative Option 2 in the context of the PLP1

- 90** The table above shows a similarity with the Preferred Option, in that the fewest homes would be in the north west of the district. Given the disparity between north west and south west Purbeck housing targets, it is perhaps worth bearing in mind that Moreton sits on the very cusp of the two spatial areas and so this site is in fact closely related to north west Purbeck.

Alternative Option 3 - Maximise housing in north east Purbeck

'Maximise housing in north east Purbeck, with any shortfall of the housing target being met in line with Policy LD.'

The SHLAA shows that 13 sites in Lytchett Matravers pass the SHLAA tests. The reason not all these sites are included in the Preferred Option is that the Council does not have certainty that 11 of those sites would be able to provide the open space required to mitigate the impacts of development on heathland. Without certainty, it would be inappropriate for the Council to include these sites as preferred.

However, there is a possibility that landowners could work together to produce a masterplan for Lytchett Matravers. Taken individually, the SHLAA estimates that the total number of homes the village could deliver would be around 479. If masterplanned holistically, it is reasonable to estimate that this could be revised to a figure of around 600 homes.

The key changes, compared with the Preferred Option and Alternative Option 2 are that there would be no development at Moreton or Harmans Cross, and Langton Matravers would be reduced.

Development would be spread as follows:

Settlement	Spatial area of the district	Approximate number of homes
Wool	South west	1,000
Lytchett Minster	North east	650
Lytchett Matravers	North east	600
West Wareham	Central	500
North Wareham	Central	205
Upton	North east	100
Langton Matravers	South east	28
Total number of homes:		3,083

Spread of Alternative Option 3

The Council's housing target is 3,080 dwellings and Alternative Option 3 provides for 3,083, a small surplus of three homes. This could be increased for contingency purposes, given that there are other sites available in the SHLAA.

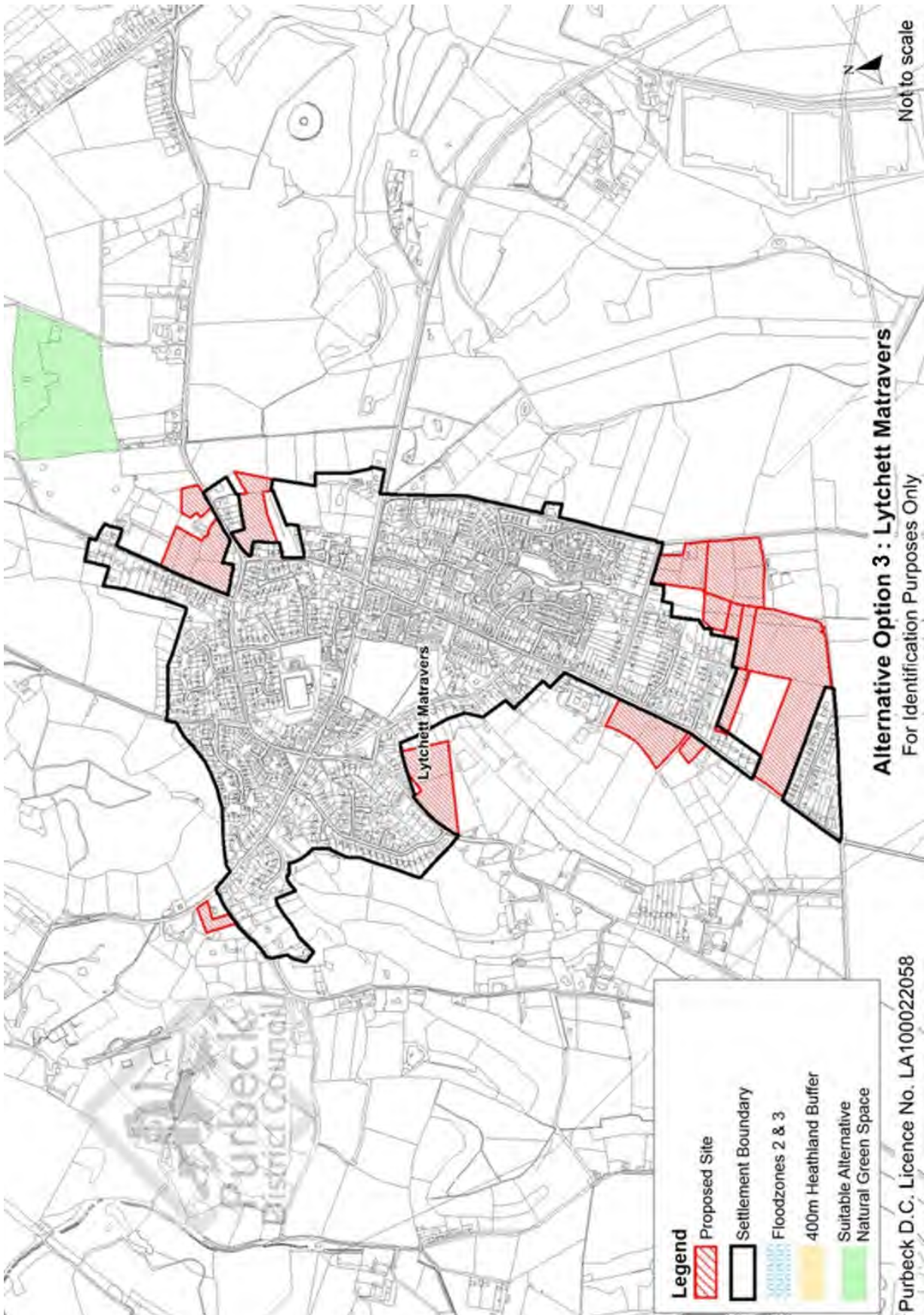
Development would lead to the loss of around 48ha of green belt. However, it would also open up around 74ha of green belt to the public in open space. It is also worth bearing in mind that the PLP1 revised the general extent of the green belt and despite the loss associated with this option, there would still be an overall gain of 428ha.

Development would lead to the loss of around 21.5ha of AONB land. However, it would also open up around 142ha of AONB land to the public in open space.

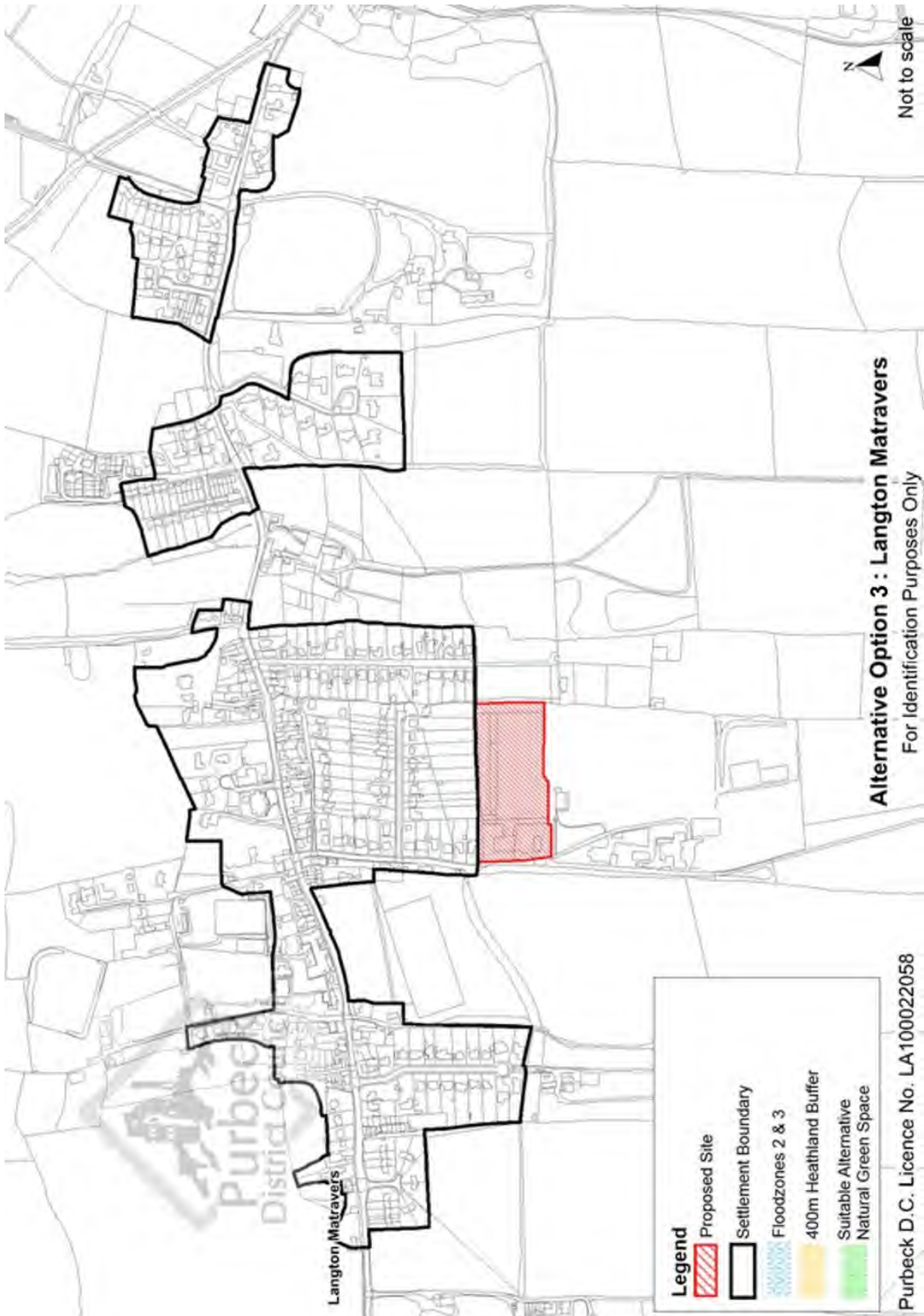
Site 12 - Alternative Option 3: Lytchett Matravers

This alternative option would include delivery of around 600 homes on land around Lytchett Matravers. The sites would need to come forward through a masterplanning process. A SANG is identified to the north east of the village, but this is to mitigate the impacts of two sites promoted at Flowers Drove and Blaneys Corner. The remaining sites would also need to provide heathland mitigation.

Additional primary school provision will be required in north east Purbeck. There are two potential sites at Upton and Lytchett Minster. The Council is currently in discussions with Dorset County Council as to the better option.



Site 12 - Alternative Option 3: Lytchett Matravers



Site 13 - Alternative Option 3: Langton Matravers

Site 13 - Alternative Option 3: Langton Matravers

The reason the Council has chosen this site over the other available site in the village (see preferred option maps above) is that the Council has more certainty. This is because of the planning history associated with the site, which proves its deliverability, compared with the adjacent site, which has no relevant history.

The site size would be too small to require a SANG.

- 91** The greatest risk with Alternative Option 3 is multiple landowners working together at Lytchett Matravers. Success would depend on many different factors, such as a willingness from landowners for partnership working; land availability and suitability of any potential SANG; and the mechanisms for cross-financing the SANG, when every landowner has a different sized parcel of land and therefore their financial returns would differ. Added to this would be the issue of masterplanning and deciding where features such as housing, formal open space and infrastructure would be best located.

How would Alternative Option 3 look in the context of the PLP1?

Spatial area	2006-2027 PLP1 target (a)	2013-2033 Partial Review additional target (b)	Total homes 2006-2033 (a + b)	Number already built or with permission 31 st March 2015 (c)	Homes still to be provided 2016-2033 (a + b – c)
North west	120	0	120	43	77
North east	605	1,350	1,955	304	1,651
Central	475	705	1,180	326	854
South west	360	1,000	1,360	301	1,059
South east	960	28	988	550	438
TOTAL	2,520	3,083	5,603	1,524	4,079

Alternative Option 3 in the context of the PLP1

- 92** The table shows a similarity with the other options, in that the fewest homes would be in the north west of the district. The amount of housing for south west Purbeck would be reduced significantly in favour of increased development in the north east of the district. The remainder of the gross total for the PLP1 and Partial Review would be relatively evenly spread around central, south west and south east Purbeck.

Possible Additional Option - Rounding off settlement boundaries

Most towns and villages in the district have a settlement boundary. This denotes the limits of the settlement and the start of the countryside. The Council considers that there could be scope for 'rounding off' settlement boundaries in suitable locations as a way to promote additional windfall development. Settlement boundaries could also be introduced at the district's smallest settlements, which currently do not have them.

The Council has not yet carried out any investigations and so is not currently in a position to advise which settlements would be suitable and how many homes this could help deliver in theory. The Council will need to ensure that any landscape and townscape impacts can be mitigated to an acceptable level, as well as ensure that development does not fall foul of the Habitats Regulations through cumulative impacts.

In the meantime, the Council would welcome your views on this suggestion.

Site 14 - Possible Alternative Site

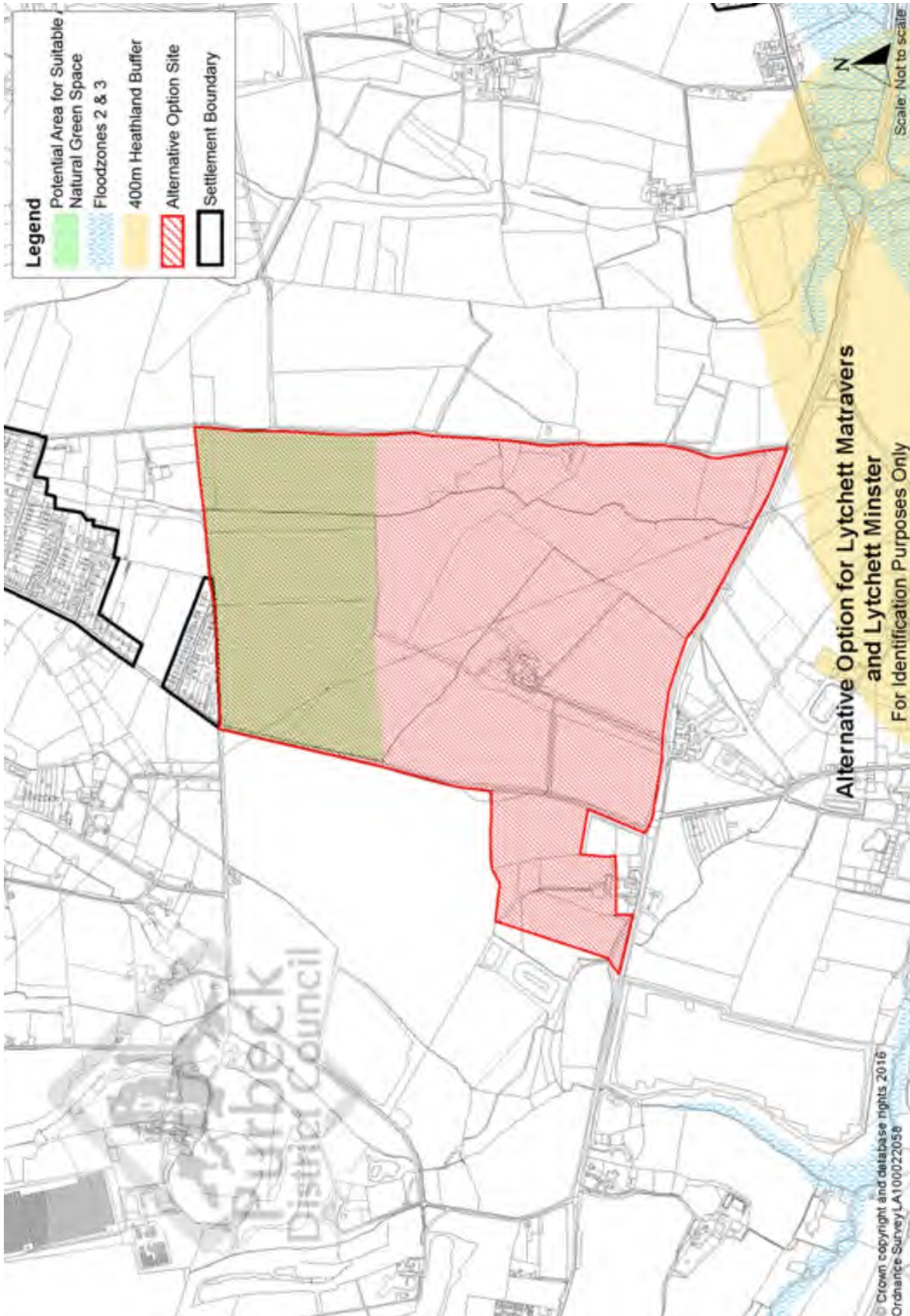
The landowner promoting land at Lytchett Minster for 650 homes is considering an alternative site further west, to the south of Lytchett Matravers. This could provide a new village. The Council is yet to investigate the merits of this suggestion, but will be able to if land is submitted to the Council formally through the SHLAA process. An indicative map is shown below and the Council would welcome your views on this idea.

Please note that the map is indicative, as is the potential SANG area. The Council would need to discuss the SANG area further with Natural England, should this alternative option be taken further.

Discounted Options

In devising the preferred and alternative options, the Council has discounted the following options:

- Equal split per spatial area: this would require 616 homes in every spatial area. This is not possible, given the geographic spread of SHLAA sites.
- Focus around one settlement: there is a lack of suitable sites around one settlement that could deliver the housing target.
- Focus towards one settlement group: there is a lack of suitable sites around one settlement group that could deliver the housing target and there was a lack of support for this during the Partial Review issues and options consultation.
- Expand every settlement by a fixed percentage, e.g. 10%: this would not be possible, owing to land availability and constraints.



Site 14 - Possible Alternative Site

Employment

Background

- 93** National planning policy says that councils should plan positively to meet the development needs of business and support economic growth. This includes identifying employment land for offices, industry and storage and distribution (B-class uses).
- 94** It is important to ensure that there is a sufficient range, choice and geographical spread of employment land to maximise opportunities for economic growth and the development of sustainable communities.
- 95** As part of the Issues and Options consultation, the Council sought views on eight potential employment sites located across the district. The Council also asked whether or not additional employment land should be 'safeguarded' to meet future needs beyond the Partial Review plan period. Safeguarded land would not be allocated at this stage, but would instead be reserved for use in the future, if required.

You said

- 96** In general, the responses to the consultation were supportive of employment development at Dorset Green Technology Park and Holton Heath. There was also a good level of support for the potential employment land at Upton, Bovington Middle School, and Sandford Lane, North Wareham. There were more objections to the option to provide additional employment land at Sandford First School, Botany Bay Farm at Bloxworth, and the Dorset County Council owned depot off the B3351 at Corfe Castle, with more respondents disagreeing than agreeing with this option.
- 97** The majority of respondents disagreed with the identification of safeguarded employment land to meet future needs.

We've done

- 98** The Bournemouth, Dorset and Poole Workspace Strategy is currently being updated. The Workspace Strategy will give an estimate of employment land requirements across Dorset for the period 2013 to 2033. This work is due to be completed shortly, and will help inform the next stage of plan preparation for the Purbeck Local Plan Partial Review.
- 99** In the meantime, the Council is preparing a Strategic Employment Land Availability Assessment (SELAA) which assesses the suitability, availability and achievability of potential employment sites. The SELAA will consider both existing employment sites, which are allocated in the current PLP1, and potential future employment sites, which could be allocated through the Partial Review.
- 100** The employment sites which are already allocated or safeguarded through the PLP1 are summarised in the table below.

Site	Settlement	Spatial area	Estimated remaining availability at March 2015 (ha)
Westminster Road	Wareham	Central	0
Sandford Lane	Wareham	Central	2.5
John's Road	Wareham	Central	0
Factory Road	Upton	North East	0
Prospect Business Park	Swanage	South East	0.2
Victoria Avenue	Swanage	South East	0
Holton Heath Trading Park	N/A	Central	7
Admiralty Park ⁽⁶⁾	N/A	Central	3
Romany Works	N/A	Central	0.5
Wareham Road	Lytchett Matravers	North East	0
Dorset Green Technology Park	N/A	South West	40
Milk Depot	Corfe Castle	South East	0.3
North Street	Bere Regis	North West	0
Axium Centre	Rural	North East	0
Total estimated remaining potential:			53.5 ha

- 101** As demonstrated above, the Council has already identified a significant level of employment land in the PLP1. The majority of the remaining available land is located at Dorset Green Technology Park.
- 102** However, in addition to the sites identified in the previous table, the Council believes that it is appropriate to identify an element of further employment land through the Partial Review. This will help to ensure further choice and flexibility in employment land provision, to respond to market demand. In identifying preferred options for employment land, the Council has been mindful of the importance of providing opportunities for employment development in various locations across the district.

6 Admiralty Park lies adjacent to Holton Heath Trading Park. It includes clusters of buildings that have been granted a Certificate of Lawful Use for employment and it is estimated that there is around 4ha of employment land at the site that could be made available.

Options

103 The table below provides a summary of the potential employment sites which the Council consulted on as part of the Issues and Options consultation, and sets out the results of the site assessment for each site.

Proposed employment site	Approximate area of vacant employment land (ha)	What happened?	Carried forward into this document?
Dorset Green Technology Park	40	Strong public support for employment in this location. Dorset Green was awarded Enterprise Zone status in November 2015.	Yes. This site is currently safeguarded for employment in the PLP1, and the Council is proposing to amend the site boundary to match that of the Enterprise Zone.
Expansion of Holton Heath Trading Park	10	Strong public support for employment in this location. Part of the site has now been listed as a scheduled monument by Historic England.	Yes, but with reduced site area of 5.9 ha.
Bovington Middle School	7.1	Some public support. The Council considers that this site could be suitable for employment use or a care home.	The Council is seeking views through this consultation as to whether this site should be identified for a care home. The results of this consultation will inform the Council's decision as to whether this land should be allocated for employment uses or a care home.
French's Farm, Upton	3	Some public support. Since the consultation, the landowner has indicated that they wish to change the use of the farm buildings to employment and explore provision of a school on the greenfield part of the site.	Yes, but with potential for provision of a school and/or employment land. The Council's proposals for this site are covered in the preferred development strategy section of this document.

Proposed employment site	Approximate area of vacant employment land (ha)	What happened?	Carried forward into this document?
Expansion of Sandford Lane Industrial Estate, Wareham	1	Some public support. The Council considers that this site is suitable for employment uses and would form a logical extension to Sandford Lane Industrial Estate.	Yes.
Sandford First School	0.8	Lower level of public support, as compared to other potential employment sites. This site now has planning permission for a 64 bed care home.	No, as site has planning permission for alternative use.
Botany Bay Farm, Bloxworth	0.4	Lower level of public support, as compared to other potential employment sites. This site now has planning permission for B8 (storage or distribution) uses.	No, as site already has planning permission for employment use.
Corfe Castle Depot, Studland Road	0.6	Lower level of public support, as compared to other potential employment sites. The Council considers that site is suitable for small scale employment use.	Yes

Options

Preferred Option 4 - Employment Land

The Council's preferred option is to allocate additional employment land (for B-class uses) at the following sites:

Proposed employment allocation	Approximate area of land (ha)
Expansion of Holton Heath Trading Park	5.9
Expansion of Sandford Lane Industrial Estate	1
Corfe Castle Depot	0.6
Total	7.5

These proposed allocations will be in addition to the employment land which is already identified through the PLP1.

The Council is also proposing to amend the boundary of the safeguarded employment site at Dorset Green to match the boundary of the Enterprise Zone.

Further details of the Council's proposed additional employment allocations are set out below.

In addition to the following detailed sites, the Council is proposing to release land at French's Farm, Upton for mixed use development, which could include a school and/or employment uses. The Council's proposals for this site are covered in the preferred development strategy section of this document.

Site 15 - Expansion of Holton Heath Trading Park

The Council's preferred option is to allocate 5.9ha of additional employment land at Holton Heath. The proposed development site is located adjacent to a scheduled ancient monument, and the site lies in close proximity to internationally designated heathlands as well as areas identified as Sites of Nature Conservation Interest.

Development on this site will be required to incorporate appropriate mitigation measures to avoid adverse impact on the designated nature conservation sites. Applicants will also be required to supply detailed Transport Assessments and Travel Plans, and will need to demonstrate that impacts on the highways network can be adequately mitigated. In addition, applicants will need to provide evidence that the site can be supplied with sufficient and affordable power supply, to ensure that a range of B1 (business) and B2 (general industrial) uses can be accommodated.

Site 16 - Expansion of Sandford Lane Industrial Estate

The Council's preferred option is to allocate 1ha of additional employment land as an extension to Sandford Lane Industrial Estate. This site is currently located within the green belt, but the Council's green belt review indicates that releasing the site from the green belt would not be contrary to the purposes of the designation. The Council is proposing to release the land from the green belt to enable expansion of the industrial estate.

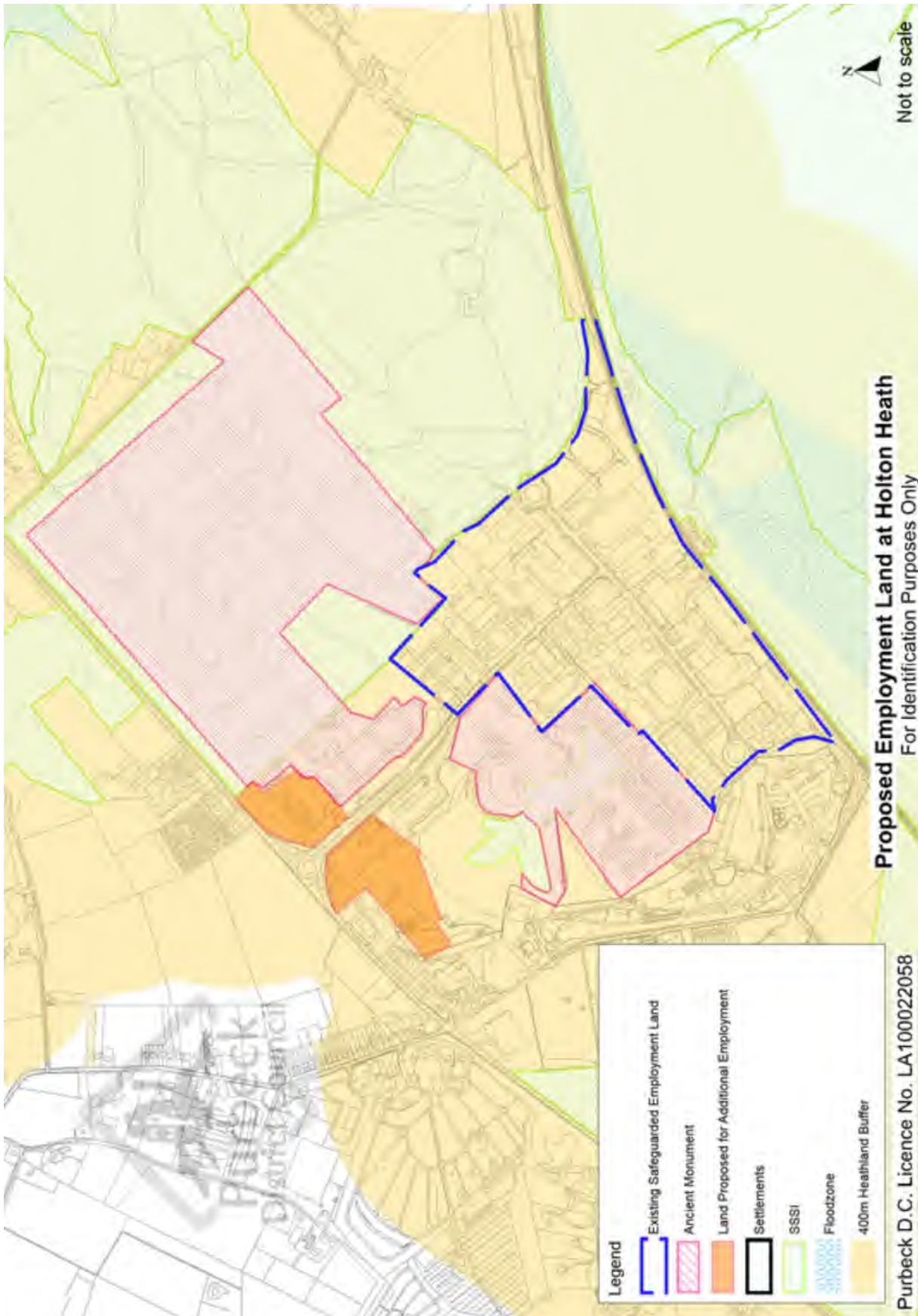
This site is partly located within flood zones 2 and 3, and also lies adjacent to a Site of Special Scientific Interest (SSSI). Development on this site is likely to require mitigation measures to ensure that there is no adverse impact on the SSSI. Flood prevention measures are also likely to be required at this site.

Site 17 - Corfe Castle Depot

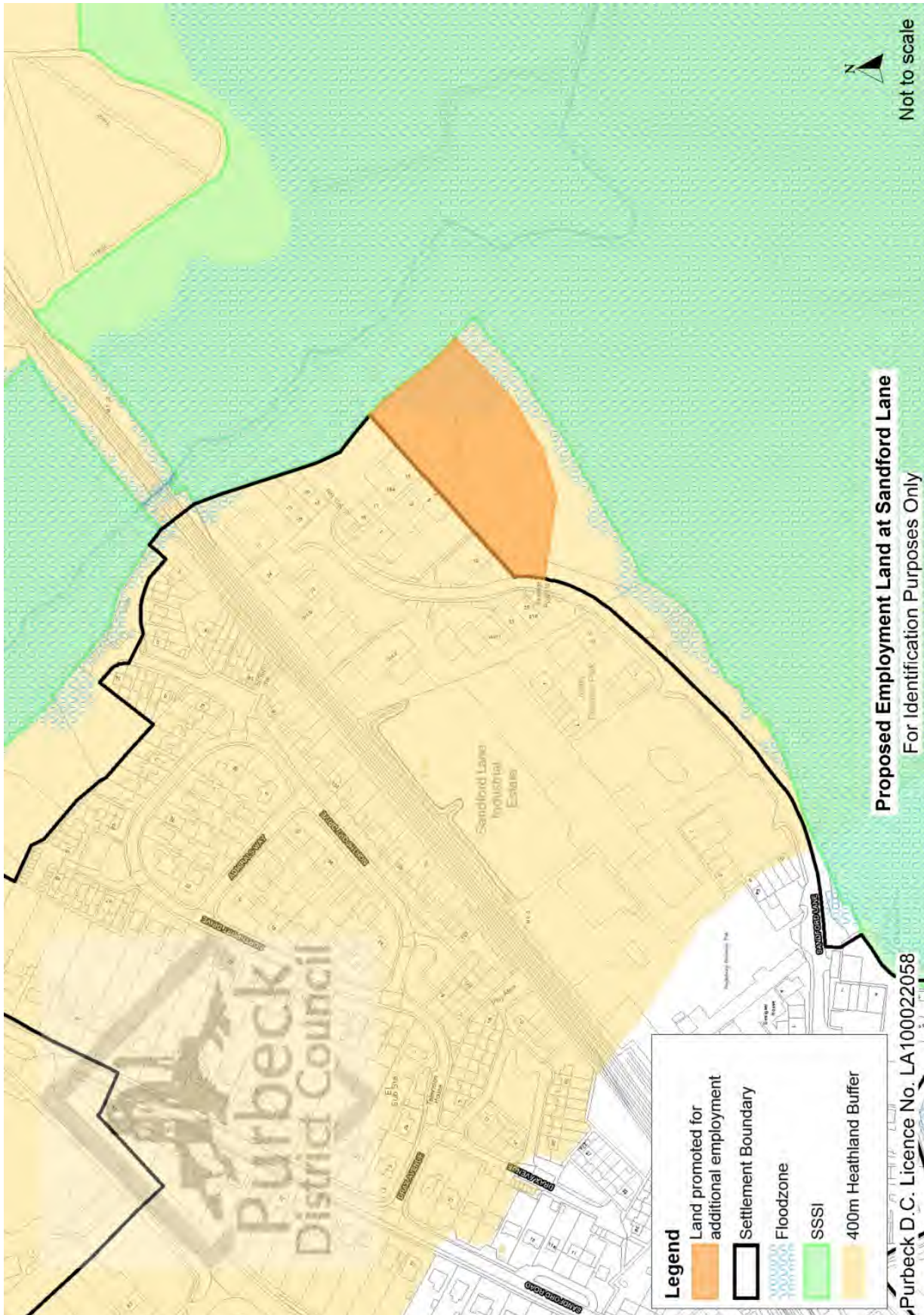
The Council's preferred option is to allocate 0.6ha of employment land at Corfe Castle Depot. The site is partly located within flood zones 2 and 3 and flood prevention measures are likely to be required. It is within the AONB and any planning application will need to demonstrate that it would not cause adverse harm to this designation.

Site 18 - Amendment of safeguarded employment area at Dorset Green

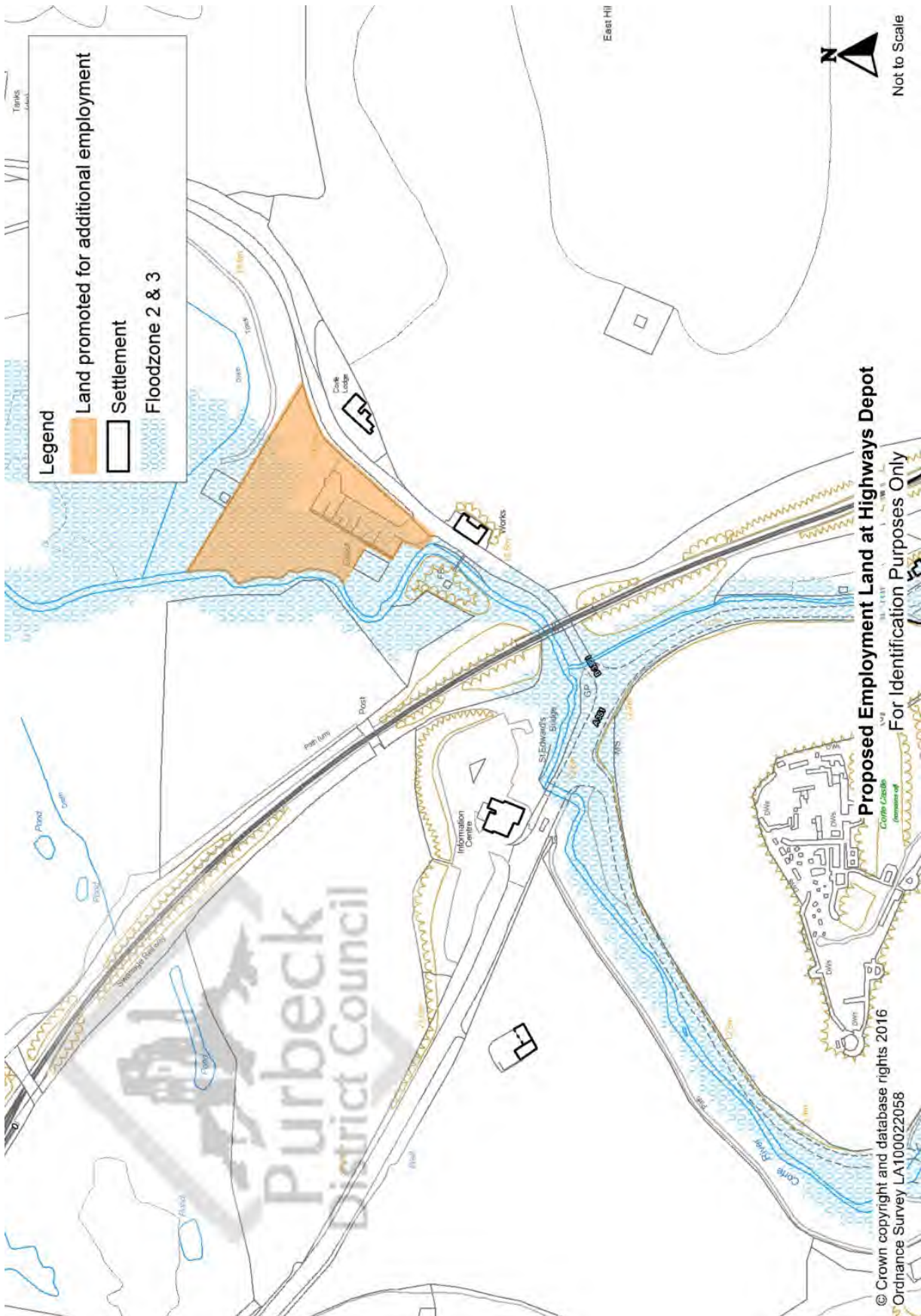
The Council's preferred option is to amend the boundary of the safeguarded employment area at Dorset Green to match the boundary of the Enterprise Zone. The proposed boundary revisions are shown on the relevant map.



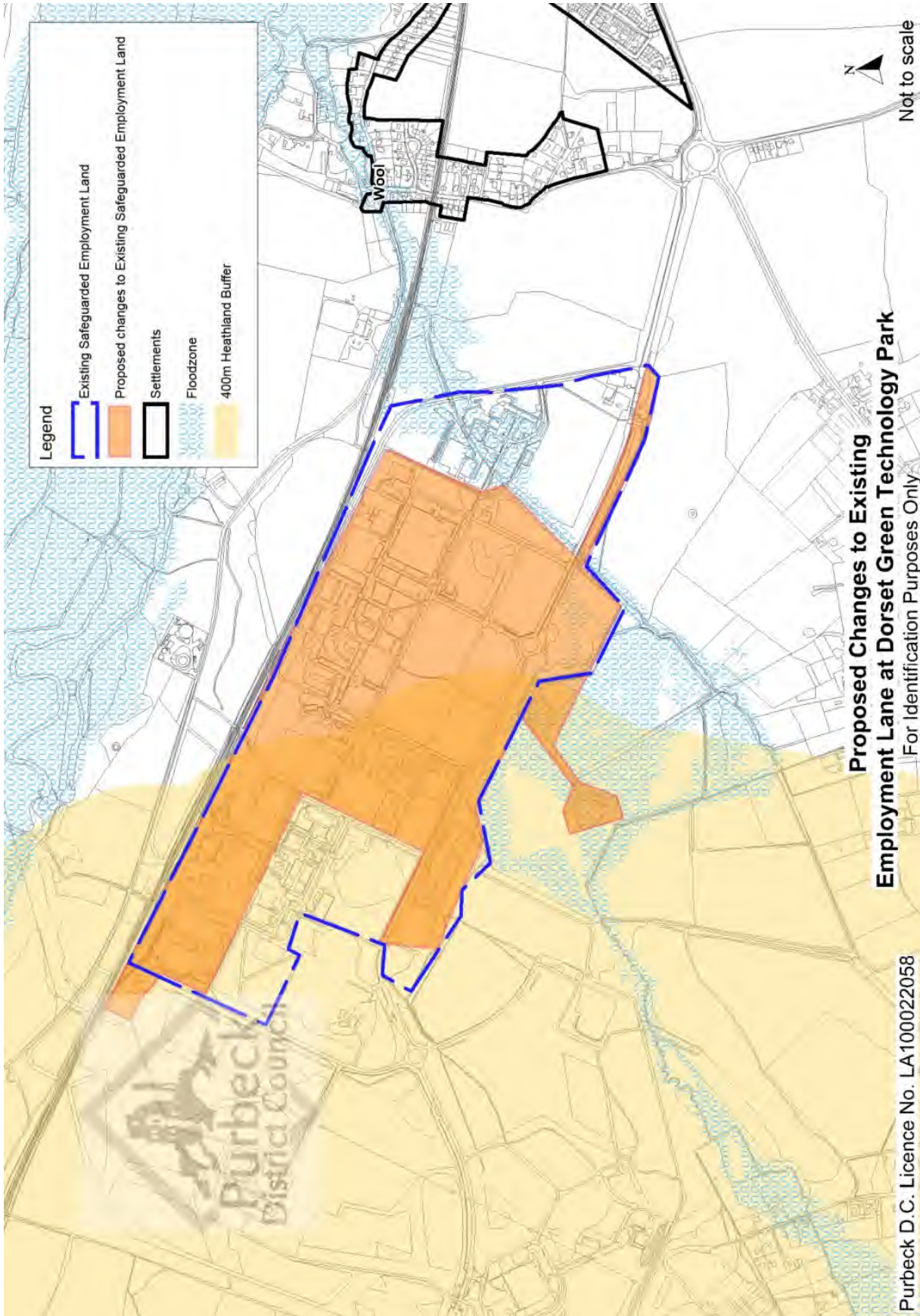
Site 15 - Expansion of Holton Heath Trading Park



Site 16 - Expansion of Sandford Lane Industrial Estate



Site 17 - Land at Highways Depot, Corfe Castle



Site 18 - Amendment of safeguarded employment area at Dorset Green

Possible Additional Option - Bovington Middle School

The Council is seeking views through this consultation as to whether Bovington Middle School should be allocated for a care home. You can comment on this suggestion by referring to Site 19 - Bovington Middle School in the housing mix section of this document.

The results of this consultation will help to inform the Council's decision as to whether or not the Bovington Middle School site should be allocated for employment uses or a care home.

Retail

Background

- 104** The Council's current strategy directs the majority of retail (food and non-food) development to Swanage and the small remainder will be delivered in other town centres and village centres through extensions to premises and changes of use.
- 105** National planning policy requires plans to meet their objectively assessed needs and this includes retail needs. The Poole and Purbeck Town Centres, Retail and Leisure Study (2015) shows that the Council may need to deliver an additional 600sqm (net) of food retail floor space, over and above the need identified in the PLP1. To give some context, the Sainsbury's in Wareham currently has approximately 950sqm (net) of retail floor space.
- 106** As part of the Issues and Options consultation, the Council sought views on whether to provide up to an additional 600sqm (net) food retail floor space, or whether to provide more than this level of floor space. The Council also asked where additional retail floor space should be provided, such as focussed at one settlement, spread across the district, or through provision of an out-of-town facility.

You said

- 107** Approximately half of respondents agreed that the Council should provide up to an additional 600sqm (net) of food retail floor space, whilst the majority of respondents (58%) disagreed with the provision of more than 600sqm (net).
- 108** In terms of where additional retail floor space should be provided, the largest group of responses to this question favoured spreading retail development around the district (25%), followed by at the towns (12%), near Wareham (11%) and an out of town location (10%). Around 18% felt that there was no need to provide any additional retail development and a further 9% favoured growth but did not specify where this should be located.
- 109** The responses favouring retail development near Wareham and spread across the district included both support and opposition for an out-of-town store.

We've done

- 110** National planning policy says that the Council should consider options for retail development within existing town centres, before considering other options. Town centres in Purbeck are in Swanage and Wareham. The Council is proposing changes to the Swanage Town Centre boundary through the Swanage Local Plan, and is also seeking to allocate a town centre redevelopment site in Swanage, to accommodate the majority of the food and non-food retail need identified in the PLP1.
- 111** There are not currently any suitable and available sites within or adjacent to Wareham Town Centre, to provide a further 600sqm (net) of food retail floor space. As such, the Council has considered other options for the provision of additional retail development.
- 112** The Council does not support provision of an out-of-town supermarket, as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.
- 113** As set out earlier in this document, the Council is proposing large scale housing allocations (of 500 or more homes) at Wool, Lytchett Minster and west of Wareham. All three of these proposed allocations could accommodate an element of small-scale local retail, to help meet residents' everyday needs.
- 114** Further work is needed to determine the appropriate location for small shops within each site, and applicants would need to demonstrate that any additional shops would not adversely impact on the vitality or viability of the district's existing town centres and local centres. However, at this stage the Council supports the principle of providing small scale retail units as part of these three large scale proposed housing allocations.

Options

Preferred Option 5 - Retail

The Council's preferred option is to support the provision of small-scale local food shops as part of the proposed housing allocations at Wool, Lytchett Minster and west of Wareham.

These small-scale local shops will contribute towards the provision of around 600sqm (net) additional food retail floor space in the district, over and above that which is already planned for through the current local plan. Any remaining floor space requirement will be met at the existing town centres and local centres through extensions to premises and changes of use.

Alternative options

- 115** The Council does not consider that there are any reasonable alternative options for the provision of additional food retail floor space through the Partial Review.

Heathland Mitigation

Background

- 116** The heaths of South East Dorset are protected through European and British law (the Habitat Regulations) because they are home to threatened wildlife, both plant and animal. The Habitat Regulations place responsibilities on the Council to ensure that any developments do not have an adverse impact on the heaths and their wildlife. Earlier research on visitor patterns and the impact of development on heathlands informed the current policies. A summary of the impacts was provided in the Heathlands Background Paper⁽⁷⁾ which accompanied the Issues and Options consultation.
- 117** The Council's current policy is to not allow residential, tourist and some equestrian-related development within 400m of an internationally-protected heath, but to allow development between 400m and 5km of a heath as long as the impacts can be mitigated.
- 118** As part of the Partial Review Issues and Options consultation the Council asked if there was support for the current approach of no development up to 400m from the heath and the approach to mitigation between 400m and 5km.

You said

- 119** The results of the consultation on the Partial Review Issues and Options show that the majority of respondents (over 75%) agree that the current approach of not allowing specific types of development between 0 and 400m of the heath should be maintained. The results also show that the majority of just over 60% agree with the current approach to mitigating development between 400m and 5km.
- 120** The Council did receive some comments from those who disagreed with the current approach. This included concerns that the 400m zone is inflexible, and suggestions that more account should be taken of the accessibility of the nearby heathland and any barriers there might be to access. There was also a suggestion that alternative approaches should be considered to providing mitigation between 400m and 5km of the heathland, rather than relying on Suitable Alternative Natural Greenspaces (SANGs).

We've done

- 121** The Council employed a consultant to explore the possibility of an alternative(s) to, the current heathland mitigation strategy in Purbeck, including potential alternatives to the 400m zone and potential alternative mitigation measures for development within the 400m to 5km zone.
- 122** The report concludes that there appears to be no evidence that mitigation is not required for a net increase in dwellings within Purbeck district over the Local Plan period to avoid adverse effects on the Dorset Heathlands SPA, SAC and Ramsar site. There is also no evidence to support a move away from a 400m 'no net new residences' zone.

7 www.dorsetforyou.com/Purbeck-partial-review

- 123** The report identifies that SANGs appear to be an achievable solution for much of the new housing expected in Purbeck district, particularly if this is focussed on large developments that will provide their own bespoke SANG. Where SANGs cannot be achieved, there is potential, given the small number of dwellings likely to be affected, to explore opportunities for improving strategic access to the wider countryside as an alternative to actual SANG. Individual proposals for this would require consideration on a case by case basis. The full report can be accessed online at: www.dorsetforyou.com/Purbeck-partial-review.

Options

Preferred Option 6 - Heathland Mitigation

The Council's preferred option is to continue with the current approach to heathland mitigation. This means that residential, tourist and some equestrian-related development will not be allowed within 400m of an internationally-protected heath, but development will be allowed between 400m and 5km of a heath as long as the impacts can be mitigated.

For sites of around 50 homes or more, heathland mitigation will usually be provided in the form of SANGs. However, in instances where the Council is satisfied that a SANG cannot be achieved, the Council will be willing to explore opportunities for improving strategic access to the wider countryside as an alternative to SANG provision. The current PLP1 policy DH (Dorset Heaths International Designations) is flexible enough to allow alternative mitigation to be provided, where SANGs are not achievable.

- 124** Given the evidence set out in the Purbeck Heathlands Report, the Council does not believe there are any realistic alternative options which could ensure no adverse impact on the internationally protected heathlands in the District.

Norden Park and Ride

Background

- 125** Norden Park and Ride currently provides a facility that eases congestion on the A351 and reduces parking demand in Corfe Castle and Swanage. In order to help further alleviate congestion and ease parking issues in eastern Purbeck, Dorset County Council (DCC) believes there could be a case for expanding the site.
- 126** The objectives for the potential expansion can be summarised as follows:
- To increase the number of people using the Park and Ride as a base to explore Corfe Castle and east Purbeck by walking, cycling, bus and rail;
 - To replace car parking which is likely to be lost at Studland due to coastal erosion, and linked provision of a shuttle bus service between Norden and Studland; and
 - To explore potential for improved coach parking to avoid problems with coaches travelling to Corfe Castle.

Options

127 As part of the Partial Review issues and options consultation, the Council sought views on whether or not Norden Park and Ride should be expanded. The Council also asked for any alternative suggestions to help alleviate congestion.

You said

128 The majority of respondents (just over 60%) supported expansion of Norden Park and Ride, and this included support from Corfe Castle Parish Council, Historic England, Highways England, and the Dorset AONB team.

129 Those who disagreed with the proposal cited concerns that they did not think that a park and ride would be effective and that expanding the facility could potentially encourage more people to use the A351. There were also concerns about the level of demand for expanding Norden Park and Ride, and suggestions that a park and ride should be provided close to Wareham station instead, to take advantage of the forthcoming Swanage to Wareham railway link.

We've done

130 Dorset County Council and the Norden Park and Ride Forum have now identified a potential expansion site, located between the railway and the A351. It is important to emphasise that further detailed site assessment work is required, to investigate potential impacts on landscape, ecology and archaeology, particularly in the southern part of the site. As such, the full site may not be appropriate for additional car parking.

131 The District Council supports the proposed expansion of the Park and Ride in this location, subject to further detailed site assessment, and providing that the site incorporates high quality landscaping, to ensure that the car parking would be difficult to distinguish from Corfe Castle and The Ridgeway.

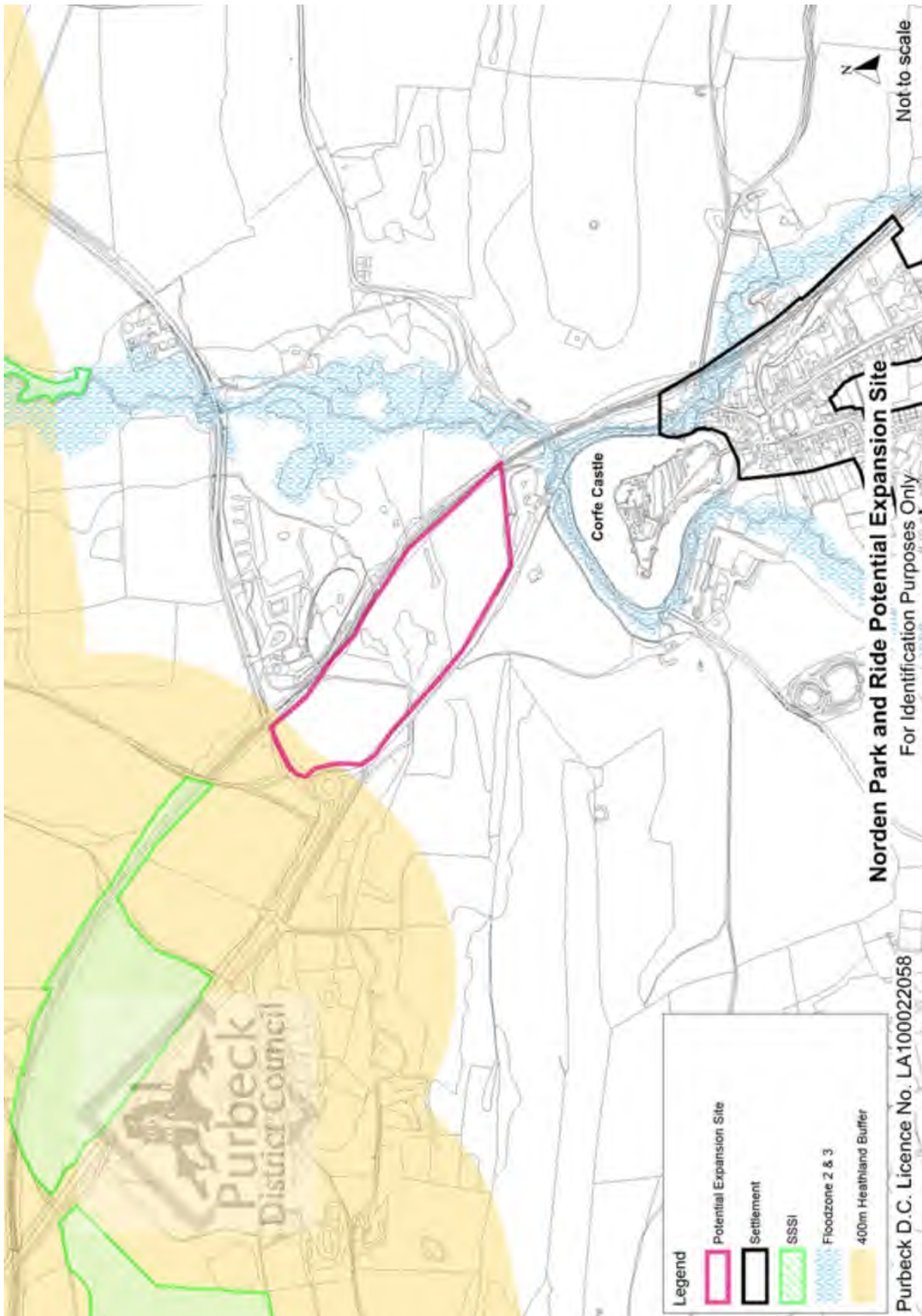
132 Further improvements to Purbeck's transport network will also be required in order to accommodate the level of new development proposed through the Partial Review. The Council is working with Dorset County Council to update the Purbeck Transport Strategy, which will identify future transport schemes and improvements in the district.

Options

Preferred Option 7 - Norden Park and Ride

The Council's preferred option is to support the expansion of Norden Park and Ride at the location shown above, subject to detailed assessments of the likely impacts on landscape, ecology and archaeology. These assessments may indicate that the full site is not appropriate for car parking.

Any application for expansion of the Park and Ride will need to be accompanied by evidence to demonstrate that the proposals would not have an adverse impact on the AONB. In particular, high quality landscaping will be required, to ensure that the additional car parking is difficult to distinguish from Corfe Castle and The Ridgeway.



Preferred Option 7 - Norden Park and Ride

Affordable Housing Delivery

Background

- 133** At the time of the issues and options consultation, the Government had introduced through the PPG a new threshold for affordable housing, which superseded Purbeck's Policy AH (Affordable Housing) of the PLP1. Therefore, the Council took the opportunity to consult on new thresholds.
- 134** Further to the consultation, the Government was subject to a successful legal challenge on the way in which it introduced the new threshold. This meant that the Council was able to revert to its original policy. However, in May 2016 the Court of Appeal found in the Government's favour and the PPG has been updated accordingly. The ruling applied to developments of 10 homes or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm. However, in designated rural areas and the AONB (which, in Purbeck's case, covers the whole of the district, except for Upton and Wareham towns) councils can require a commuted sum in lieu of affordable housing from sites of 6-10 dwellings. As delivery of affordable housing is a corporate priority, the Council does intend to introduce this threshold for sites of 6-10 dwellings in designated rural areas and the AONB.
- 135** In addition to Policy AH, it is worth noting that the Council also secures affordable housing through Policy RES (Rural Exception Sites) of the PLP1. In line with the provisions of the NPPF, this policy allows some market housing on exception sites, where this would facilitate the delivery of significant affordable housing.
- 136** The tenure of affordable housing is guided by PLP1 Policy AHT (Affordable Housing Tenure).

You said

- 137** The responses received during the issues and options consultation showed support for collecting commuted sums in lieu of onsite affordable housing provision for eligible developments of between 6 and 10 dwellings.
- 138** The Council also received feedback on its existing policy, particularly relating to the percentage requirements and thresholds. The general view of local people and town / parish councils is that the Council should maximise affordable housing delivery as much as possible; whereas respondents from the development industry felt that the current policy negatively affects development viability. This sets a clear case for the Council to reassess the existing policy to make sure that it is fit for purpose.

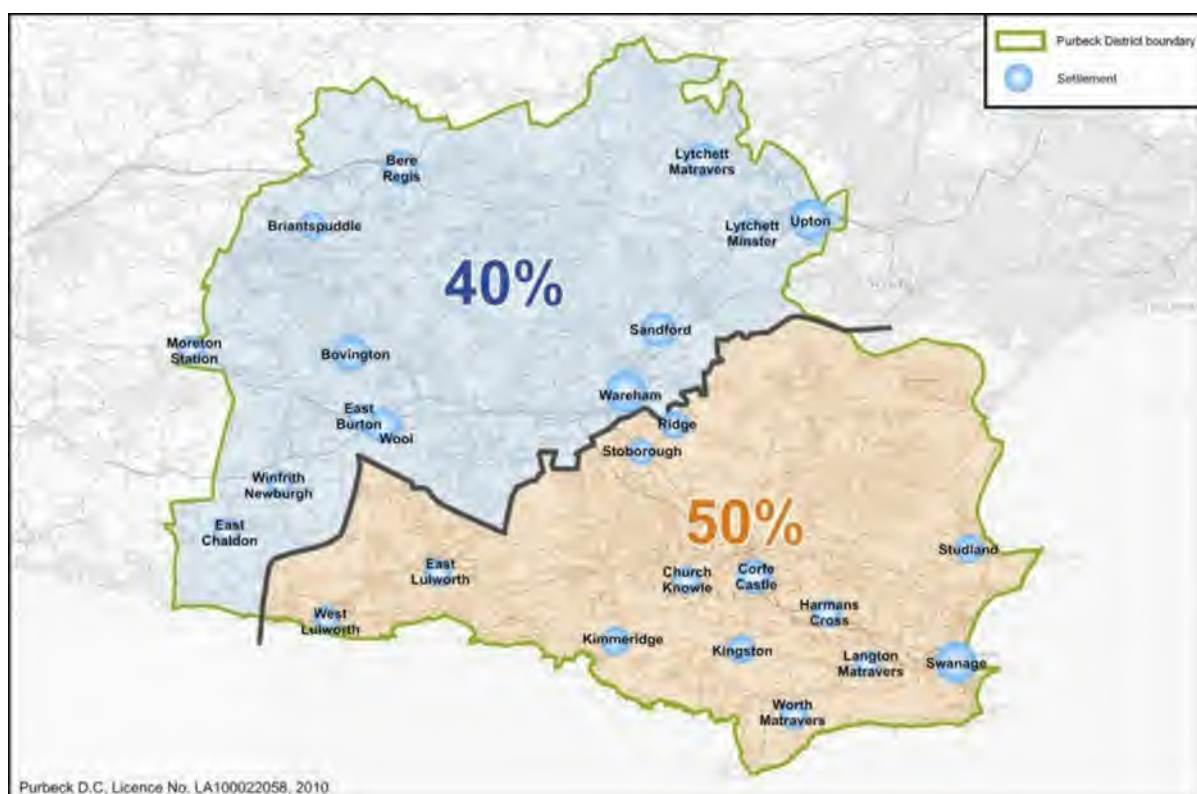
We've done

- 139** The Council is aware of the requirements of national policy that plans have to be deliverable and development has to be viable. Equally, the Council is aware of the need for affordable housing and that using market housing to cross-subsidise it and provide the land is a key way to deliver it. Therefore, there is a clear balance where affordable housing is maximised from development, but it still means development is viable and comes forward.

- 140** The Council commissioned the 'Purbeck District Partial Review of the Purbeck Local Plan Part 1 and Revised Community Infrastructure Levy Economic Viability Assessment (2016)' to inform the Partial Review. It tested a range of affordable housing percentages, thresholds and tenure mixes.
- 141** Another key aspect that the 2016 viability report looks at is the proportion of market housing to allow on rural exception sites. This is because the current Policy RES treats each case on its merits, rather than being prescriptive. However, in practice, the Council is finding that the lack of prescription is seen as a drawback by landowners and clarification would be beneficial.

Evidence base

- 142** The 2016 viability update study recommends that the Council should make some alterations to its existing Policy AH, which are shown in the revised policy below. It also recommends that the Council should maintain the current north / south split shown on the map below.



North and south Purbeck affordable housing requirements

- 143** The evidence has also concluded that a ratio of 70% affordable housing to 30% market housing would be appropriate as a clarification in Policy RES.
- 144** The Eastern Dorset SHMA has looked at the tenure splits for affordable housing required in Purbeck and concludes that 77% should be rented and 23% should be intermediate. The viability study finds that this would increase viability compared with the current policy.

Options

145 The SHMA has also looked at the housing mix that should be required of affordable housing in terms of property sizes and bedrooms. The Council's housing background paper recommends that this should be incorporated into the proposed new housing mix policy, which can be viewed in the housing mix section of this document.

Options

146 The Council is aware of the Government's recent consultation on starter homes and potential alterations to the definition of affordable housing. Should the Government introduce any changes, they may lead to alterations to the policies below.

147 The Council proposes to update Policy AH (Affordable Housing) as follows. Please note that this policy will need to be read in conjunction with proposed new Policy HM in this document's housing mix section.

Policy AH - Affordable Housing

The Council will apply the following policy in relation to affordable housing provision when determining planning applications for all new residential development, including residential elements of mixed use schemes, but not including holiday accommodation. The north / south split is in accordance with the map above.

Sites of 1-10 units and a maximum combined gross floorspace of no more than 1000sqm

Number of units	North Purbeck	South Purbeck
1 - 5	0%	0%
6 - 10*	20% commuted sum	30% commuted sum

*applies district-wide, except for Upton and Wareham.

Sites of 1-10 units and a maximum combined gross floorspace of more than 1000sqm

Number of units	North Purbeck	South Purbeck
1 - 5	20% commuted sum	30% commuted sum
6 - 10	20% onsite	30% onsite

Sites of 11 or more units

Number of units	North Purbeck	South Purbeck
11+ in settlement boundaries	40% on site	50% on site

Number of units	North Purbeck	South Purbeck
Settlement extensions identified in the Local Plan	40% on site in Wool and Upton. 50% on site elsewhere	50% onsite

In all cases the Council will take account of:

- Current identified local need in the District;
- Economic viability of provision;
- Other overriding planning objectives for the site; and
- Any other considerations deemed relevant to the delivery of affordable housing.

Any part units will be met through a commuted sum. Affordable housing provision should be provided on site. Alternatively, where an applicant can provide robust justification, the Council will, in the first instance, seek to secure off-site provision of the equivalent value of onsite provision. Where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on site provision will be required. Any justification must identify how it would contribute to wider objectives relating to the creation of sustainable and mixed communities and / or meeting a particular identified local housing need.

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 exceptional circumstances to the Council's satisfaction. Such justification will be expected to include a financial viability appraisal, site suitability appraisal, and development mix appraisal. This 'open book' approach will enable the Council to form a view on the viability of the proposed scheme, including the identification of economic constraints (for example, existing high use values) and their impact. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority.

To ensure the development of mixed and sustainable communities, the affordable housing element of schemes should be fully integrated or 'pepper potted' through the site apart from in exceptional circumstances where sufficient justification for concentration in one location is provided by the applicant and agreed by the Council.

Sites that are phased or sub-divided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme. Affordable housing provision will be required in accordance with the combined site area rather than smaller phased or subdivided areas. The affordable housing provision must be provided on each phase or subdivision.

Further detail is set out in the Affordable Housing Supplementary Planning Document.

- 148** Further detail on how the revised policy compares with the original can be found in the Council's revised policies background paper. The key change is to reflect the implications of the Court of Appeal ruling and PPG update, as discussed above. It is important to note that the Council intends to retain the flexibility of the original policy, which allows developers to challenge the Council's requirements independently, should viability be questioned.
- 149** Given the strength of the evidence and the flexibility of the policy, the Council does not believe there are any realistic alternative options.
- 150** The Council proposes to update Policy RES (Rural Exception Sites) as follows:

Policy RES - Rural Exception Sites

In order to meet local needs in rural areas, excluding the settlements of Swanage, Wareham and Upton, affordable housing will be allowed in the open countryside in and around settlements where residential development is not normally permitted, provided that:

- The Council is satisfied that the proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural parishes, which cannot otherwise be met;
- Ideally, the site is not remote from existing buildings and does not comprise scattered, intrusive and isolated development and is within close proximity to, or is served by, sustainable transport providing access to local employment opportunities, shops, services and community facilities. However if evidence can be submitted to demonstrate the site is the only realistic option in the parish, the Council will give consideration to supporting the proposal;
- The number of dwellings should be commensurate with the settlement hierarchy set out in Policy LD: Location of Development, of character appropriate to the location and of high quality design; and
- There are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.

Rural exception sites will also be permitted in the South East Dorset Green Belt, where they accord with the above criteria and where development would not harm the function or integrity of the green belt through causing the settlement to sprawl towards neighbouring towns or villages.

On rural exception sites, a small amount of market housing may be permitted, provided it enables the provision of significant additional affordable housing to meet local needs. The Council will use a split of 30% market housing to 70% affordable housing as its starting point. Where an applicant believes this split would make a scheme unviable, they will be expected to provide full justification through an independent viability appraisal. The applicant will be expected to fund the independent verification of the viability assessment by a person appointed by the local planning authority.

Further detail is set out in the Council's Affordable Housing SPD.

- 151** Further detail on how the revised policy compares with the original can be found in the Council's revised policies background paper. The key change is the introduction of further clarity as to the market housing and affordable housing split allowed on rural exception sites, but with an element of flexibility where viability is questioned. This is in line with up-to-date viability evidence.
- 152** Given the strength of the evidence and the flexibility of the policy, the Council does not believe there are any realistic alternative options.
- 153** The Council proposes to update Policy AHT (Affordable Housing Tenure) as follows:

Policy AHT - Affordable Housing Tenure

The tenure of affordable housing will be negotiated on a site-by-site basis to reflect identified local need, but is likely to be split as follows:

- 77% Social Rented/Affordable Rented Housing
- 23% Intermediate Housing to Rent or Purchase

- 154** Further detail on how the revised policy compares with the original can be found in the Council's revised policies background paper. The key change is the updated tenure split, which is in line with the updated Eastern Dorset SHMA. The policy retains its flexibility by inferring that the tenure split is indicative and can be negotiable.
- 155** Given the strength of the evidence and the flexibility of the policy, the Council does not believe there are any realistic alternative options.

Self Build

Background

- 156** The March 2014 budget committed the Government to consult on a new Right to Build, giving custom builders a right to a plot from councils. The consultation material stated that custom-build housing, including self build, is housing commissioned and built by individuals or groups of individuals for their own use, either by building the home on their own or working with builders. This is often seen as a cheaper way to acquire a home, but it is important to bear in mind that self-builders will still have to pay the going market rate for a plot and land in Purbeck is expensive. This means that it may not be an affordable option for local people on low incomes.
- 157** So far, the Government has only published details on the requirements for councils' selfbuild registers. The Council is yet to receive any steer as to how identified needs would be met. Nevertheless, the Council took the opportunity to consult on various options during the issues and options consultation. The Council can build on the response it received and can look towards devising a strategy. However, the Council's strategy may need to change if the Government publishes further information that requires an alternative approach.

Options

You said

- 158** The majority of respondents to the issues and options consultation felt that the best way for the Council to facilitate self-build projects would be to allocate a portion of settlement extension sites.

We've done

- 159** The Government requires councils to set up their own self / custom build registers and the Council set up its own in early 2016. At 1st April 2016, nearly 60 households had registered an interest for a plot. The Council has also carried out research in line with Government guidance, including building plot websites, the self build portal and enquiries from local estate agents. Further detail is provided in the Council's housing background paper. These sources have actually shown little demand, but the Council does expect demand to increase, given the Government's ambitions to make self-build a more mainstream housing choice.

Evidence base

- 160** The Eastern Dorset SHMA does not provide any information as to the number of self-build homes the Council should aim to deliver.
- 161** The Council has commissioned viability evidence to look into whether or not settlement extension sites could support an element of self build housing as part of the overall mix. The study used a scenario that assumes a developer providing a means of access and utility services to the boundaries of a plot and potentially preparing the site for construction, including levelling and drainage. The evidence shows that the provision of plots for custom-build has the potential to be a sufficiently profitable activity so as not to make development unviable.
- 162** The Council's housing background paper considers how best to incorporate self-build into planning policy. It concludes that it would be reasonable to have a target of 5% of developments of 20 or more units to be self-build, which would deliver approximately 150 self-build units over the plan period from settlement extensions alone. This proportion is in line with other councils' policies, for example in Teignbridge.
- 163** The Council proposes that this new requirement be incorporated into a new housing mix policy. See the housing mix section of this document for the policy in full.

Options

Preferred Option 8 - Self Build Housing

Developments of 20 or more units should aim to provide an allowance for 5% self-build housing.

Alternative options:

164 It is not necessary to consult on alternative options because the Council consulted on alternatives through the issues and options consultation.

Housing mix including care home provision

Background

165 The NPPF and PPG require councils to deliver a wide range of housing. This includes housing for families with children; older people; and people with disabilities.

You said

166 The Council did not consult on this as an issue during the last consultation, as much of the guidance was published after the issues and options consultation.

We've done

167 The Council has produced a housing background paper, which looks at how different housing needs can be met through the Local Plan. This section of the options document focuses on housing for families with children; older people; and people with disabilities. Further information on affordable housing; self-build housing; and military housing can be found elsewhere in this document.

Evidence base

Families with children

168 The Eastern Dorset SHMA recommends specific bedroom and dwelling type mixes, which reflects a need for 2-3 beds, and therefore family properties, for market housing, and a need for 1, 2 and 3 bed properties for affordable housing. Viability evidence tested the SHMA mix and concluded that it is viable. The housing background paper recommends incorporating the affordable housing and market housing mix into a new general housing mix policy.

Older persons' housing

Specialist (use class C3) housing

169 This is a form of congregate housing designed exclusively for older people, which usually offers some form of communal space, community alarm service and access to support and care if required. The Eastern Dorset SHMA concludes that Purbeck should deliver around 600 units of specialist accommodation, split half between the market and affordable sectors over the period 2013-2033. Viability evidence shows that schemes including specialist housing are viable.

170 The housing background paper recommends requiring 20% of sites of 100 or more units to be specialist C3 units. The larger settlement extensions in the Council's preferred housing sites should be able to deliver around 620 units with this threshold. The housing background paper recommends incorporating this into a new general housing mix policy.

Institutional (use class C2) housing

171 This provides an element of residential care and includes extra care housing and residential care homes. The SHMA concludes that the Council needs to deliver 131 units of C2 accommodation over the 2013-2033 period. This represents seven units per annum. However, the Council has already provided a net total of 85 C2 units since 2013. The Council's housing background paper shows that the remaining 46 units would be best delivered on one site.

Bungalows

172 The SHMA recommends the Council provides an element of bungalows, but does not specify how many. Viability work shows that schemes of 20 or more units will still be viable if they include up to 45% bungalows. However, the Council believes that a percentage of 10% from sites of 20 units and more would be reasonable, as this would be in line with the SHMA's recommendation to provide 'an element' of bungalows (rather than a dominant part of the mix). The housing background paper recommends incorporating this into a new general housing mix policy.

Step-free apartments and adaptable homes

173 The 2015 Housing Standards Review incorporated several aspects that were previously under the remit of planning into the Building Regulations. A key aspect is where Part M of the Building Regulations sets different space standards for dwellings. There are three choices:

1. Visitable dwellings (the default standard);
2. Accessible and adaptable dwellings (which can be adapted at a later date, e.g. for elderly, disabled and wheelchair users); or
3. Wheelchair user dwellings (already wheelchair accessible).

174 Viability evidence shows that level 1 would be viable. Level 2 could be applied to 10% of dwellings on sites of 11 or more units and the housing background paper recommends that this should be incorporated into policy. Level 3 would not be viable and therefore the Council could not insist on it. However, this would not preclude a site coming forward, should an applicant wish to do so. The housing background paper recommends incorporating this into revised Policy D of the PLP1.

People with disabilities

175 The Council's housing background paper recommends that the proposed new requirement for 10% of dwellings on sites of 11 or more units to be accessible and adaptable dwellings should help meet the needs of people with disabilities.

Preferred option

- 176** To provide for families with children and older people, the Council proposes the following new housing mix policy:

Policy HM - Housing Mix

The Council will generally expect new affordable housing to include the mixes cited in the Eastern Dorset Strategic Housing Market Assessment. However, applicants will need to liaise with the Council's Housing department to ascertain the precise mix for their particular proposal.

In order to achieve mixed and balanced communities, with a particular focus on family housing and providing opportunities for older households to downsize, the Council will generally expect new market housing to include the mixes cited in the Eastern Dorset Strategic Housing Market Assessment.

For sites delivering 20 or more units, the Council will expect 5% of the market housing mix to be self-build plots. As a minimum, the Council will require plots to be provided with a means of access and utility services to the boundaries of the plot.

For sites delivering 20 or more units, the Council will expect 10% of the market housing mix to be bungalows (single storey dwellings) to help meet the needs of the ageing population.

For strategic settlement extension sites, the Council will expect 20% of the market and affordable housing mix to be C3 specialist accommodation.

Sites that are phased or sub-divided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme. The policy requirements will apply in accordance with the combined site area, rather than smaller phased or subdivided areas.

Where an applicant believes they cannot comply with this policy's requirements in full, they will be expected to accompany their planning application with compelling evidence to support their case. This may include reference to factors such as the nature of the site, the prevailing local townscape character and the local housing stock. Where viability is questioned, the planning application must be supported by an independent viability assessment. The applicant will be expected to fund the assessment by a person appointed by the Council.

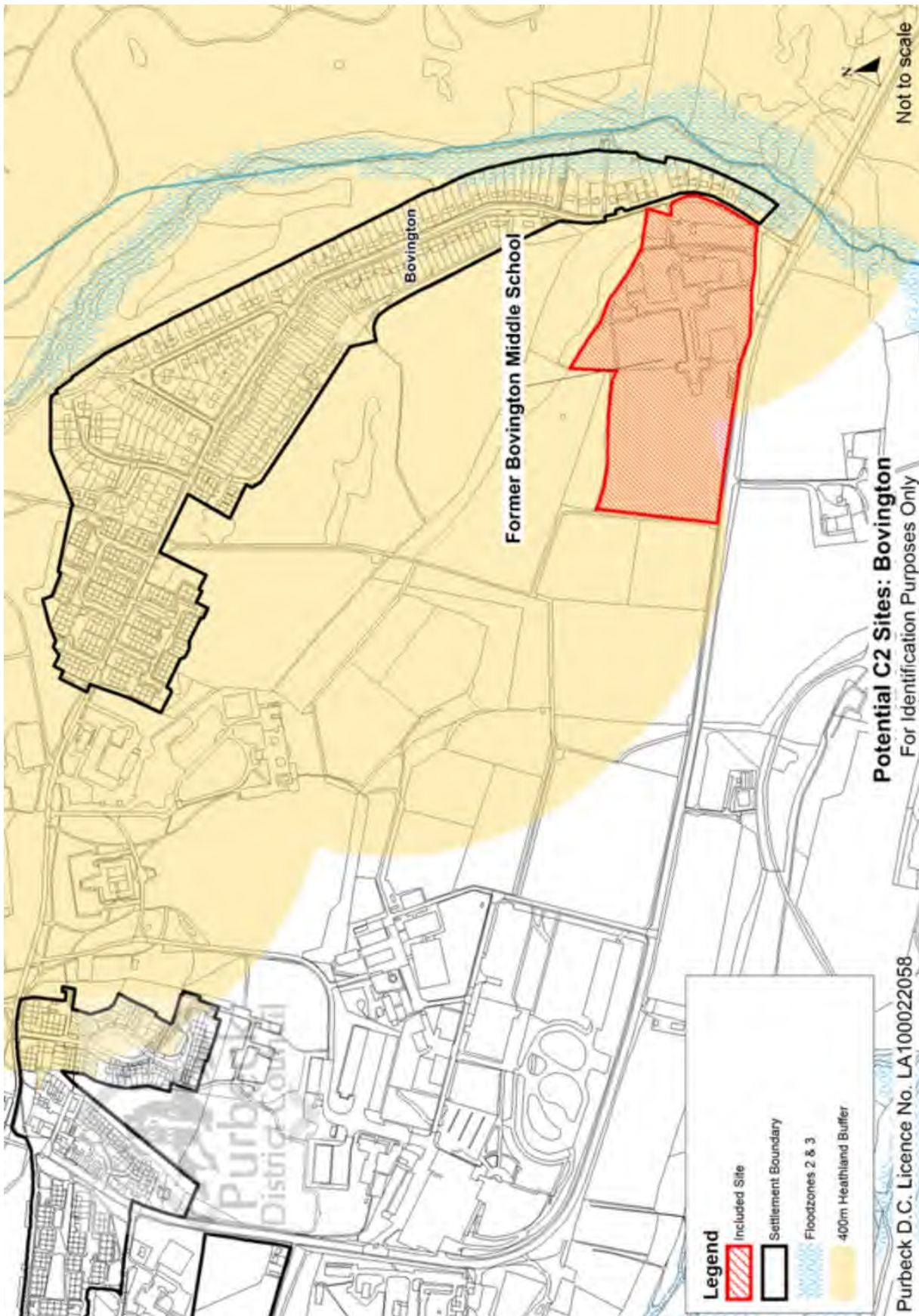
Care home provision

Preferred Option 9 - Care Homes

In order to meet C2 housing (care home) needs, the Council will identify a site for a 50-bed care home. The Council's housing background paper has assessed potentially suitable sites and proposes the options below. The choice of sites identified is between Bovington Middle School, Camp Farm at Sandford and Keyworth Drive at Sandford.

Site 19 - Bovington Middle School

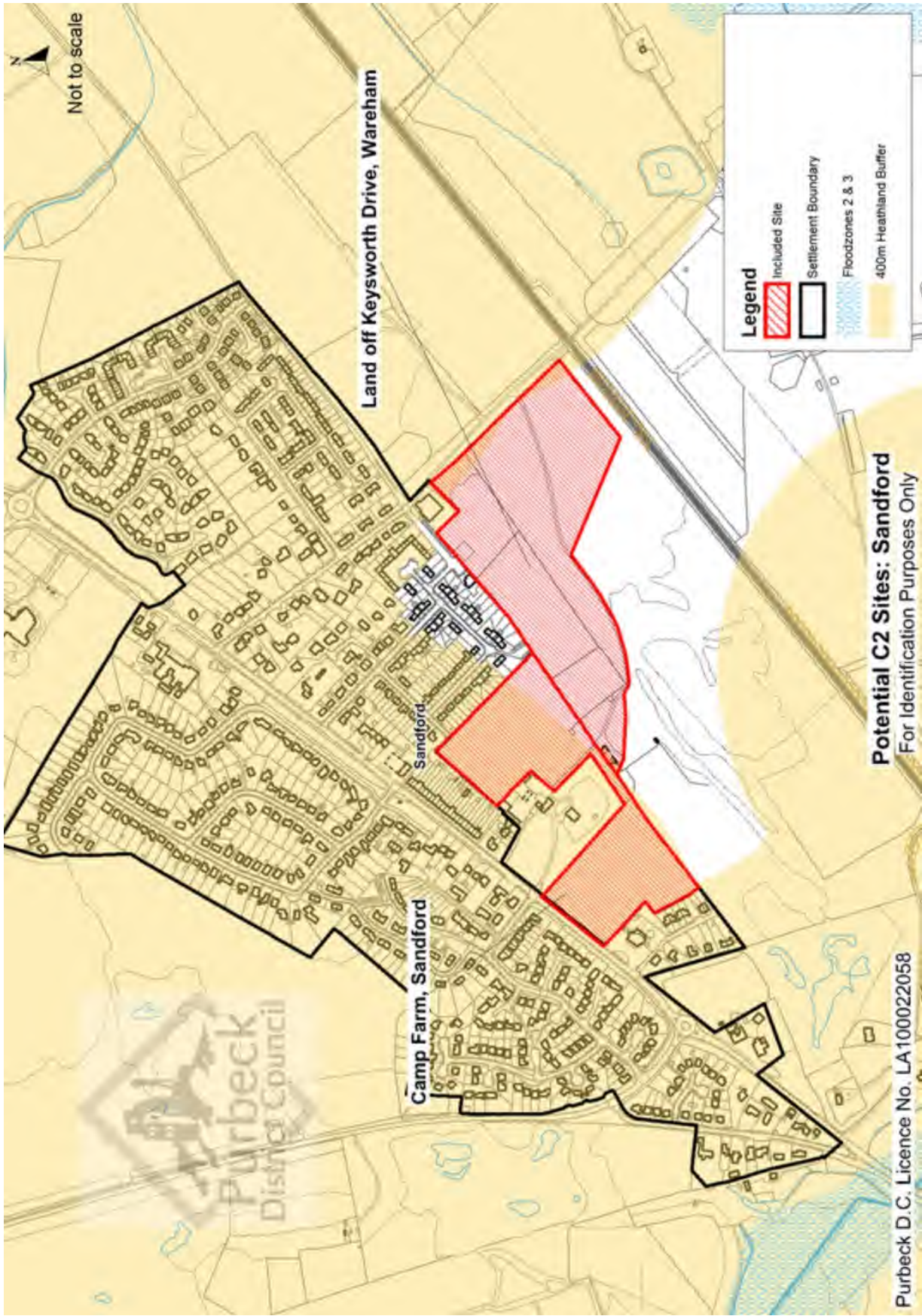
This is a 7.1ha site, of which 1.3ha are brownfield. It is publicly owned and is on the edge of a large settlement. It is located within 400m of a heath, but C2 development is permissible within this zone. There is no current C2 provision in the area. This site is large enough to accommodate a care home with 50 or more bed spaces.



Site 20 - Land at Keyworth Drive and Camp Farm, Sandford

Land at Keyworth Drive has already been considered by the Council for housing, but heathland impacts could not be mitigated. In townscape terms, development would be best located towards the north east of the site, but this could have implications for loss of playing fields. Compared with the other potential site in Sandford, this would have the greater green belt, landscape and townscape impacts.

Land at Camp Farm is essentially two conjoined sites, totalling around 4.23ha. Both sides could be developed satisfactorily in green belt, landscape and townscape terms and therefore this would be the preferred site, when compared with Keyworth Drive. The land at Camp Farm is large enough accommodate a care home with 50 or more bed spaces.



Site 20 - Land at Keyworth Drive and Camp Farm, Sandford

- 177** Provision will be made for older people and people with disabilities through an update to Policy D (Design). This is detailed in the Council's revised policies background paper and the revised policies section of this report.

Gypsies, Travellers and Travelling Showpeople

Background

- 178** There is a statutory duty on the Council to meet the accommodation needs of gypsies, travellers and travelling showpeople. Evidence⁽⁸⁾ shows that Purbeck's current identified need is for 33 pitches during the period 2013 – 2028. The Council is currently working jointly with other Dorset councils to update this evidence, to take account of changes to the Government's definition of gypsies, travellers and travelling showpeople.
- 179** The Council is also working jointly with other Dorset councils to address the need for pitches for gypsies, travellers and travelling showpeople through a joint plan. However, to date, the Council has not found any deliverable sites in Purbeck.
- 180** As part of the Partial Review issues and options consultation, the Council sought views on two options: to allocate a proportion of settlement extensions as gypsies, travellers and travelling showpeople sites; or to allocate new sites exclusively for gypsies, travellers and travelling showpeople.

You said

- 181** The consultation responses indicate that there is a much stronger level of agreement with the allocation of new sites exclusively for gypsies, travellers and travelling showpeople, as compared to the option of allocating a proportion of settlement extensions. Reasons for disagreement included that such an approach could delay or even risk the delivery of settlement extension sites for housing.

We've done

- 182** The Council has undertaken extensive work to seek to identify sites in the district for gypsies, travellers and travelling showpeople. This work has not yet led to the identification of any deliverable sites in the district. The Council needs to do everything it can to identify deliverable sites, and will continue to investigate potential options alongside the preparation of the Partial Review.
- 183** In the meantime, the Council is proposing to prepare a criteria-based policy, to allow sites for gypsies, travellers and travelling showpeople to come forward. The policy will need to be in accordance with national planning policy and guidance.

8 The Bournemouth, Dorset and Poole Gypsy and Traveller Travelling Showpeople Accommodation Assessment (2013) is available online at: <https://www.dorsetforyou.com/travellerpitches>

Options

Preferred Option 10 - Gypsies, Travellers and Travelling Showpeople

The Council's preferred option is to prepare a criteria-based policy to allow sites for gypsies, travellers and travelling showpeople to come forward, subject to fulfilling certain criteria. This would be used to determine individual planning applications for sites for gypsies, travellers and travelling showpeople.

The Council would welcome your views as to any specific criteria that should be included in the policy.

Alternative options

- 184** At this stage, the Council does not consider that there are any reasonable alternative options for the provision of sites for gypsies, travellers and travelling showpeople.

Morden Country Park

Background

- 185** During the Issues and Options consultation the Council consulted on proposals to restore a historic country park at Morden and introduce tourist accommodation of around 80-100 chalet / forest lodge units in order to make the scheme viable.
- 186** The planning inspector who examined the PLP1 remarked that land at Morden, which is located within the green belt, may be suitable for use as a country park open to the public with some tourist accommodation.
- 187** Natural England would like the Council to identify a strategic SANG in north Purbeck, as it would help direct people away from internationally-protected conservation sites elsewhere. Morden Park Corner is ideally situated to provide this.

You said

- 188** The results of the consultation indicates that there is an approximately 50:50 split between those who agree and disagree with the proposal.
- 189** Both Highways England and the Highways section of Dorset County Council would require a Transport Assessment for the development proposal in order to assess the wider network implications. The County Council has indicated it would accept a safe access to the park and chalets from the B3075.
- 190** Natural England believes a SANG could be identified which would help protect the valuable sites in close proximity to the proposed holiday park and public open space.

Options

191 Of the individuals that supported the proposal many highlighted the economic benefits the proposal could bring to Purbeck's rural economy. They also acknowledged that it would be difficult finding the balance between relieving pressure and attracting more people into the area, but that additional open space could help protect sensitive sites and be good for people. A few commented that it was a good location, particularly as there were no communities immediately adjacent that the development would adversely affect or overlook.

We've done

192 To agree to development in the green belt, the Council will need to identify exceptional circumstances. The provision of a strategic SANG and its potential environmental gain is an exceptional circumstance.

193 The SANG requirement for the holiday park alone would not meet the requirements of a strategic SANG and the Council is considering whether it can enter into a partnership arrangement with the landowners to provide a strategic SANG. There is enough land to provide for a strategic SANG and the landowner is amenable to providing this, subject to an agreed management scheme and shared responsibilities.

194 The Council will investigate possible delivery mechanisms for a strategic SANG.

Options

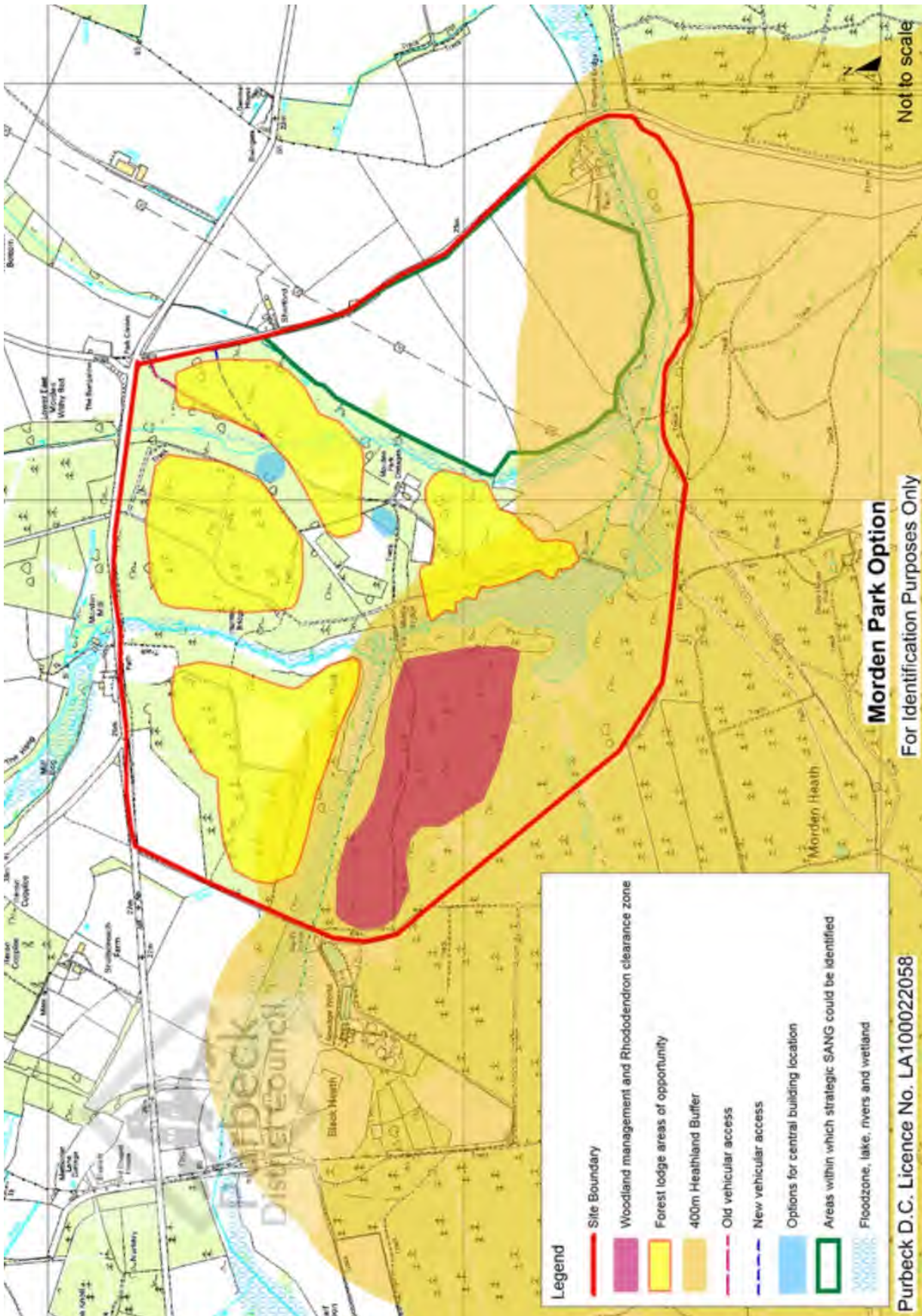
Preferred Option 11 - Morden Country Park

The Council's preferred option is to allocate land at Morden for public open space and around 80-100 holiday chalets. This is subject to agreement of a delivery mechanism for the strategic SANG.

Opening part of the land to the public will be beneficial because it will act as a strategic SANG. Natural England would like the Council to identify a strategic SANG in north Purbeck, as it would help direct people away from internationally-protected conservation sites elsewhere. The map above shows an area of around 39ha that could be a SANG.

This land is located within the green belt, but the Council considers that the provision of a strategic SANG offers very special circumstances that can justify development within the green belt.

A transport assessment will be required in order to assess the wider network implications.



Preferred Option 11 - Morden Country Park

Open Space and Green Infrastructure

Background

- 195** People need good quality open spaces, as there are many benefits, such as for health. Additional development would put pressure on existing facilities and depending on the scale and location, new development may also require its own additional facilities.
- 196** The larger strategic housing sites identified earlier in this document will provide new public open space in the form of SANGs. However, other forms of open space are also important, such as outdoor sports facilities, play areas and allotments.
- 197** As part of the Partial Review issues and options consultation, the Council sought views on whether larger developments should provide onsite facilities (e.g. sports pitches or children's play equipment) or whether development should contribute to upgrading existing facilities.

You said

- 198** Opinion was split on this question, with 47% of respondents favouring the provision of onsite facilities, whilst 53% preferred upgrades to existing facilities. There were also a number of comments suggesting that open space provision should be considered on a site by site basis.

We've done

- 199** The Council considers that a case by case approach is appropriate to consider the open space requirements for each of the proposed large housing sites. The Council is seeking views through this consultation as to the infrastructure and facilities that should be provided alongside housing at each of the proposed site, and this could include provision of new open space or upgrading of existing facilities.
- 200** The Council also plans to prepare a green infrastructure strategy for the district. Green infrastructure comprises a network of multi-functional green space, both within the town and in the countryside, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Benefits of a high quality green infrastructure network include the provision of opportunities for outdoor exercise, supporting biodiversity and supporting adaptation to climate change.
- 201** The Purbeck Green Infrastructure Strategy will map the existing green infrastructure network and identify opportunities for improvement. This will help to inform proposals for green spaces as part of the proposed large housing sites identified earlier in this document.

Options

Preferred Option 12 - Open Space and Green Infrastructure

The Council's preferred option is to consider open space and green infrastructure provision on each of the proposed housing sites on a case by case basis. Further detail on open space requirements for each site will be developed as the Partial Review progresses, and this could include provision of new open spaces and/or upgrading existing facilities.

The Council would welcome suggestions as to new or improved open spaces that could be provided alongside the proposed development sites.

Existing Policies

Background

202 As part of the issues and options consultation, the Council stated the importance of ensuring that planning policies are kept up-to-date. This is to align to changes in national guidance, as well as fine-tune existing policies.

You said

203 The Council received a large number of suggestions and these are summarised in the Council's revised policies background paper.

We've done

204 The Council has responded to every suggestion made during the issues and options consultation in its revised policies background paper. This details which suggestions can and cannot be taken forward and why.

Evidence base

205 Even though the PLP1 was only adopted in 2012, a lot has changed in terms of national guidance that needs to be reflected in local policies and new evidence has emerged that makes some policies out of date. In addition, the Council has found that some policies could benefit from wording changes that would strengthen them. The result is that a large number of policies require updating.

206 Full details can be found in the revised policies background paper. However, the table below provides a brief overview of the key proposed alterations:

Policy	Key changes proposed
AH: Affordable Housing	Updates to percentage requirements and thresholds in line with new viability evidence.

Options

Policy	Key changes proposed
AHT: Affordable Housing Tenure	Updates to tenure requirements in line with the new SHMA.
CE: Coastal Erosion	The existing policy refers to coastal change management areas (CCMA), but these are now proposed to be covered by a new CCMA policy.
CF: Community Facilities & Services	Updates to the box in the preamble that gives examples of community facilities. Clarifications that the Council will expect any development that generates its own pressures for new community facilities and services to be delivered onsite in the first instance.
CO: Countryside	Minor clarifications and an allowance for non-rural exception site housing development in settlements without a settlement boundary.
D: Design	Various updates to reflect changes brought about through the Housing Standards Review. Includes a new requirement for 10% of sites of 11 or more units to be accessible and adaptable.
DH: Dorset Heaths International Designations	Updates to reflect the Council's CIL is now adopted in the district.
E: Employment	Minor wording change.
FR: Flood Risk	Various updates to reflect national guidance. Clarification that development should seek to mitigate the effects of surface water and ground water flooding. Flexibility added so that development could occur in areas at risk of flooding, subject to certain criteria.
IAT: Improving Accessibility and Transport	Insertion of reference to Superfast Broadband.
MOD: Military Needs	Update to show an allocation for 30 military-only dwellings is no longer required.
PH: Poole Harbour	Updates to reflect the joint Nitrogen Reduction in Poole Harbour SPD.
REN: Renewable Energy	Strengthening of the wording to put greater emphasis on topography, the AONB and seascape. Links the policy to the Landscape Sensitivity to Wind and Solar Energy Development in Purbeck study.
RES: Rural Exception Sites	Update to percentage split between market and affordable housing in line with new viability evidence.
RP: Retail Provision	Strengthening of criteria relating to safeguarding retail.

Policy	Key changes proposed
TA: Tourist Accommodation & Attractions	Greater flexibility to allow new accommodation in the AONB and green belt, provided it would not harm the purposes of either designation. Strengthening of the policy in regard to the viability and marketing requirements for any proposed loss of accommodation.
Maps	Various updates, for example relating to identified highways improvements, which have now been carried out.
Glossary	Update to the examples of community facilities and services.

207 Further updates to policies may be required to reflect any future changes to Government guidance. There are also a number of amendments that will be required to take account of proposals shown in this paper. The Council will publish a full draft plan, with all proposed policy updates at the pre-submission publication stage.

Options

Issue 2 - Existing Policies

The Council recommends that the proposed alterations to existing policies, as detailed in the Council's revised policies background paper, are taken forward.

208 The Council does not consider that there are any reasonable alternatives to this option.

New Policies

Background

209 As part of the issues and options consultation, the Council asked if it would be appropriate to introduce any new planning policies. This is to align to changes in national guidance, as well as to reflect changing needs in the district.

You said

210 The Council received a large number of suggestions and these are summarised in the Council's new policies background paper.

We've done

211 The Council has responded to every suggestion made during the issues and options consultation in its new policies background paper. This details which suggestions can and cannot be taken forward and why.

Evidence base

212 The Council's new policies background paper recommends that the new policies below are taken forward. In all cases, the background paper provides the reasoning behind the proposed introduction of the policy, as well as the text that would preface each policy. Therefore, the policies highlighted below should be read in conjunction with this background paper.

Options

Coastal Change Management Areas

213 The Council considers this new policy necessary because paragraphs 106-108 of the NPPF require councils to identify coastal change management areas (CCMAs), where necessary. The Council stated in Policy CE: Coastal Erosion of the PLP1 that it would investigate the issue further through future plans. Given the significant predicted rates of shoreline change in areas that will not be protected by defences over the next 100 years, the Council believes there is a case for identifying CCMAs and making clear what development will be allowed within them.

214 The Council has produced a CCMA background paper to support this new policy. The policy below refers to a proposals map, but the Council will not be producing this until later drafts of the Partial Review. Instead, the maps can be viewed in the CCMA background paper.

Policy CCMA - Coastal Change Management Areas

Development within the Coastal Change Management Areas (CCMAs), as defined on the proposals map, will be granted planning permission, subject to the proposal comprising:

1. Development linked to the coast;
2. Hotels, shops, office or leisure activities with substantial social and economic benefits to the community; or
3. Other key community infrastructure, provided the applicant demonstrates that it has to be located within the CCMA and there are clear, costed plans to manage the impact of coastal change on it and the service it provides.

New residential development will not be appropriate within a CCMA.

Any planning application for 1, 2 or 3 must demonstrate that the proposal will not result in an increased risk to life or property and that it will not have an adverse impact on rates of coastal change at the site or elsewhere. Proposals must be accompanied by a coastal erosion vulnerability assessment that assesses the degree of risk and the scale, nature and location of the development. The applicant will be expected to prepare this in advance in consultation with the Environment Agency and any other relevant stakeholders. The assessment must demonstrate that the development:

- Would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate;
- Will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences; and
- Would not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere.

The assessment should also consider measures for management of the development at the end of its planned life, including any proposals for the removal of the development before the site is immediately threatened by shoreline changes. Planning conditions attached to any grant of planning permission will require the removal of the development prior to the anticipated impact of the coastal change. Any proposed development should demonstrate that secure financial arrangements are in place for the removal of any time-limited development.

Ministry of Defence installations

Ministry of Defence installations that require a coastal location will be allowed within CCMAAs, provided that any material impact on coastal processes is managed to minimise adverse impacts on other parts of the coast.

Relocation of existing development from a CCMA

Existing development that is forecast by a coastal erosion vulnerability assessment to be affected by erosion or permanent inundation within 20 years of that assessment may be relocated away from the CCMA. Planning permission will be granted, provided that:

- The proposal is for the same lawful use;
- It is a similar scale and character as the development it replaces, subject to landscape and townscape considerations;
- It is located at an appropriate location inland from the CCMA and, where possible, remains close to the coastal community from which it was displaced;
- It is able to demonstrate that no suitable site is available within an existing settlement boundary, or on previously developed land; and
- The proposal ensures that the site from which the development is relocated is cleared, made safe, or put into a temporary use in accordance with this policy.

Occupational dwellings in the countryside

- 215** The Council receives applications for rural workers' dwellings, but the criteria by which they used to be assessed have been deleted by the Government. Therefore, the Council believes there is a strong case for it to introduce its own criteria.

Policy OD - Occupational Dwellings in the Countryside

A rural worker's dwelling is for agricultural, forestry and other full-time workers in the countryside where there is an essential need for them to live at or near their place of work.

A new permanent dwelling for an agricultural, forestry or rural worker will only be permitted if:

- a) the need relates to a full-time worker and does not relate to a part-time requirement; and
- b) there is an essential existing functional need for a worker to live at, or in the immediate vicinity of, their place of work; and
- c) the economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the 'financial test' applied by the Council; and
- d) the functional need could not be fulfilled by any other means; and
- e) it is of the minimum size and an appropriate design commensurate with the established functional requirement and reflective of the enterprise's financial projections; and
- f) it is sited so as to meet the identified functional need and is well-related to existing farm, forestry or rural business buildings, or other dwellings.

Temporary rural workers' dwellings

A new temporary dwelling for a rural worker will only be permitted if:

- g) the need relates to a full-time worker and does not relate to a part-time requirement; and
- h) it is essential to support a new activity for which there is a clearly established functional need for the worker to live on or in the vicinity of the holding; and
- i) the economic viability of the enterprise to which the proposed dwelling relates can be demonstrated by satisfying the 'financial test' applied by the Council; and
- j) the functional need could not be fulfilled by any other means; and
- k) it takes the form of a caravan, a wooden structure, or other temporary accommodation of the minimum size required to support the proposed new activity, not the preferences of the applicant.

Where the Council requires independent verification of an applicant's justifications for functional need and the financial test for either a permanent or temporary rural worker's dwelling, the applicant will be expected to meet the costs for this in full. This would apply to both the planning application and, where relevant, the pre-application stages.

Removal of occupancy conditions

An agricultural or forestry occupancy condition will only be removed if the applicant can demonstrate that:

l) the dwelling 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, at a value that reflects the limitation upon the occupancy of the dwelling; and

m) the occupational dwelling no longer serves a need in connection with the holding to which it relates and there is no agricultural or forestry occupational need elsewhere that it could reasonably serve, nor is it likely that any such needs will arise in the foreseeable future.

In cases where there is an occupational dwelling associated with a rural enterprise site, the occupancy condition will only be lifted if the applicant can demonstrate that:

n) the site with the occupational dwelling 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

o) the occupational dwelling no longer serves a need in connection with the rural enterprise site to which it relates and there is no agricultural, forestry or essential rural business need elsewhere in the locality that it could reasonably serve, nor is it likely that any such needs will arise in the foreseeable future.

Sustainable drainage systems

216 Planning Practice Guidance says it could be helpful for councils to set out local situations where particular sustainable drainage systems would not be appropriate. The Council considers that this would be helpful.

Policy SUDS - Sustainable Drainage Systems

The Council considers that SUDs may not be appropriate for development in the following circumstances:

- In the proximity of coastal cliffs;
- Contaminated land; and
- Areas of potential land instability.

The need for a sustainable drainage system will depend on a number of aspects, such as the size; location; and materials of a proposed development. Applicants seeking planning permission will need to demonstrate that they have considered such aspects alongside factors such as existing drainage arrangements; the depth of the water table; the lie of the land; and underlying geology, and that the proposed drainage arrangements

are appropriate under the specific circumstances. Applicants may therefore need to seek professional drainage advice to assist with their site investigations and designing the most appropriate solutions.

Any other issues

217 The Council believes it has covered all relevant planning issues in the issues and options consultation and through this options consultation. However, please let us know if there is a relevant planning issue you feel has not been covered. The Council will endeavour to take any feedback into account in the context of national and European law.

Issue 3 - Other Planning Issues

Are there any other planning-related issues that you feel the Partial Review should address?

Glossary

Affordable housing - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

AONB - Area of Outstanding Natural Beauty. An area of countryside which has been designated for conservation due to its significant landscape value.

C2 - residential institutions, as defined under the Use Classes Order. Includes nursing homes and extra care housing.

C3 - dwelling houses, as defined under the Use Classes Order.

Conservation Area - areas of special architectural and/or historic interest designated by a local planning authority under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance. They focus on the value of all the broad elements, including the group value of buildings, open spaces, trees, traditional street patterns or features of historic or architectural interest, which make up a particularly attractive townscape.

Development - the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any buildings or other land. This includes demolition, extensions, alterations and changes of use.

DIO - Defence Infrastructure Organisation. Supports our armed forces by building, maintaining and servicing the infrastructure needed to support defence.

DPD - Development Plan Document. These are statutory documents that set the planning strategy, policies and site allocations for a local authority area.

Glossary

European protected sites - a term used throughout the Local Plan to simplify the document. It refers to nature conservation sites which are subject to the requirements set out in the Habitats Regulations 2012, e.g. SPA and SAC sites and, as a matter of government policy, Ramsar sites (NPPF para 118).

Local Plan - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

Green belt - Areas of countryside around large urban areas whose aim is to prevent urban sprawl by keeping the land permanently open. The green belt in Purbeck is located to the north east of the district and is part of the South East Dorset green belt.

Gypsies and Travellers - persons of nomadic habit of life whatever their race or origin. This includes those who, on grounds of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently. The term also includes all other persons with a cultural tradition of nomadism and/or caravan dwelling.

Habitat Regulations - the Conservation (Natural Habitats, &c.) Regulations 1994 transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The sites are frequently referred to as 'Natural 2000' sites (see below).

Heathland mitigation - measures to mitigation recreational and other impacts on protected heathlands.

Hectare (ha) - a site measuring 2.471 acres or 10,000 square metres (100 x 100m).

HMA - Housing Market Area. A geographical area in which the majority of people, who move, will move within. It also reflects functional relationships between where people live and work.

HRA - Habitats Regulations Assessment. The Habitats Regulations require land use plans to be subject to an assessment. It is an iterative process and undertaken at each key stage of plan preparation.

NPPF - National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.

Purbeck Transport Strategy - sets out future transport schemes and improvements in the district.

PLP1 - Purbeck Local Plan Part 1 sets out the strategic vision and policies for Purbeck for the period 2006 - 2027.

PPG - Planning Practice Guidance. Issued by government as a web-based resource with planning guidance on various topics in one place.

Ramsar Site - Wetlands of international importance, designated under the 1971 Ramsar Convention.

Rural Exception Sites - Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

SA - Sustainability Appraisal. An appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

SAC & cSAC - Special Areas of Conservation and candidate Special Areas of Conservation. Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.

SANG - suitable alternative natural green space. The name given to green space that is of a quality and type suitable to be used as mitigation within the district. Its role is to provide alternative green space to divert visitors from visiting the heathland Special Protection Areas (SPA). SANGs are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.

Scheduled Ancient Monument - the most important archaeological sites nationally were identified as Scheduled Ancient Monuments by the Secretary of State for the Environment, Transport and the Regions in 1979. In Purbeck, the vast majority of Ancient Monuments are Bronze Age round barrows, but there is a considerable diversity of remains from other periods, including Iron Age hill forts or camps, medieval deserted villages, and Saxon earth walls.

SEA - Strategic Environmental Assessment. A systematic decision support process, aimed at ensuring that environmental and possibly other sustainability aspects are considered effectively in policy making.

Section 106 Agreement - a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.

SHLAA - Strategic Housing Land Availability Assessment. The primary role of this assessment is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.

SHMA - Strategic Housing Market Assessment. An assessment of housing need and demand, taking into account a variety of factors prescribed by the Government.

Shoreline Management Plan - a non-statutory plan for a particular stretch of coastline.

SNCI - Sites of Nature Conservation Interest. In Purbeck, SNCIs have been identified by the Dorset SNCI Panel. These sites are of considerable nature conservation value at a local level. Some may include habitats of comparable quality to SSSIs but are of a smaller area or of a more fragmented nature.

SPA & pSPA - Special Protection Area and potential Special Protection Area. Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

SPD - Supplementary Planning Document. Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

SSSI - Site of Special Scientific Interest. Sites designated by Natural England under the Wildlife and Countryside Act 1981.