

# Reviewing the Plan for Purbeck's future

Purbeck Local Plan Review  
Settlement Strategy Update, June 2017



Thriving communities in balance  
with the natural environment

## Executive summary

This settlement strategy background paper is an update of a 2010 version, which underpinned the settlement hierarchy of Purbeck Local Plan Part 1 (PLP1) Policy LD. Policy LD splits Purbeck's settlements into Towns; Key Service Villages; Local Service Villages; Other Villages with a Settlement Boundary; and Other Villages without a Settlement Boundary.

The paper concludes that a hierarchy is still appropriate, despite some planning constraints limiting some types of development in some locations.

The paper went on to re-examine all of Purbeck's settlements, including looking at smaller settlements that were not included in the 2010 paper. It has looked at factors such as population and facilities, as well as settlements' roles and functions in their local context. The purpose is to ensure that Policy LD's hierarchy continues to be appropriate as the Council reviews the Local Plan.

The paper concludes that the majority of settlements should continue their positions in the settlement hierarchy. No changes are proposed for Towns, Key Service Villages or Local Service Villages. However, it finds that four Other Villages with a Settlement Boundary should be considered for moving down the settlement hierarchy and their settlement boundaries removed through the Council's settlement boundary review. The four settlements in question are Chaldon Herring, Church Knowle, Kimmeridge and Kingston.

Holton Heath was found to have more in common with Other Villages with a Settlement Boundary, a tier higher than its current position in the hierarchy. However, this paper concludes that constraints such as green belt and the large-scale coverage of the 400m heathland buffer mean that a new settlement boundary would achieve little at Holton Heath. Therefore, no change is recommended.

Worgret was found to have little in common with villages in the same category of Other Villages without a Settlement Boundary. Its small population and no facilities align it better to the district's smallest settlements, which are not categorised in Policy LD. Therefore, this paper recommends Worgret's removal from the hierarchy and for it to no longer be identified in Policy LD.

This update also re-examines the PLP1's spatial area split, concluding that the split continues to be appropriate.

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## Introduction

1. This paper forms part of the evidence base of the Purbeck Local Plan. It was first produced in 2010 to support the Purbeck Local Plan Part 1 (PLP1) and in particular Policy LD (General Location of Development), which ranks settlements into a hierarchy. The PLP1 is under review, so it is also worth reviewing this paper to make sure it is up-to-date and that the hierarchy of Policy LD is still appropriate.
2. During the 2015 Local Plan Review issues and options consultation, concerns were raised regarding the appropriateness of the settlement hierarchy; and how planning constraints are factored into Policy LD. This led to the following two actions:
  - Update the Council's settlement strategy in order to provide an audit of facilities and services at all of the district's settlements; and
  - Should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.
3. The purposes of this paper are to:
  - provide audit of settlements;
  - provide an overview of settlements in terms of their functions;
  - reconsider if a settlement hierarchy is still appropriate;
  - reconsider if the Local Plan's spatial area split is still appropriate; and
  - consider making clearer that Policy LD is subject to constraints.

### Purbeck settlements

4. The Government has not issued a definition of what constitutes a settlement, so it is up to councils to use their own interpretations. In some cases, one or two properties have been found to constitute a settlement, so it can be subject to interpretation. In Purbeck's case, there are areas with a group name and 2-3 homes. However, the Council does not take the view that such locations with small populations and few uses constitute settlements for strategic planning purposes. The Council records the following as settlements, which all have groups of houses and / or other uses in close proximity:

Parish	Settlement
Affpuddle & Turnerspudde	Affpuddle, Briantspuddle, Throop, Turnerspudde
Arne	Arne, Ridge, Stoborough, Worgret
Bere Regis	Bere Regis
Bloxworth	Bloxworth
Chaldon Herring	Chaldon Herring
Church Knowle	Church Knowle
Coombe Keynes	Coombe Keynes
Corfe Castle	Kingston, Corfe Castle

<b>Parish</b>	<b>Settlement</b>
East Holme	East Holme
East Lulworth	East Lulworth
East Stoke	East Stoke
Kimmeridge	Kimmeridge
Langton Matravers	Acton, Langton Matravers
Lytchett Matravers	Lytchett Matravers
Lytchett Minster & Upton	Lytchett Minster, Upton
Morden	Morden (E&W)
Moreton	Moreton, Moreton Station
Steeple	Steeple
Studland	Studland
Swanage	Swanage
Tyneham	No inhabited settlements
Wareham St Martin	Sandford, Holton Heath, Organford
Wareham Town	Wareham Town and North Wareham
West Lulworth	West Lulworth
Winfrith Newburgh	East Knighton, Winfrith Newburgh
Wool	Bovington, East Burton, Wool
Worth Matravers	Harmans Cross, Worth Matravers

Table 1: Purbeck parishes and the settlements within them



## Should there continue to be a settlement hierarchy?

5. Policy LD splits the district's larger settlements into a hierarchy, as discussed above. The purpose of Policy LD is to direct development towards the largest settlements in the first instance, as they are the most sustainable locations in the Purbeck context. As the district is covered by many environmental and other planning constraints, it is important to consider whether or not the hierarchy is still appropriate. This is particularly pertinent, given some of the constraints around the district's towns.
6. It is important to bear in mind that development is multifaceted. It does not just involve housing and includes lots of uses, including retail, tourism, employment, schools and leisure facilities. Taking Upton as an example, the 400m heathland buffer and flood zones do limit the amount of new housing that could be built in the town. However, the 400m zone and flood zones do not lead to in-principle objections to some other forms of development, for example employment.
7. As a result, it would seem improper to do away with sustainable development principles and no longer seek to direct development towards the district's most sustainable settlements in the first instance. The Council would be in a stronger position to deliver sustainable development with a hierarchy, allowing development to be directed to the top tier, where possible. It is also important to ensure that Policy LD is explicit in saying that settlements further down the hierarchy can and should be considered for development, where planning constraints mean that development would not be possible at larger settlements. Policy LD could be made clearer in this respect with the following insertion at the beginning of the policy (original wording is retained and inserted words are underlined):

'Subject to planning constraints, development will be directed towards the most sustainable locations in the first instance in accordance with the following hierarchy...'

8. The Council's sustainability appraisal has considered reasonable alternatives to Policy LD and further details can be seen later in this paper.

## Audit of settlements

### Aims

9. The purposes of this audit are to:
- identify existing facilities and services;
  - provide a ranking of settlements according to facilities and services;
  - identify populations; and
  - compare facilities and population sizes.

### Limitations

10. Owing to resource limitations, it has not been possible to gather primary information on details of the facilities on offer (e.g. kitchen/cafe, small meeting rooms, office), scale (e.g. serving immediate settlement, parish, ward, district), capacity, accessibility, genuine availability, existing pattern of use, diversity of use, existing state and condition of facilities, future plans and intentions of owners.
11. Facilities and services are constantly changing, or changes are threatened, such as library closures and bus routes. This means that the facilities can become out of date quickly. This audit provides the latest known position at June 2017.

### Method

12. The tables below summarise the classifications the Council uses for different facilities and services. They are divided into those associated with government provision (although not always the case) such as transport, health, meeting places, education, culture and open space, and those in the retail, finance and hospitality sector. The classifications reflect the primary use of a community facility/service, although it is acknowledged that some may fulfil more than one role. For instance, a school hall may also provide a shared meeting space.

Cat. No	Facilities / services		Subdivision
1	Retail	1a	Convenience store
		1b	Supermarket (above 100 sq. metres)
		1c	Specialist shops
		1d	Petrol station
2	Facilities for eating and drinking	2a	Public houses
		2b	Restaurants/tea and coffee shops
3	Financial services	3a	Post Office services
		3b	Bank/banking services/cash machine/cashback

Table 2: retail, hospitality and financial services

Cat. No	Facilities / services		Subdivision
4	Public transport	4a	Bus services

Cat. No	Facilities / services		Subdivision
		4b	Railway station
5	Health and care	5a	Hospital
		5b	Doctor's surgery
		5c	Dentist
		5d	Care and nursing home
		5e	Social Services day care facility
6	Emergency services		
7	Meeting place	7a	Hall
		7b	Church and other faith facilities
8	Education	8a	Nursery/pre-school
		8b	First school/primary school/middle school
		8c	Secondary school
		8d	Other education facilities (e.g. adult ed.)
9	Arts, library and cultural facilities	9a	Library or mobile library
		9b	Theatre/cinema/art gallery/museum
10	Formal open space/sports facilities	10a	Playing pitch
		10b	Children's play area
		10c	Allotments

Table 3: other community facilities and services

## Overview of results

13. The table below summarises the types of facilities at each settlement. Further detail can be seen in appendices 1 and 2 of this paper.

Settlement	Retail, hospitality, financial services (cat. nos. 1-3)	Other community facilities (cat. nos. 4-10)	Total
Acton	0	1	1
Affpuddle	0	2	2
Arne	2	1	3
Bere Regis	5	10	15
Bloxworth	1	3	4
Bovington	4	5	9
Briantspuddle	2	3	5
Chaldon Herring	1	3	4
Church Knowle	1	3	4
Coombe Keynes	0	2	2
Corfe Castle	6	12	18
East Burton	1	2	3
East Holme	0	0	0
East Knighton	2	1	3
East Lulworth	1	2	3
East Stoke	0	1	1
Harmans Cross	5	5	10
Holton Heath	4	2	6
Kimmeridge	1	2	3
Kingston	1	2	3

Settlement	Retail, hospitality, financial services (cat. nos. 1-3)	Other community facilities (cat. nos. 4-10)	Total
Langton Matravers	3	8	11
Lytchett Matravers	5	11	16
Lytchett Minster	1	6	7
Morden (E&W)	1	5	6
Moreton	0	4	4
Moreton Station	0	3	3
Organford	0	1	1
Ridge	0	0	0
Sandford	4	8	12
Steeple	0	2	2
Stoborough	4	6	10
Stokeford	1	1	2
Studland	5	5	10
Swanage	8	19	27
Throop	0	0	0
Turnerspuddle	0	1	1
Upton	6	11	17
Wareham	7	18	25
West Lulworth	6	7	13
Winfrith Newburgh	3	6	9
Wool	7	13	20
Worgret	0	0	0
Worth Matravers	2	3	5

Table 4: summary audit of facilities and services

## Population size

14. There are a number of sources for population data. The last Census was in 2011, although the Office of National Statistics (ONS) has produced mid-year estimates for 2012. ONS Mid Year Estimates are produced at district level, which are then used as a population model at Dorset County Council (DCC) to calculate population estimates for the wards and parishes and summarised in ward factsheets<sup>1</sup>.
15. As the DCC factsheets use ward boundaries, the Council considers them to give the most accurate population estimates for towns. These figures are summarised in appendix 3a of this paper.
16. However, not every ward has its own fact sheet and moreover the ONS does not calculate populations according to settlement. As a result, this data has some limitations for the rest of Purbeck. For example, the population data for the ward of Arne would not be able to tell us the population of the individual villages within the parish, such as Stoborough, and Ridge. For this reason, a different source of data is used, which is the Family Health Service Authority (FHSA) Patient Register Data, supplied by

<sup>1</sup> <https://www.dorsetforyou.gov.uk/knowningpurbeck>

Dorset County Council. This also has its limitations because people can still register with a doctor in Purbeck, but move elsewhere. Nevertheless, this data source is still the most accurate available.

17. Having regard to how to determine population sizes for villages, this paper does not use defined settlement boundaries. Instead, they are defined using a buffer of 250-350m around GIS (Geographical Information Systems) address point cluster data to give a more realistic picture of the village's sphere of influence.
18. Using this method, appendix 3b of this paper gives the full list of patient register data.

**Number of facilities compared with population size**

19. The table below looks at the population of settlements with 5+ facilities and services and their population size (as at July 2016). It also includes some commentary where there is a small number of facilities and services relative to population size.

Settlement	Population	Comments if large or small number of facilities and services relative to population size
<b>Tier 1: 25+ facilities and services</b>		
Wareham	5,496	
Swanage	9,601	
<b>Tier 2: 20-24 facilities and services</b>		
Wool	2,529	
<b>Tier 3: 15-19 facilities and services</b>		
Bere Regis	1,490	
Corfe Castle	984	Large number of facilities relative to population size may reflect tourist infrastructure.
Lytchett Matravers	3,321	
Upton	7,611	Small number of facilities relative to population size may reflect proximity to Poole.
<b>Tier 4: 10-14 facilities and services</b>		
Bovington	1,570	
Harmans Cross	425	
Langton Matravers	764	
Sandford	2,130	Small number of facilities relative to population size may reflect proximity to Wareham and ease of access to Poole
Stoborough	777	
Studland	328	Large number of facilities relative to population size may reflect tourist infrastructure.
West Lulworth	532	Large number of facilities relative to population size may reflect tourist infrastructure.
<b>Tier 5: 5-9 facilities and services</b>		
Briantspuddle	199	
Chaldon Herring	89	
Church Knowle	98	
Holton Heath	222	

Settlement	Population	Comments if large or small number of facilities and services relative to population size
Lytchett Minster	243	
Morden (E&W)	154	
Winfrith Newburgh	391	
Worth Matravers	202	

Table 5: summary number of facilities and services compared with population

## Conclusions

20. The audit shows a general trend with the larger settlements and larger populations support the larger numbers of facilities and services. The purpose of the next section of this paper is to draw together such factors to look at the role of settlements in terms of how they function in their locality and ultimately where they fit best in the Council's settlement hierarchy.

## Overview of settlements

21. This section takes a closer look at each settlement in table 5 above and considers their role and best fit in the Council’s settlement hierarchy. The current hierarchy features in PLP1 Policy LD, with the following categories:

- Towns
- Key service villages
- Local service villages
- Other villages with a settlement boundary
- Other villages without a settlement boundary

22. There are other villages in the district that are small and not mentioned in Policy LD. For the purpose of this updated paper, these settlements are also examined in order to ascertain if they should continue to not be identified in Policy, or if their insertion could be justified.

**Note that ‘regular bus service’ refers to at least an hourly service from Monday to Saturday during the day, and limited services in the evening and on Sunday<sup>2</sup>.**

### Towns

#### Swanage

Population: 9,601

Types of facilities: 27

23. Swanage is located at the ‘end’ of the A351 on the east coast of Purbeck and is the largest town in the district, both in size and population. It includes most facilities and services expected of a town this size, many of which are typical of a tourist town.

24. The Swanage Local Plan (2017) has a vision for Swanage to be a vibrant, friendly and welcoming community with a thriving economy, in a safe environment, while the special character and culture of Swanage and its environs are maintained.

25. Swanage has the following key facilities and services:

Doctors’ surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
✓	✓	✓	✓	✓	✓	✓

Table 6: key facilities and services in Swanage

<sup>2</sup>  
[https://mapping.dorsetforyou.gov.uk/TravelDorset/Bus/ServiceTimetableFind?utm\\_source=D4U&utm\\_campaign=Searchbustimetables&utm\\_medium=homepagelink](https://mapping.dorsetforyou.gov.uk/TravelDorset/Bus/ServiceTimetableFind?utm_source=D4U&utm_campaign=Searchbustimetables&utm_medium=homepagelink)

Where should Swanage be in the settlement hierarchy?

26. In the Purbeck context, Swanage is highly sustainable, with the largest range of facilities and services and a large population. It also acts as a hub for surrounding smaller settlements. It should continue to be identified as a town in the Council's settlement hierarchy.

**Upton**

Population: 7,611

Types of facilities: 17

27. Upton is on the western edge of the Poole/Bournemouth conurbation and adjoins the Poole suburb of Hamworthy. It includes primary schools, library, doctors' surgery, community centre, an industrial estate, and a number of shops.
28. Upton's role is very much intertwined with the role and functionality of Poole, for example with the popular Upton County Park within the Borough of Poole boundaries. However, the Plan for Lytchett Minster and Upton (2008) states emphatically that Upton should be seen as a place in its own right and not a suburb of Poole.
29. Poole's Core Strategy (PCS22) refers to redevelopment opportunities in Hamworthy for a mix of uses that would deliver retail, residential, community facilities and environmental enhancements. Such developments in Hamworthy have the potential for a positive impact on Upton, if the opportunity is taken to consult fully with Upton residents. Additional retail and community facilities in Hamworthy could assist Upton, provided that they do not affect the viability of current service provision in Upton. Additional facilities and services in the town would be welcomed.
30. Upton is severely constrained in terms of absolute planning constraints, namely the 400m heathland buffer and flooding, as well as being surrounded by green belt.
31. The Lytchett Minster and Upton Town Plan acknowledges that many people work in Poole, but that Upton is its own place and does not see itself as part of anywhere else. The parish/town plan supports additional facilities such as a larger supermarket, a bank, and a new town square or other focal point for Upton.
32. Upton has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
✓	✓	Lytchett Minster	✓	Poole	✓	✓

Table 7: key facilities and services in Upton

Where should Upton be in the settlement hierarchy?

33. Despite having the second largest population in the district, Upton does not benefit from an equivalent number of facilities and services to Wareham and Swanage. However, the context of Upton is such that it abuts the Poole / Bournemouth conurbation and



therefore benefits from the wide range of facilities and services on offer. Therefore, Upton is a highly sustainable location and should continue to be identified as a town in the Council’s settlement hierarchy.

**Wareham**

Population: 5,496

Types of facilities: 25

- 34. Wareham lies on the A351 between the A35 (Bakers Arms roundabout) and Swanage. It is served by the Weymouth to Waterloo railway line, with good bus links and a rail link to Swanage. It includes most facilities and services expected of a town of its size. Wareham is divided into two parts: the historical central area; and the modern estates to the north of the railway line.
- 35. The Wareham Community Plan (2005) is very action-focussed rather than background information about the parish and its inhabitants. There is strong support for encouragement of shopping within Wareham and for local people to be involved in discussion over any additional housing development. The town is currently working towards producing its own neighbourhood plan.
- 36. Wareham has the following key facilities and services:

Doctors’ surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
✓	✓	✓	✓	✓	✓	✓

Table 8: key facilities and services in Wareham

Where should Wareham be in the settlement hierarchy?

- 37. In the Purbeck context, Wareham is highly sustainable, with a large range of facilities and services and a large population. It also serves as a hub for surrounding smaller settlements. It should continue to be identified as a town in the Council’s settlement hierarchy.

## Key Service Villages

### Bere Regis

Population: 1,490

Types of facilities: 15

38. The village sits at a major junction where the A31, A35 and C6 meet. Owing to its size and location next to major roads, Bere Regis experiences high levels of out-commuting. This has resulted in the formation of close links with settlements outside the district, for example, Dorchester, Blandford and Poole. However, relatively poor public transport provision and a lack of public transport nodes restricts the development of a sustainable public transport network that would meet the needs of the local community.
39. The Parish Plan (2007) refers to the village as being fortunate to have a variety of retailers and pubs. There are also 30 – 40 clubs and societies that contribute to the life of the community. The surgery is popular but needs additional space as an urgent priority. There is opposition to large-scale development but open-mindedness to steady, measured growth where this would maintain the vitality of the community. The emerging Bere Regis Neighbourhood Plan is looking to identify new development opportunities, including the location of a new community hall.
40. Bere Regis has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
✓	✓	Wareham	✓	Poole, Dorchester	Poole, Dorchester	x

Table 9: key facilities and services in Bere Regis

#### Where should Bere Regis be in the settlement hierarchy?

41. Bere Regis fulfils a role as a local hub for local residents and for the surrounding settlements in the adjoining parishes of Affpuddle, Turnerspuddle, and Bloxworth, and nearby North Dorset villages such as Winterborne Kingston. It has the fifth largest population in Purbeck and is ranked in the third tier for facilities and services. Due to the relatively high ranking and the importance of the village to surrounding settlements, Bere Regis should continue to be identified as a Key Service Village.

### Bovington

Population: 1,570

Types of facilities: 10

42. Bovington is within Wool Parish, but is a separate settlement just north of the Weymouth to Waterloo railway line. It includes schools, a doctors' surgery and a variety of shops. The MoD presence has effectively established and shaped the development of Bovington and the continued operation of the core facility presents a number of opportunities and challenges.

43. The existing housing allocation in Bovington is almost the only part of the village that is not with 400m of a heathland site, and hence the scope for outward expansion is similarly limited.
44. Wool Parish Council has produced an action plan (2011), with the most relevant actions being to maintain Wool as a village and to promote more community facilities and services in both Wool and Bovington.
45. Bovington has the following key facilities and services:

Doctors' surgery	Primary/middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
x	✓	<i>Wareham</i>	✓	<i>Dorchester, Wareham, Poole</i>	<i>Dorchester, Wareham, Poole</i>	x

Table 10: key facilities and services in Bovington

Where should Bovington be in the settlement hierarchy?

46. Bovington fulfils a role as a local hub for this spread-out settlement, as well as other nearby settlements. Although it is ranked in the fourth tier for facilities and services, it has the fourth largest population in Purbeck and is important for other neighbouring villages. Therefore, Bovington should continue to be identified as a Key Service Village.

**Corfe Castle**

Population: 984

Types of facilities: 18

47. Corfe Castle lies on the A351 between Wareham and Swanage and within the Dorset AONB. It provides a key role in supporting its own population, the surrounding rural area and visitors to the village. The range of shops, services and community facilities in the village provide for the day-to-day needs of residents and the niche requirements of visitors. The settlement is located on a key transport route between Wareham and Swanage and is well served by existing bus routes, and the alternative Swanage Railway link which provides a key sustainable transport method for visitors to the village.
48. The parish plan (2004) notes serious concerns about lack of affordable housing and the lack of good sports facilities. 84% of those surveyed use the post office, while a large number of people use the shops for 'top-up' shopping. 8% of residents do their main food shopping in Corfe Castle itself.

49. Corfe Castle has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
✓	✓	Wareham	✓	Wareham, Swanage	Wareham, Swanage	✓

Table 11: key facilities and services in Corfe Castle

Where should Corfe Castle be in the settlement hierarchy?

50. Corfe Castle fulfils a role as a local hub for residents and for the surrounding settlements of Kingston and Harmans Cross. It has the sixth largest population for a village in Purbeck, but does have a large number of facilities and services in comparison with its population. Due to the relatively high ranking and the importance of the village to surrounding settlements, Corfe Castle should continue to be identified as a Key Service Village.

### Lytchett Matravers

Population: 3,321

Types of facilities: 16

51. Lytchett Matravers lies to the north of the A35, 7 miles north-west of Poole. Whilst it includes a variety of facilities and services, the geographical and transport links with the conurbation have resulted in Lytchett Matravers exhibiting a high degree of out-commuting. This is to access the broader facilities and services of Poole, Bournemouth and the larger employment areas to the south of the village (e.g. Holton Heath). Lytchett Matravers currently provides limited employment opportunities.

52. The village provides a wide range of services, shops and facilities to serve its resident population on a day-to-day basis. Relatively low levels of self-containment could be improved through the enhancement of the role and function of the local centre.

53. The Lytchett Matravers Neighbourhood Plan has the aim to retain the essence of village life in a growing community and to deliver high quality infrastructure and amenities. Therefore, it recognises the need for increased self-containment.

54. Lytchett Matravers has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
✓	✓	Lytchett Minster	✓	Poole	Poole, Holton Heath	✓

Table 12: key facilities and services in Lytchett Matravers

Where should Lytchett Matravers be in the settlement hierarchy?

55. Lytchett Matravers fulfils the role as a local hub for residents of the village and for surrounding settlements such as Morden. It has the largest population of all the district's

villages and is in the third tier for facilities and services. Due to the relatively high ranking and the importance of the village to surrounding settlements, Lytchett Matravers should continue to be identified as a Key Service Village.

### Sandford

Population: 2,321

Types of facilities: 12

56. Sandford is located north east of North Wareham on the A351. It has a range of facilities and services which provide for its resident population on a day-to-day basis. However, as it lies on the A351 it has a strong relationship with both Wareham and Poole for employment and retail. It is close to the employment site at Holton Heath.
57. Wareham St Martin Parish Plan (2013) has a strong focus on appropriate housing; reducing traffic congestion; more employment opportunities; improved open spaces and recreation.
58. Sandford has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
✓	✓	<i>Wareham</i>	✓	<i>Wareham, Poole</i>	<i>Wareham, Poole, Holton Heath</i>	✓

Table 13: key facilities and services in Sandford

#### Where should Sandford be in the settlement hierarchy?

59. Sandford fulfils a role as a local hub for the village itself and for surrounding settlements such as Holton Heath and Organford. Although it is in the fourth tier for facilities and services, it has the third largest population of all the district's villages and is important for neighbouring communities. Therefore, it should continue to be identified as a Key Service Village.

### Wool

Population: 2,529

Types of facilities: 20

60. Wool is located on the A352 between Dorchester and Wareham and along the Weymouth to Waterloo railway. On its doorstep is Dorset Green Technology Park, which recently gained enterprise zone status. As this sites develops, it should offer a range of employment opportunities, which should help reduce the current high level of out-commuting the village experiences.
61. Wool Parish Council has produced an action plan (2011), with the most relevant actions being to maintain Wool as a village and to promote more community facilities and services in both Wool and Bovington.

62. Wool has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
✓	✓	<i>Wareham</i>	✓	<i>Dorchester, Wareham</i>	✓	x

Table 14: key facilities and services in Wool

Where should Wool be in the settlement hierarchy?

63. Wool fulfils a role as a local hub for the village itself and for surrounding settlements such as East Burton, Winfrith Newburgh and Bovington and Coombe Keynes. It has the second highest population of all the district's villages and is in the second tier for facilities and services. Therefore, it should continue to be identified as a Key Service Village.

## Local Service Villages

### Langton Matravers

Population: 764

Types of facilities: 11

64. Langton Matravers lies west of Swanage on an elevated ridge. It has more facilities than would be expected for a settlement so close to Swanage.
65. The parish plan (2005) refers to the strong sense of community created by the promotion of the large number of local activities; there are sixteen clubs and societies operating in Langton Matravers. More than 74% of respondents to the parish plan survey supported the provision of more affordable housing.
66. Langton Matravers has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
Swanage	✓	Swanage, Wareham	✓	Swanage, Poole	Swanage, Wareham, Poole	✓

Table 15: key facilities and services in Langton Matravers

#### Where should Langton Matravers be in the settlement hierarchy?

67. Langton Matravers fulfils a role as a local hub to some extent, as it has a number of basic facilities and services and serves nearby settlements such as Worth Matravers and Acton. The village has the eighth largest population for a village in Purbeck and is ranked in tier 4 for facilities and services, which is comparable with other villages of this size. Therefore, Langton Matravers should continue to be identified as a Local Service Village.

### Stoborough

Population: 777

Types of facilities: 10

68. Stoborough, which is split, is located just south of the River Frome close to Wareham. Stoborough Green is located further to its south east. The gap between them is small enough for them to be considered one settlement.
69. The Arne Parish Plan (2011) looks to resist large-scale development and promote small-scale affordable housing sites. There is a strong local appreciation of the environment, with suggestions to improve access to nearby heathland for people and wildlife.
70. Stoborough has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wareham</i>	✓	<i>Swanage, Wareham</i>	✓	<i>Wareham, Swanage, Poole</i>	<i>Wareham, Swanage, Poole</i>	✓

Table 16: key facilities and services in Stoborough

Where should Stoborough be in the settlement hierarchy?

71. Stoborough fulfils a role of local hub to some extent as it has a number of basic facilities, including a primary school and serves nearby settlements such as Ridge and Arne. The village has the seventh largest population for a village in Purbeck and is ranked in tier 4 for facilities and services, which is comparable with other villages of this size. Therefore, Stoborough should continue to be identified as a Local Service Village.

**West Lulworth**

Population: 532

Types of facilities:13

72. West Lulworth lies in a steep valley leading to Lulworth Cove. Travel from the village is by the B3071 to Wool (5 miles away) and a C road to Winfrith Newburgh. It has a strong tourist and military draw. It is relatively remote in the Purbeck context, but the reduced accessibility may work in its favour by making it more self-contained.

73. The parish plan (2007) notes the lack of affordable housing in the village and the wish to increase self-containment with a thriving business environment.

74. West Lulworth has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wool</i>	✓	<i>Wareham</i>	✓	<i>Wareham, Poole</i>	<i>Wareham, Poole</i>	x

Table 17: key facilities and services in West Lulworth

Where should West Lulworth be in the settlement hierarchy?

75. West Lulworth fulfils a role of local hub to some extent as it has a number of basic facilities, including a primary school, and serves nearby settlements such as East Lulworth and Lulworth Camp. The village has the ninth largest population for a village in Purbeck and is ranked in tier 4 for facilities and services, which is comparable with other villages of this size. Therefore, West Lulworth should continue to be identified as a Local Service Village.

**Winfrith Newburgh**

Population: 391



Types of facilities: 9

76. Winfrith Newburgh is situated south of the A352 between Dorchester and Wareham. It does not have a very high level of containment because of its proximity to the A352 as a commuter route to Dorchester and Wareham, and poor public transport links.
77. The main focus for activities is the village hall, with parishioners supporting additional services such as IT workshops. More than half of the parish of Winfrith (as opposed to the settlement of Winfrith Newburgh) would be prepared for a moderate, carefully considered amount of new housing, although a number wanted no new development at all.
78. Winfrith Newburgh has the following key facilities and services:

Doctors' surgery	Primary/middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wool</i>	✓	<i>Wareham</i>	✓	<i>Dorchester, Wareham</i>	<i>Dorchester, Wareham</i>	x

Table 18: key facilities and services in Winfrith Newburgh

Where should Winfrith Newburgh be in the settlement hierarchy?

79. Winfrith Newburgh fulfils a role as local hub to some extent as it has a number of basic facilities, including a primary school, and serves nearby settlements such as East Chaldon. The village sits in the fourth tier of 5-9 facilities and services, which is fewer than the trend for local service villages. However, it does have nine facilities, therefore sitting on the cusp, and some of those it does have are key facilities. Its population is also comparable with local service villages and is much larger than many of the populations of Other Villages with a Settlement Boundary. Therefore, on balance, Winfrith Newburgh should continue to be identified as a Local Service Village.

## Other Villages with a Settlement Boundary

### Briantspuddle

Population: 199

Types of facilities: 5

80. Briantspuddle is located in the Piddle Valley near to Affpuddle, Tolpuddle, Bere Regis and Bovington. It is in close proximity to the A35 and has good access to Dorchester and Poole.
81. The Affpuddle and Turnerspuddle Parish Plan (2004) notes the general lack of facilities and services in the area, but accepts that this is characteristic of a rural location. There is a desire for more affordable homes for younger people, as well as better employment, but this must be balanced with the environment.
82. Briantspuddle has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Puddletown</i>	<i>Puddletown, Crossways</i>	<i>Dorchester</i>	✓	<i>Dorchester</i>	<i>Dorchester</i>	x

Table 19: key facilities and services in Briantspuddle

#### Where should Briantspuddle be in the settlement hierarchy?

83. Although Briantspuddle has limited facilities and services, the number it does have, and its population, make it comparable with other similar-sized settlements. Therefore, it should continue to be identified as an 'Other Village with a Settlement Boundary'.

### Chaldon Herring

Population: 89

Types of facilities: 3

84. Chaldon Herring is located towards the western extent of the district, just south of the A532. Nearby are Winfrith Newburgh and Owermoigne.
85. The Chaldon Herring Plan for Action (2006) notes a lack of affordable housing for local people, particularly farm workers. Development must be balanced against historic and nature conservation constraints.
86. Chaldon Herring has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wool</i>	<i>Winfrith Newburgh</i>	<i>Dorchester, Wareham</i>	<i>Winfrith Newburgh</i>	<i>Dorchester</i>	<i>Dorset Green</i>	x

Table 20: key facilities and services in Chaldon Herring

Where should Chaldon Herring be in the settlement hierarchy?

87. Other villages in this category tend to act as a hub for nearby, smaller settlements, but this cannot be said of Chaldon Herring. It has a small number of facilities and services and a small population compared with other settlements in the same category. Indeed, it has fewer than some settlements in the 'Other Villages without a Settlement Boundary' category, such as Morden, Moreton and Holton Heath. In common with these settlements, Chaldon Herring does not act as a hub for other settlements nearby. Looking at the planning history within the village's settlement boundary, applications have predominantly been domestic extensions and reuse of existing buildings, with few new houses. The Council's Character Area Potential Study also estimates few additional housing infill opportunities in the village. Arguably, there is little benefit to the settlement boundary here and there could be a case to consider removing it and therefore move it further down the hierarchy in Policy LD to an 'Other Village without a Settlement Boundary'.

**Church Knowle**

Population: 98

Types of facilities: 4

- 88. Church Knowle is a small village located to the west of Corfe Castle. Buses are very infrequent and there is a strong reliance on the private car by residents to travel to facilities and services.
- 89. The Church Knowle Parish Plan (2007) notes the problems with a lack of affordable housing for local people and that support would be given to provide some.
- 90. Church Knowle has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Corfe Castle</i>	<i>Corfe Castle</i>	<i>Wareham, Swanage</i>	<i>Corfe Castle</i>	<i>Wareham, Swanage</i>	<i>Wareham, Swanage</i>	x

Table 20: key facilities and services in Church Knowle

Where should Church Knowle be in the settlement hierarchy?

91. Other villages in this category tend to act as a hub for nearby, smaller settlements, but this cannot be said of Church Knowle. It has a small number of facilities and services and a small population compared with other settlements in the same category. Indeed, it has fewer than some settlements in the 'Other Villages without a Settlement Boundary' category, such as Morden, Moreton and Holton Heath. In common with these

settlements, Church Knowle does not act as a hub for other settlements nearby. Looking at the planning history within the village’s settlement boundary, applications have predominantly been domestic extensions and reuse of existing buildings, with few new houses. The Council’s Character Area Potential Study also estimates few additional housing infill opportunities in the village. Arguably, there is little benefit to the settlement boundary here and there could be a case to consider removing it and therefore move it further down the hierarchy in Policy LD to an ‘Other Village without a Settlement Boundary’.

**East Burton**

Population: 262

Types of facilities: 3

- 92. East Burton sits immediately between Wool and Dorset Innovation Park, just off the A352. Whilst it is a small village, the facilities and services of Wool and Dorset Innovation Park are within easy reach and therefore it is more of a sustainable location than it may initially appear.
- 93. Wool Parish Council has produced an action plan (2011), with the most relevant actions being to maintain Wool as a village and to promote more community facilities and services in both Wool and Bovington.
- 94. East Burton has no key facilities and services:

Doctors’ surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wool</i>	<i>Wool</i>	<i>Wareham</i>	<i>Wool</i>	<i>Wareham, Swanage</i>	<i>Dorset Innovation Park</i>	x

Table 21: key facilities and services in East Burton

Where should East Burton be in the settlement hierarchy?

- 95. The number of facilities is comparable with settlements in the ‘Other Villages with a Settlement Boundary’ category, including Chaldon Herring, Church Knowle and Kingston, which are recommended above for removal. However the population of East Burton is notably larger than those three villages and is comparable with other villages in the existing category. Therefore, on balance, the village should continue to be identified in this category.

**East Lulworth**

Population: 175

Types of facilities: 3

- 96. East Lulworth is located in south west Purbeck. Facilities and services here tend to be more tourist orientated, so nearby larger settlements such as Wool are relied upon to meet everyday needs. There is no parish plan for the village.

97. East Lulworth has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wool</i>	<i>Wool</i>	<i>Wareham</i>	<i>Wool</i>	<i>Wareham, Swanage</i>	<i>Dorset Innovation Park</i>	x

Table 22: key facilities and services in East Lulworth

Where should East Lulworth be in the settlement hierarchy?

98. The number of facilities is comparable with settlements in the 'Other Villages with a Settlement Boundary' category, including Chaldon Herring, Church Knowle and Kingston, which are recommended above for removal. However the population of East Lulworth is notably larger than those three villages and is comparable with other villages in the existing category. Therefore, on balance, the village should continue to be identified in this category.

### Harmans Cross

Population: 425

Types of facilities: 10

99. Harmans Cross is located between Corfe Castle and Langton Matravers on the A351. Facilities are mainly tourist orientated, but Swanage is nearby for a greater range.

100. The Worth Matravers Parish Plan (2008) notes the importance of natural beauty in the parish, but also balancing other needs, such as tourism and the need for affordable housing.

101. Harmans Cross has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Corfe Castle / Swanage</i>	<i>Corfe Castle / Langton Matravers / Swanage</i>	<i>Swanage</i>	✓	<i>Wareham, Swanage</i>	<i>Swanage</i>	x

Table 23: key facilities and services in Harmans Cross

Where should Harmans Cross be in the settlement hierarchy?

102. In terms of population size and the number of facilities, Harmans Cross is actually larger than Winfrith Newburgh, which is a local service village. However, Winfrith Newburgh acts as more of a hub for surrounding villages, such as Chaldon Herring and East Knighton, whereas Harmans Cross does not. So whilst the two are comparable in size, they are not as comparable in function and therefore there is no compelling reason to move Harmans Cross further up the hierarchy.

## Kimmeridge

Population: 68

Types of facilities: 3

103. Kimmeridge is located in a somewhat isolated location on the south east Purbeck coast. It has no parish plan.

104. Kimmeridge has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Corfe Castle / Swanage</i>	<i>West Lulworth</i>	<i>Wareham</i>	<i>Wool / Wareham</i>	<i>Wareham, Swanage</i>	<i>Dorset Innovation Park / Wareham / Swanage</i>	x

Table 24: key facilities and services in Kimmeridge

### Where should Kimmeridge be in the settlement hierarchy?

105. The village has a small number of facilities and services and a small population compared with other settlements in the 'Other Villages with a Settlement Boundary' category. Indeed, it has fewer than some settlements in the 'Other Villages without a Settlement Boundary' category, such as Bloxworth, East Knighton, Morden, Moreton and Holton Heath. In common with these settlements, Kimmeridge does not act as a hub for other settlements nearby. Looking at the planning history within the village's settlement boundary, applications have predominantly been domestic extensions and reuse of existing buildings and there have been no new houses since 1981. The Council's Character Area Potential Study also estimates that there are no additional housing infill opportunities in the village. Arguably, there is little benefit to the settlement boundary here and there is a case to consider removing it and therefore move it further down the hierarchy in Policy LD to an 'Other Village without a Settlement Boundary'.

## Kingston

Population: 67

Types of facilities: 3

106. Kingston is located on the B3069 between Corfe Castle and Langton Matravers. Corfe Castle parish plan (2004) notes serious concerns about lack of affordable housing and the lack of good sports facilities in the parish.

107. Kingston has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Corfe Castle / Swanage</i>	<i>Corfe Castle / Langton Matravers</i>	<i>Wareham / Swanage</i>	<i>Corfe Castle / Langton Matravers</i>	<i>Wareham, Swanage</i>	<i>Wareham / Swanage</i>	✓

Table 25: key facilities and services in Kingston

Where should Kingston be in the settlement hierarchy?

108. The village has a small number of facilities and services and population compared with other settlements in the ‘Other Villages with a Settlement Boundary’ category. Indeed, it has fewer than some settlements in the ‘Other Villages without a Settlement Boundary’ category, such as Bloxworth, East Knighton, Morden, Moreton and Holton Heath. In common with these settlements, Kingston does not act as a hub for other settlements nearby. Looking at the planning history within the village’s settlement boundary, applications have predominantly been domestic extensions and reuse of existing buildings and there have been only a handful of new houses. The Council’s Character Area Potential Study also estimates limited housing infill opportunities in the village. Arguably, there is little benefit to the settlement boundary here and there could be a case to consider removing it and therefore move it further down the hierarchy in Policy LD to an ‘Other Village without a Settlement Boundary’.

**Lytchett Minster**

Population: 243

Types of facilities: 7

109. Lytchett Minster is located just off the A35, in easy reach of Upton and the Poole / Bournemouth conurbation. The Plan for Upton and Lytchett Minster (2008) notes the local desire to retain the countryside in this area, but recognises the lack of affordability locally.

110. Lytchett Minster has the following key facilities and services:

Doctors’ surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Upton / Lytchett Matravers</i>	<i>Upton / Lytchett Matravers</i>	✓	<i>Upton / Lytchett Matravers</i>	<i>Poole</i>	<i>Upton / Poole</i>	✓

Table 26: key facilities and services in Lytchett Minster

Where should Lytchett Minster be in the settlement hierarchy?

111. The population size and number of facilities sits comfortably with other settlements in the ‘Other Villages with a Settlement Boundary’ category. It does not perform the function of a hub for smaller villages as with the Local Service Villages, but it is not small enough to be considered to have a closer relationship with Other Villages without a Settlement Boundary. Therefore, on balance, the village should continue to be identified in the same category.

**Moreton Station**

Population: 203

Types of facilities: 3

112. Moreton Station sits on the edge of the district, adjacent to Crossways in West Dorset. It is not to be confused with the adjacent Moreton Village, which is a separate settlement. Whilst Moreton Station benefits from some limited services, its proximity to Crossways means villagers have easy access to and its facilities and services. There is no parish plan for Moreton.

113. Moreton Station has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Crossways</i>	<i>Crossways / Puddletown</i>	<i>Dorchester / Wareham</i>	<i>Crossways</i>	<i>Dorchester</i>	<i>Dorset Innovation Park</i>	x

Table 27: key facilities and services in Moreton Station

Where should Moreton Station be in the settlement hierarchy?

114. The population size and number of facilities sits comfortably with other settlements in the 'Other Villages with a Settlement Boundary' category. It does not perform the function of a hub for smaller villages as with the Local Service Villages, but it is not small enough to be considered to have a closer relationship with Other Villages without a Settlement Boundary. Therefore, on balance, the village should continue to be identified in the same category.

**Studland**

Population: 328

Types of facilities: 10

115. Studland is located in south east Purbeck, to the north of Swanage. It is in close proximity to the chain ferry that links to Poole and therefore it has a close relationship with the conurbation as well. It is a nationally-recognised tourist hotspot and so many of the local facilities and services reflect this. The Studland Parish Plan (2008) recognises the scenic beauty of the parish, but also sees the affordability of housing and second homes as particular problems.

116. Studland has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Swanage / Poole</i>	<i>Swanage / Poole</i>	<i>Swanage / Poole</i>	✓	<i>Swanage / Poole</i>	<i>Swanage / Poole</i>	✓

Table 28: key facilities and services in Studland

Where should Studland be in the settlement hierarchy?

117. In terms of population size and the number of facilities, Studland is actually larger than Winfrith Newburgh, which is a local service village. However, Winfrith Newburgh acts as more of a hub for surrounding villages, such as Chaldon Herring and East Knighton, whereas Studland does not. So whilst the two are comparable in size, they are not as



comparable in function and therefore there is no compelling reason to move Studland further up the hierarchy.

**Ridge**

Population: 380

Types of facilities: 0

118. Ridge is located in central Purbeck near to Stoborough and Stoborough Green. The Arne Parish Plan (2011) looks to resist large-scale development and promote small-scale affordable housing sites. There is a strong local appreciation of the environment, with suggestions to improve access to nearby heathland for people and wildlife.

119. Ridge has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wareham</i>	<i>Stoborough / Wareham</i>	<i>Wareham</i>	<i>Stoborough</i>	<i>Wareham</i>	<i>Wareham</i>	<i>x</i>

Table 29: key facilities and services in Ridge

Where should Ridge be in the settlement hierarchy?

120. Although the village no facilities, it has a high population compared with other settlements in this category and in common with other villages in the same category, it does not act as a hub for surrounding settlements. Whilst there are settlements in the next category down with more facilities, Ridge is nevertheless quite sizeable and it would be an awkward fit in the next category. Looking at the planning history, there has been a fair amount of development within the settlement boundary, even recently. Therefore, there is no compelling case to recommend considering removing the settlement boundary through the settlement boundary review and moving Ridge further down the settlement hierarchy.

**Worth Matravers**

Population: 202

Types of facilities: 5

121. Worth Matravers is located toward the south east coast of Purbeck and acts somewhat as a hub for Acton. The Worth Matravers Parish Plan (2008) notes the importance of natural beauty in the parish, but also balancing other needs, such as tourism and the need for affordable housing.

122. Worth Matravers has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Swanage / Corfe Castle</i>	<i>Swanage / Corfe Castle</i>	<i>Swanage / Wareham</i>	<i>Langton Matravers / Corfe Castle</i>	<i>Wareham / Swanage</i>	<i>Wareham / Swanage</i>	x

Table 30: key facilities and services in Worth Matravers

Where should Worth Matravers be in the settlement hierarchy?

123. The number of facilities and services is comparable with settlements in the 'Other Villages with a Settlement Boundary' category. It does not perform the function of a hub for smaller villages as with the Local Service Villages, but it is not small enough to be considered to have a closer relationship with Other Villages without a Settlement Boundary. Therefore, on balance, the village should continue to be identified in the same category.

## Other Villages without a Settlement Boundary

### Affpuddle

Population: 76

Types of facilities: 2

124. Affpuddle is located in the Piddle Valley near to Briantspuddle, Tolpuddle, Bere Regis and Bovington. It is in close proximity to the A35 and has good access to Dorchester and Poole.
125. The Affpuddle and Turnerspuddle Parish Plan (2004) notes the general lack of facilities and services in the area, but accepts that this is characteristic of a rural location. There is a desire for more affordable homes for younger people, as well as better employment, but this must be balanced with the environment.
126. Affpuddle has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Puddletown</i>	<i>Puddletown, Crossways</i>	<i>Dorchester</i>	<i>Briantspuddle</i>	<i>Dorchester</i>	<i>Dorchester</i>	<i>x</i>

Table 31: key facilities and services in Affpuddle

#### Where should Affpuddle be in the settlement hierarchy?

127. Although Affpuddle has limited facilities and services, the number it does have, and its population, make it comparable with other settlements in the same category. It does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be comparable with Other Villages with a Settlement Boundary. Therefore, it should continue to be identified as an 'Other Village without a Settlement Boundary'.

### Bloxworth

Population: 132

Types of facilities: 4

128. Bloxworth is located near to Bere Regis, between the A35 and A31. Although relatively remote, its access to these major roads puts it within quite easy reach of Poole, Dorchester and Blandford.
129. The Bloxworth Parish Appraisal and Plan (2006) notes resistance to change, but there would be support for housing to meet local needs.
130. Bloxworth has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Bere Regis</i>	<i>Bere Regis</i>	<i>Dorchester / Lytchett Minster</i>	<i>Bere Regis</i>	<i>Poole</i>	<i>Poole</i>	x

Table 32: key facilities and services in Bloxworth

Where should Bloxworth be in the settlement hierarchy?

131. The population and number of facilities and services in Bloxworth make it comparable with other settlements in the same category. It does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be comparable with Other Villages with a Settlement Boundary. Therefore, it should continue to be identified as an 'Other Village without a Settlement Boundary'.

**Coombe Keynes**

Population: 64

Facilities and services: 2

132. Coombe Keynes is in a relatively isolated location between the south coast and Wool. There is no parish plan.

133. Coombe Keynes has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wool</i>	<i>Wool / West Lulworth</i>	<i>Wareham</i>	<i>Wool</i>	<i>Dorchester / Weymouth</i>	<i>Dorset Innovation Park</i>	x

Table 33: key facilities and services in Coombe Keynes

Where should Coombe Keynes be in the settlement hierarchy?

134. Coombe Keynes does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be comparable with Other Villages with a Settlement Boundary. It has the smallest population and a small number of facilities and services in the Other Village without a Settlement Boundary category. However, it is nevertheless broadly comparable with the settlements in the category and so there is no compelling reason to remove it from the hierarchy.

**East Knighton**

Population: 121

Types of facilities: 3

135. East Knighton is located on the A352 to the west of the district between Wool and Winfrith Newburgh. There is no parish plan for the area.

136. East Knighton has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wool</i>	<i>Winfrith Newburgh</i>	<i>Wareham</i>	<i>Winfrith Newburgh</i>	<i>Weymouth / Wareham</i>	<i>Dorset Innovation Park</i>	x

Table 34: key facilities and services in East Knighton

Where should East Knighton be in the settlement hierarchy?

137. The population and number of facilities and services in East Knighton make it comparable with other settlements in the same category. It does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be comparable with Other Villages with a Settlement Boundary. Therefore, it should continue to be identified as an 'Other Village without a Settlement Boundary'.

**East Stoke**

Population: 120

Types of facilities: 1

138. East Stoke is located on the A352 between Wareham and Wool. The parish plan for the area notes the value of the local environment, but also recognises the lack of affordable housing for young people.

139. East Stoke has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wareham</i>	<i>Wareham / Wool</i>	<i>Wareham</i>	<i>Wareham / Wool</i>	<i>Wareham</i>	<i>Dorset Innovation Park / Wareham</i>	x

Table 35: key facilities and services in East Stoke

Where should East Stoke be in the settlement hierarchy?

140. The population and number of facilities and services in East Stoke are relatively low, but it is still comparable with other settlements in the same category. It does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be comparable with Other Villages with a Settlement Boundary. Therefore, it should continue to be identified as an 'Other Village without a Settlement Boundary'.

**Holton Heath**

Population: 222

Types of facilities: 6

141. Holton Heath is located towards the north east of the district between Wareham and the Bakers Arms roundabout. Nearby to the village is Holton Heath industrial estate, a major employment site in the district. There is no parish plan for the area.

142. Holton Heath has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Sandford</i>	<i>Sandford</i>	<i>Wareham / Lytchett Minster</i>	✓	<i>Wareham</i>	✓	✓

Table 36: key facilities and services in Holton Heath

Where should Holton Heath be in the settlement hierarchy?

143. The population and number of facilities and services in Holton Heath are actually comparable with several villages in the Other Villages with a Settlement Boundary category. In fact, it scores higher than several, including Briantspuddle, East Lulworth, Moreton Station and Worth Matravers. It also has more key facilities and services than many of the settlement in this category. This puts forward a strong case for considering introducing a settlement boundary at the village through the settlement boundary review and moving it one stage higher in the settlement hierarchy, particularly as the village is not dispersed. However, constraints such as green belt and the large-scale coverage of the 400m heathland buffer mean that a new settlement boundary would achieve little at this village. Therefore, no change is recommended.

### **Morden (East and West)**

Population: 154

Types of facilities: 6

144. Morden is located to the west of Lytchett Matravers. Although it is in a relatively remote location, its proximity to the A31 and A35 gives it good access to the conurbation and Blandford. The Morden Parish Plan (2006) notes the lack of facilities locally, associated with a small population and a rural location. The parish is quite open to some small-scale housing development.

145. Morden has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Lytchett Matravers</i>	<i>Lytchett Matravers</i>	<i>Lytchett Minster</i>	x	<i>Wareham / Poole</i>	<i>Holton Heath</i>	x

Table 37: key facilities and services in Morden

Where should Morden be in the settlement hierarchy?

146. The population and number of facilities and services in Morden are comparable with other settlements in the same category. It does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be

comparable with Other Villages with a Settlement Boundary. Therefore, it should continue to be identified as an 'Other Village without a Settlement Boundary'.

### Moreton

Population: 120

Types of facilities: 4

147. Moreton village is located towards the west of the district. It is not to be confused with nearby Moreton Station, which is a separate settlement. Moreton Village has limited facilities; those it does have relate mostly to its draw for tourists. There is no parish plan for Moreton.

148. Moreton Station has no key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Crossways</i>	<i>Crossways / Puddletown</i>	<i>Dorchester / Wareham</i>	<i>Crossways</i>	<i>Dorchester</i>	<i>Dorset Innovation Park</i>	x

Table 38: key facilities and services in Moreton Village

### Where should Moreton Village be in the settlement hierarchy?

149. The population and number of facilities and services in Moreton Village are comparable with other settlements in the same category. It does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be comparable with Other Villages with a Settlement Boundary. Therefore, it should continue to be identified as an 'Other Village without a Settlement Boundary'.

### Organford

Population: 129

Types of facilities: 1

150. Organford sits within Lytchett Minster and Upton parish. It is located between Holton Heath and the A35, which allows it easy access to a wider range of facilities and services. The Plan for Upton and Lytchett Minster (2008) notes the local desire to retain the countryside in this area, but recognises the lack of affordability locally.

151. Organford has the following key facilities and services:

Doctors' surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Lytchett Matravers / Sandford</i>	<i>Lytchett Matravers / Sandford</i>	<i>Lytchett Minster</i>	<i>Lytchett Matravers / Sandford</i>	<i>Poole</i>	<i>Holton Heath</i>	✓

Table 39: key facilities and services in Organford

Where should Organford be in the settlement hierarchy?

152. The population and number of facilities and services in Organford are relatively low, but it is still comparable with other settlements in the same category. It does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be comparable with Other Villages with a Settlement Boundary. Therefore, it should continue to be identified as an ‘Other Village without a Settlement Boundary’.

**Worgret**

153. Population: 114

154. Types of facilities: 0

155. Worgret is located on the A352, adjacent to Wareham. Therefore, it has good access to the town’s facilities and services. The Arne Parish Plan (2011) looks to resist large-scale development and promote small-scale affordable housing sites. There is a strong local appreciation of the environment, with suggestions to improve access to nearby heathland for people and wildlife.

156. Worgret has no key facilities and services:

Doctors’ surgery	Primary/ middle or 1st school	Secondary school	Everyday services	Major retail	Major employment	Regular bus service
<i>Wareham</i>	<i>Wareham / Stoborough</i>	<i>Wareham</i>	<i>Wareham</i>	<i>Wareham</i>	<i>Wareham</i>	<i>x</i>

Table 40: key facilities and services in Worgret

Where should Worgret be in the settlement hierarchy?

157. The village has a small population and is one of only two settlements in the whole of Policy LD with no facilities and services. Unlike other villages in the same category, Worgret lacks any particular core. It certainly does not perform the function of a hub for smaller villages as with the Local Service Villages and it is not large enough to be comparable with Other Villages with a Settlement Boundary. Arguably, it has more in common with the other smaller villages discussed below. As such, there is a strong case to propose removing Worgret from the hierarchy and no longer categorising it in Policy LD.



## Consideration of other villages

159. The appendices to this paper list other settlements that are not represented in Policy LD. It is worth considering whether or not they should be added to Policy LD. The settlements include:

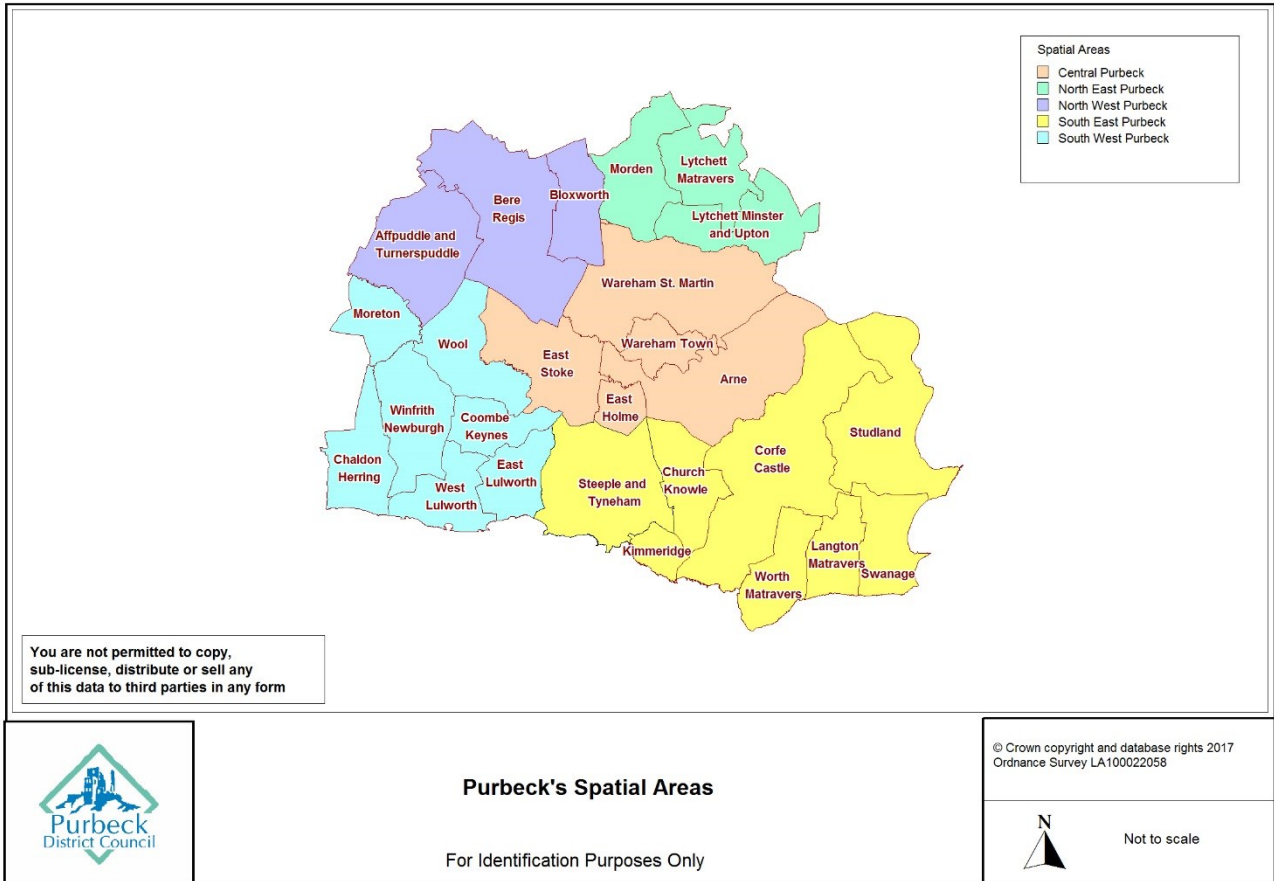
Settlement	Population	Facilities
Acton	63	1
Arne	10	3
East Holme	49	0
Steeple	37	2
Throop	25	0
Turnerspuddle	25	1

Table 41: population and facilities in smaller settlements

160. The table above allows comparison between the smaller settlements and other settlements in Policy LD. The only potential candidate for consideration is Acton, whose population (63) and facilities (1) are comparable with the likes of Coombe Keynes (population 64; facilities 2) and it has a distinct cluster of buildings. However, it falls significantly short of being comparable with villages in the Other Settlements with a Settlement Boundary category, so there would be little merit in investigating the potential for adding a settlement boundary and moving it to this category. Equally, it is difficult to see how there would be much benefit to adding it to the Other Villages without a Settlement Boundary category either. Therefore, there is no compelling case to change the status of Acton in Policy LD.

## Spatial area split

161. The PLP1 splits Purbeck into five fairly distinctive, but overlapping spatial areas: North West, North East, Central, South West, and South East. These are set out in the map below. Nothing substantial has changed since these spatial areas were drawn up and they are still drawn logically. Therefore, there is no reason why the Council should not continue to refer to them.



Map 1: Purbeck spatial areas, identifying parish boundaries

## Sustainability appraisal

162. The above analysis results in recommendations for updates to Policy LD. The Council's sustainability appraisal<sup>3</sup> has considered reasonable alternatives, finding that none would be preferable to the proposed updated policy. The reasonable alternatives considered were:

- Continue using existing Policy LD;
- Restrict development to within a set distance of the nearest facility or service; and
- Allow development at any settlement, and abandon the hierarchy.

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<sup>3</sup> The Sustainability Appraisal Report will be published alongside the next consultation on the Local Plan Review.

## Conclusions

163. Policy LD of the PLP1 provides a settlement hierarchy, where development should be focussed. The Council is currently reviewing the PLP1 and it is necessary to ensure that Policy LD is up-to-date.
164. This updated settlement strategy concludes that a settlement hierarchy is still an appropriate way to deliver sustainable development and that it should be retained, despite environmental constraints limiting certain types of development at some settlements. However, Policy LD could benefit from an additional clarification to show that the hierarchy should apply, unless planning constraints mean development should be focussed further down the hierarchy.
165. The paper then looked at all Purbeck's settlements in terms of their population, facilities and services. This has enabled a comparison between them and therefore a consideration of their fit within Policy LD. In addition, it has examined whether or not additional settlements could be justifiably added to the policy.
166. The paper concludes that the majority of settlements should continue their position in the settlement hierarchy. No changes are proposed for Towns, Key Service Villages or Local Service Villages. However, it finds that four Other Villages with a Settlement Boundary should be considered for moving down the settlement hierarchy and their settlement boundaries removed through the settlement boundary review. The four settlements in question are Chaldon Herring, Church Knowle, Kimmeridge and Kingston. Other villages in the category tend to act as a hub for nearby, smaller settlements, but this cannot be said of the four settlements. They have smaller number of facilities and services and population compared with some settlements in the next tier down (Other Villages without a Settlement Boundary). Looking at the planning history within the four settlement boundaries shows very little – if any – development. There are also very few new infill opportunities. Arguably, there is little benefit to settlement boundaries at these villages and there could be a case to consider removing them through the settlement boundary review and therefore moving them further down the hierarchy in Policy LD to Other Villages without a Settlement Boundary.
167. Holton Heath was found to perform more in common with Other Villages with a Settlement Boundary, a tier higher than its current position in the hierarchy. However, constraints such as green belt and the large-scale coverage of the 400m heathland buffer mean that a new settlement boundary would achieve little at the village. Therefore, no change is recommended.
168. Worgret was found to have little in common with villages in the same category of Other Villages without a Settlement Boundary. Its small population and no facilities align it better to the district's smallest settlements, which are not categorised in Policy LD. Therefore, this paper recommends Worgret's removal from the hierarchy.
169. The paper finally considered the PLP1's spatial area split, concluding that it continues to be appropriate.

## Recommendations

170. This paper recommends that the Council should:

- continue to use a settlement hierarchy identified in PLP1 Policy LD, but with the following amendments to the first line of the policy (insertions underlined): 'Subject to planning constraints, development will be directed towards the most sustainable locations in the first instance in accordance with the following hierarchy...';
- remove the settlement boundaries of Chaldon Herring, Church Knowle, Kimmeridge and Kingston and moving them down the Policy LD hierarchy to become 'Other Villages without a Settlement Boundary';
- remove Worgret from the settlement hierarchy; and
- continue to use the PLP1's spatial area split.

171. The hierarchy of Policy LD should now read as follows:

Towns:

Swanage, Upton and Wareham

Key Service Villages:

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

Local Service Villages:

Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh

Other Villages with a Settlement Boundary:

Briantspuddle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers

Other Villages without a Settlement Boundary:

Affpuddle, Bloxworth, Chaldon Herring, Church Knowle, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Kimmeridge, Kingston, Morden (East and West), Moreton and Organford

## Appendix 1

### Audit of retail, hospitality and financial services in each settlement

\*Includes banking services provided by sub post offices, cash machines and cashback

✓ Indicates type, not number of facilities

Settlement	1a store	1b supermarket	1c specialist shop	1d petrol station	2a pub	2b restaurant / teashop	3a post office	3b banking services *
Acton								
Affpuddle								
Arne			✓			✓		
Bere Regis	✓		✓	✓	✓		✓	
Bloxworth					✓			
Bovington	✓		✓				✓	✓
Briantspuddle	✓						✓	
Chaldon Herring					✓			
Church Knowle					✓			
Coombe Keynes								
Corfe Castle	✓		✓		✓	✓	✓	✓
East Burton					✓			
East Holme								
East Knighton				✓	✓			
East Lulworth					✓			
East Stoke								
Harmans Cross	✓			✓		✓	✓	✓
Holton Heath	✓		✓		✓	✓		
Kimmeridge						✓		
Kingston					✓			
Langton Matravers	✓				✓		✓	
Lytchett Matravers	✓		✓		✓		✓	✓
Lytchett Minster					✓			
Morden (E&W)					✓			
Moreton						✓		
Moreton Station					✓			
Organford								
Ridge								

Settlement	1a store	1b supermarket	1c specialist shop	1d petrol station	2a pub	2b restaurant / teashop	3a post office	3b banking services *
Sandford	✓			✓	✓		✓	
Steeple								
Stoborough	✓		✓	✓	✓			
Stokeford					✓			
Studland	✓		✓		✓	✓	✓	
Swanage	✓	✓	✓	✓	✓	✓	✓	✓
Throop								
Turnerspuddle								
Upton	✓		✓	✓		✓	✓	✓
Wareham	✓	✓	✓		✓	✓	✓	✓
West Lulworth	✓		✓		✓	✓	✓	✓
Winfrith Newburgh	✓				✓		✓	
Wool	✓		✓	✓	✓	✓	✓	✓
Worgret								
Worth Matravers					✓	✓		

## Appendix 2

### Audit of other community facilities and services

✓ Indicates type, not number of facilities

Settlement	4a	4b	5a	5b	5c	5d	5e	6	7a	7b	8a	8b	8c	8d	9a	9b	10a	10b	10c
	Bus	Rail	Hospital	GP	Dentist	Care home	Day centre	Emergency service	Hall	Church	Pre-school	Primary school	Secondary school	Other ed. facilities	Library service	Cultural services	Playing pitch	Children's play area	Allotment
Acton	✓																		
Affpuddle	✓									✓									
Arne										✓									
Bere Regis	✓			✓				✓	✓	✓		✓			✓		✓	✓	✓
Bloxworth	✓								✓	✓									
Bovington	✓							✓	✓		✓	✓				✓			
Briantspuddle	✓								✓						✓				
Chaldon Herring									✓	✓							✓		
Church Knowle									✓	✓								✓	
Coombe Keynes	✓									✓									
Corfe Castle	✓	✓		✓					✓	✓	✓	✓			✓	✓	✓	✓	✓
East Burton									✓	✓									
East Holme																			
East Knighton	✓																		
East Lulworth	✓									✓									
East Stoke	✓																		
Harmans	✓	✓							✓	✓								✓	



Settlement	4a	4b	5a	5b	5c	5d	5e	6	7a	7b	8a	8b	8c	8d	9a	9b	10a	10b	10c
	Bus	Rail	Hospital	GP	Dentist	Care home	Day centre	Emergency service	Hall	Church	Pre-school	Primary school	Secondary school	Other ed. facilities	Library service	Cultural services	Playing pitch	Children's play area	Allotment
Cross																			
Holton Heath	✓	✓																	
Kimmeridge									✓									✓	
Kingston	✓									✓									
Langton Matravers	✓								✓	✓		✓				✓	✓	✓	✓
Lytchett Matravers	✓			✓		✓			✓	✓	✓	✓			✓		✓	✓	✓
Lytchett Minster	✓								✓	✓	✓		✓				✓		
Morden	✓								✓	✓							✓	✓	
Moreton									✓	✓							✓		
Moreton Station		✓																✓	
Organford	✓																		
Ridge																			
Sandford	✓			✓		✓			✓	✓	✓	✓						✓	
Steeple										✓							✓		
Stoborough	✓								✓	✓		✓						✓	✓
Stokeford	✓																		
Studland	✓								✓	✓							✓	✓	
Swanage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Throop																			
Turnerspuddle										✓									
Upton	✓			✓		✓			✓	✓	✓	✓			✓		✓	✓	✓
Wareham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓

Settlement	4a	4b	5a	5b	5c	5d	5e	6	7a	7b	8a	8b	8c	8d	9a	9b	10a	10b	10c
	Bus	Rail	Hospital	GP	Dentist	Care home	Day centre	Emergency service	Hall	Church	Pre-school	Primary school	Secondary school	Other ed. facilities	Library service	Cultural services	Playing pitch	Children's play area	Allotment
West Lulworth	✓								✓	✓	✓	✓						✓	✓
Winfrith Newburgh	✓								✓	✓		✓					✓	✓	
Wool	✓	✓		✓	✓				✓	✓	✓	✓			✓	✓	✓	✓	✓
Worgret																			
Worth Matravers									✓	✓								✓	

## Appendix 3

### Population data

#### Appendix 3a: ward factsheets

The following data are extracted from Dorset County Council's 2016 ward factsheets<sup>4</sup> for Purbeck's towns.

Settlement	Population
Swanage	9,601
Upton	7,611
Wareham	5,496

N.B. the population for Upton is calculated using the Upton east and west fact sheets, then subtracting the FHSA data below for Lytchett Minster and Organford.

#### Appendix 3b: FHSA Patient Register

The data below are from the Family Health Service Authority (FHSA) Patient Register Data, supplied by Dorset County Council. The method does not use defined settlement boundaries. Instead a buffer of 250-350m is used around GIS (Geographical Information Systems) address point cluster data to give a more realistic picture of the village's sphere of influence<sup>5</sup>.

Settlement	Population
Acton	63
Affpuddle	76
Arne	10
Bere Regis	1,490
Bloxworth	132
Bovington	1,570
Briantspuddle	199
Chaldon Herring	89
Church Knowle	98
Coombe Keynes	64
Corfe Castle	984
East Burton	262
East Holme	49
East Knighton	121
East Lulworth	175
East Stoke	120
Harmans Cross	425
Holton Heath	222
Kimmeridge	68

<sup>4</sup> <https://www.dorsetforyou.gov.uk/knowningpurbeck>

<sup>5</sup> With the exception of Sandford, which is close to Wareham. In this instance, the boundary is tight around the settlement

<b>Settlement</b>	<b>Population</b>
Kingston	67
Langton Matravers	764
Lytchett Matravers	3,321
Lytchett Minster	243
Morden	154
Moreton	120
Moreton Station	203
Organford	129
Ridge	380
Sandford*	2,130
Steeple	37
Stoborough	777
Stokeford	156
Studland	328
Throop	25
Turnerspudde	25
West Lulworth	532
Winfrith Newburgh	391
Wool	2,529
Worgret	114
Worth Matravers	202

\*The settlement boundary is quite close to Wareham so in this instance the boundary is tight around the settlement