

Planning Purbeck's Future

08 November 2010

A number of parts of this document have been updated. For the Schedule of Amendments, please go to <http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

Core Strategy
Pre-Submission Consultation
1 November - 20 December 2010



planning Purbeck's future



Thriving communities in balance
with the natural environment

Foreword – ‘Planning Purbeck’s Future’

This Plan sets out the strategy for the delivery of development and supporting infrastructure in Purbeck for the period 2006-2027, in balance with the exceptional landscape and environmental setting. It is the culmination of five years preparation and engagement with the local community.

The Plan will help deliver the aspirations of the community as set out in the Purbeck Community Plan and Town and Parish Plans. This is highlighted by the Council’s own Corporate Strategy objectives:

- Protecting and enhancing the natural environment
- Meeting the housing needs of local people
- Helping all people access services locally
- Improving the local economy
- Enhancing the quality of life in Purbeck

The third paragraph has been updated. Please refer to the Schedule of Amendments at <http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

The Plan includes new policies to improve the delivery of affordable housing, with a target of achieving around 760 new affordable homes for local people that will remain affordable in perpetuity. There is also plenty of opportunity for local businesses to expand and create jobs, and policies that will help protect and improve local services and facilities. Traffic congestion, particularly during the summer is a concern, but environmental designations mean that it is extremely difficult for us to build new roads. Much thought has gone into providing a package of measures paid for by the new development that will improve the choice of travel and reduce the reliance upon the car.

We would like to thank the local community for contributing to the preparation of this strategy. It may not satisfy everyone’s wishes, but we feel that this plan represents a pragmatic approach to the balance of development and protection of the environment we value so highly. Development undoubtedly brings pressures and difficulties, but it also presents us with opportunities. The challenge for Purbeck District Council is to manage development so that we can meet the needs of present and future generations.



Councillor David Budd
Leader of the Council

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1. The Context for Purbeck's Core Strategy

1.1 Introduction

- 1.1.1 Purbeck's Core Strategy sets out the long-term vision for the District and establishes strategic policies that will enable the Council and its partners to deliver that vision. The Core Strategy covers the period 2006-2027. Once adopted it will replace the Purbeck District Local Plan Final Edition (2004).
- 1.1.2 The Core Strategy has to conform to national policy and to prepare a truly 'spatial' planning document, the Core Strategy should take forward the aspirations of the Purbeck Community Plan (June 2009) and other plans and strategies within Purbeck including Town and Parish Plans.
- 1.1.3 The Council has been working towards publication of a Core Strategy since 2005, but uncertainty with regional guidance has led to significant delay. In July 2010 government revoked the Regional Spatial Strategy for the South West (RSS).
- 1.1.4 In 2008, changes to the planning system introduced greater flexibility to the process. These new freedoms have enabled the Core Strategy to incorporate development management policies.

Core Strategy Timetable (including other milestones):

September 2005	Futures Conference
February 2006	Core Strategy Issues and Options Leaflet
July 2006	Stakeholder Workshops
June 2006	Draft RSS published with a 2,100 dwellings requirement for Purbeck
September 2006	Core Strategy Preferred Options published for consultation (made provision for 2100 dwellings)
June 2007	RSS Examination in Public
January 2008	RSS Panel Report recommended the Purbeck housing requirement is increased to 5,150 dwellings (Area of Search 7B at Lytchett Minster for 2,750 dwellings and 2,400 dwellings elsewhere in Purbeck)
June 2008	Consultation on Core Strategy Issues and Options on Area of Search 7B and Development Management Policies
July 2008	RSS Proposed Changes – Carried forward the recommendations of the Panel Report for consultation
October 2008	The Council responded to the RSS consultation, objecting to the increase from 2100 dwellings to 5150 dwellings, providing evidence that the proposals could lead to the failure of the Core Strategy to satisfy The Habitats Regulations
September 2009	Planning Purbeck's Future. A preferred options public consultation, including provision for 2,400 dwellings and incorporating development management policies
June 2010	Where Shall We Build in Purbeck 2012-2026? Following support for the Preferred Option in Planning Purbeck's Future, this

	consultation looked at which sites should accommodate settlement extensions in the District's towns and villages
July 2010	Government abolished the RSS
November 2010	Pre-submission public consultation - The Council has decided to progress the Core Strategy with a locally agreed housing target of 2,400 dwellings and includes strategic housing sites and development management policies
March 2011	Submission of Core Strategy to Secretary of State (SoS)
Summer 2011	Examination
Autumn 2011	Inspector's Report
Late 2011	Adoption of Core Strategy

1.1.5 Preparation of the Core Strategy is an iterative process with all previous public consultations, Habitats Regulations Assessment and Sustainability Appraisal helping to shape the policies. In addition, an extensive evidence base that must be kept up-to-date underpins the Core Strategy. The evidence base is set out below:

The Core Strategy Evidence Base:

The Core Strategy is supported by 10 volumes:

- **Volume 1: Summary of Evidence** - summarises the key findings from research
- **Volume 2: Challenges** - summarises the challenges facing the District
- **Volume 3: Vision and Spatial Objectives** - sets out how the vision and spatial objectives were reached
- **Volume 4: Development Options** - provides detailed consideration of potential options for the location of development, refining the search to a Preferred Option and two reasonable alternative options
- **Volume 5: Housing Supply** - draws together past, present and future housing supply
- **Volume 6: Settlement Extension Sites** - sets out the background and methodology of the 'Where Shall We Build in... 2012-2026' public consultation
- **Volume 7: Economic Context** – sets out employment and retail issues
- **Volume 8: Development Policies** - policies used to determine planning applications
- **Volume 9: Purbeck Infrastructure Plan** - sets out what infrastructure is required to deliver the Core Strategy
- **Volume 10: Settlement Strategy** – sets out a hierarchy of settlements and includes an audit of community facilities and service provision for each settlement

In addition to national guidance, the following evidence base specifically supports the Core Strategy policies:

- **Community** – Various Town and Parish Plans; Purbeck Community Strategy (2009)
- **Health** – Dorset Primary Care Trust Requirements; Dorset Healthy Weight Strategy (2009)
- **Education** – Statutory Notice for the Proposed Reorganisation of Schools in the Purbeck Area (2010)
- **Housing** – Residential Development Economic Viability Assessment (2008) and update (2010); Housing Needs Survey (2006); Strategic Housing Land Availability Assessment (2010); Strategic Housing Market Assessment (2008); Character Area Development Potential (2010); Dorset Traveller Needs Assessment (2007); Rural Exceptional Site Guidance and Checklist (2010)
- **Retail** - Market Town Health Checks (2010); Retail Study (2008); Retail Impact Assessment (2010)

- **Employment** - Employment Land Review Stages 1 and 2 (2010); SWRDA Workspace Strategy (2008)
- **Climate Change** – Strategic Flood Risk Assessment (2010); Durlston Bay Coastal Strategy Study (2003); Report of the Durlston Bay Coastal Strategy Study Review Panel (2004), Durlston Head to Rame Head Shoreline Management Plan (SMP2) Consultation Draft (2009); Poole and Christchurch Bay Shoreline Management Plan (SMP2) Consultation Draft (2009); Revision 2020 – Proposed Regional Spatial Strategy Supplementary Planning Document – Renewable Energy (2005)
- **Heathlands** – Dorset Heathlands Interim Planning Framework (2010), Dorset Heathlands Household Survey (2008)
- **Tourism** - Tourism Strategy (2008)
- **Transport** – Purbeck Transport Strategy (2010); Local Transport Plan 2; Development Contributions Towards Transport Infrastructure in Purbeck (2009); Purbeck Preliminary Transport Assessment (2010)
- **Open Space** – South East Dorset Green Infrastructure Strategy (Working Draft 2010); Sport and Recreation Audit and Assessment (2005); Recreation and Open Space Strategy (incomplete)
- **Landscape** – AONB Management Plan (2009); Green Belt Review (2010); Purbeck Heritage Strategy (2009); Landscape Character Assessment (2007); Landscape Change Study (2010)
- **Design** – District Design Guide (2010); Townscape Character Assessment (2010); Conservation Area Appraisals; Dorset Historic Towns Survey; Residential Car Parking Strategy (2010)

1.1.6 The evidence base can be accessed at the District Council offices. Where these are available in electronic form they have been published on the Council's website at http://www.dorsetforyou.com/purbeck_consultation .

1.2 Important Considerations

1.2.1 The Plan is required to have a lifespan of 15 years upon adoption. With adoption scheduled for 2011, it will cover the period to 2026. However in the event of any further delay, it is prudent to plan for an extra year 2026/2027.

1.2.2 Future planning applications will be judged against national policy and the policies in this Core Strategy. Therefore, it is unnecessary for the Core Strategy to repeat national guidance.

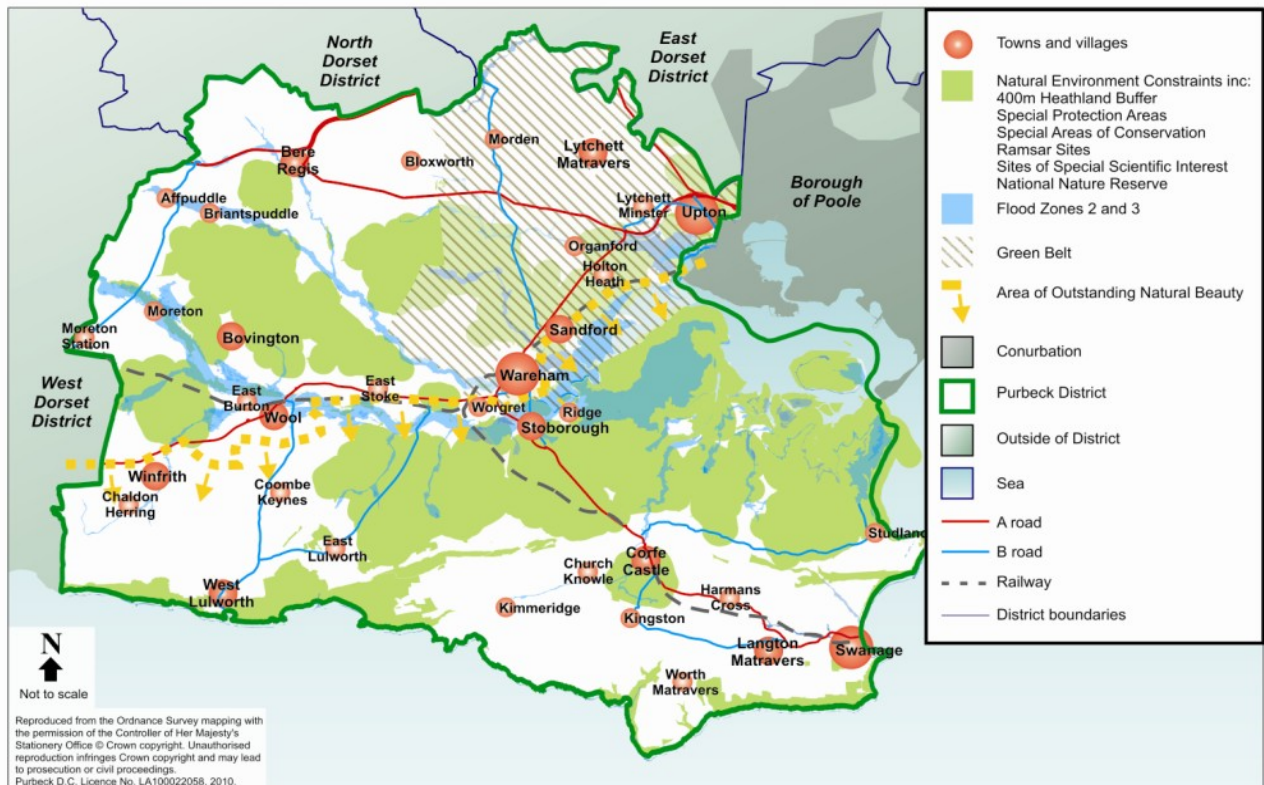
1.2.3 There are some local issues that are beyond the scope of planning. The Council cannot set policies to restrict second homes and is powerless to influence the sale of housing on the open market to people from outside Purbeck or influence market prices. It is recognised that this is a growing problem in Purbeck, with 7% of all dwellings being registered as second homes. In parts of the District this is considerably higher (Studland Parish 25%, Chaldon Herring Parish 21% and Worth Matravers Parish 20%). The Core Strategy proposes new affordable housing policies, which is as much as it can do within the current planning legislation. The Council will continue to press government for new powers to reduce the impact upon local affordability.

1.2.4 **Transport Policy and Minerals and Waste Policy** are functions of Dorset County Council and therefore detailed policies are not included within the Core Strategy.

2. Characteristics of Purbeck

- 2.1 Purbeck is a rural district located within the South West region. It is one of six districts within the county of Dorset and has close associations with the Unitary Authorities of Bournemouth and Poole. Purbeck is part of 'South East Dorset' and falls within the Bournemouth and Poole Housing Market Area.

Map 1: Purbeck in Context



- 2.2 The District has a population of 45,158, with the proportion of older people increasing. It has a predominantly white British ethnic composition. 60% of the population is contained within the largest settlements of Swanage, Wareham and Upton. Population growth of 8% is expected for the period 2006-2026, mostly in the over 50s, with the number of 0-18 year olds set to fall by 18%. The most significant decreases are projected for 10-16 years olds, falling by between 20-25%.
- 2.3 Swanage is a well-known seaside resort. Wareham is a centrally located Saxon-walled town that serves as the administrative headquarters of Purbeck District Council. Upton was developed as a post war extension to Poole. The rural areas contain a number of villages, including Corfe Castle with its dramatic castle ruins. These are all within access of the Bournemouth and Poole conurbation, to which many Purbeck residents look for socio-economic purposes and from which those communities come principally for outdoor leisure activities.
- 2.4 Tourism makes a significant contribution to the Purbeck economy and the population swells in the summer months. Average income is 5.13% lower and average house prices are 15.8% higher than national figures, which means that the average house price is 11 times the average wage (£22,880) of people living in the District. 7% of dwellings in the District are second/holiday homes, some 7.7 times

the national average. A 2005 study by the Joseph Rowntree Foundation suggested that Purbeck has the 15th highest house price to income ratio out of the 350 local authority areas in the country. The cumulative effect is that there is a lack of housing affordable to local people in Purbeck.

- 2.5 The principal industrial estates at Holton Heath and the Dorset Green Technology Park (Winfrith) are not well related to residential populations due to their former uses. UKAEA still maintains a presence managing the decommissioning of a former nuclear facility at Winfrith.
- 2.6 The geological context forms an important basis for the District's outstanding and distinctive built and natural environment and remains hugely influential in the life of the community and the work of the District Council. This resonates through to the present day in the continuing stone industry, the Wytch Farm Oilfield (the largest on-shore field in Western Europe) and, critically, in the geology of the coastline. This has long attracted students worldwide and forms a significant part of the Dorset and East Devon World Heritage Site. Virtually the entire coastline of Purbeck is Heritage Coast.
- 2.7 Over half of the District is designated as an Area of Outstanding Natural Beauty (AONB) and significant areas (over 23%) are also, or additionally covered by, national and international nature conservation designations (e.g. Sites of Special Scientific Interest - SSSIs, Ramsar sites, Special Protection Areas - SPAs and Special Areas of Conservation - SACs). A 400-metre buffer around these designations, where further residential development is no longer permitted, covers a third (36%) of the District. A 10km² area near Wareham is shown in the New Atlas of British and Irish Flora as having the highest number of plant species in the United Kingdom.
- 2.8 The historic environment forms a crucial cultural asset, with 265 Scheduled Ancient Monuments, 1,424 listed buildings and 25 conservation areas noted for their special architectural or historic interest.

3. Issues and Challenges

3.1 How can we?

- Accommodate housing growth without harm to the built, natural and cultural environment of the District?
- Optimise the provision of affordable housing (of all sizes) in new development, providing a mixture of low cost market housing, social rented accommodation and shared ownership accommodation to help meet local needs?
- Live with the consequences of second home ownership and in-migration on the housing market and consequently the District's demographic structure?
- Maintain active communities and ensure that housing development is supported by the social and physical infrastructure required to meet the needs of future occupiers?
- Attract and provide suitable employment opportunities that reduce the need to travel?
- Provide sufficient land and premises to support the tourism industry without harm to the built, natural or cultural environment?
- Resist the loss of hotels and other important services to alternative uses like housing?
- Reduce the disparity between low local wages and high house prices?
- Address climate change and its effect on agriculture, coastal erosion and flooding?
- Further enhance the ecological and landscape value of the District?
- Respond to the changing demographic make up of the District, with an increasing proportion of elderly persons and decreasing number of children?
- Address traffic congestion, whilst recognising that future development could place additional pressures on the road system, in particular the A351?
- Provide new employment, shops, community facilities and services that are accessible for those without a car?
- Provide an integrated transport system within the District?
- Ensure everyone has access to countryside and open space to benefit health and well-being?
- Adapt to a decline in oil production (Peak Oil) and the growth of renewable energy?

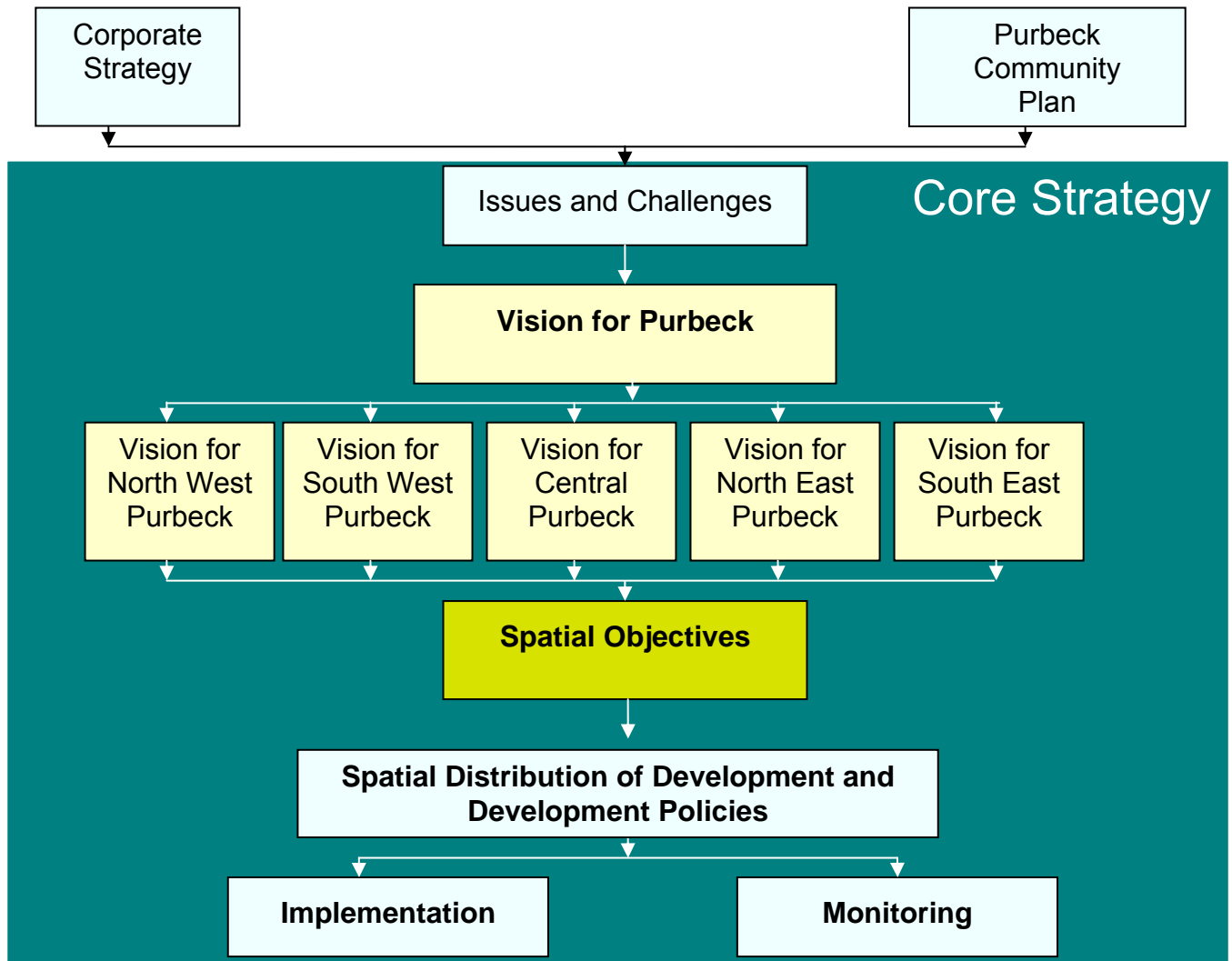
The main challenges facing Purbeck are:

- 1) Providing housing people can afford.
- 2) Protecting and enhancing the natural environment.
- 3) Relieving traffic congestion on the A351.
- 4) Improving the range of employment opportunities.
- 5) Helping people access services and community facilities locally, including shops.

4. Vision and Spatial Objectives

4.1 Introduction

- 4.1.1 The Core Strategy looks to other plans and priorities in the development of its vision and spatial objectives. The flowchart below sets out the processes involved in bringing together all the different aspects of the Core Strategy. The flowchart is not exhaustive but indicates the main documents and stages involved.



- 4.1.2 The Core Strategy starts with the Purbeck Community Plan and its Priority Areas, which are as follows:

- **Accessibility**
- **Community Safety**
- **Housing for All**
- **Healthy Living**
- **Local Prosperity**
- **Environment**
- **Strong and Active Communities**

- 4.1.3 Taking each Priority Area in turn, a spatial interpretation of this is set out in the right-hand column of the table below:

Table 1: Spatial Interpretation of the Purbeck Community Plan Priority Areas

Priority Areas	Spatial Interpretation - <i>Purbeck in 2026 will be a place where:</i>
Accessibility	<i>People can easily access services, leisure, opportunities, work and learning through a range of sustainable options</i>
Community Safety	<i>Residents, workers and visitors feel safe and secure</i>
Housing for All	<i>Good quality, affordable homes are available to suit the needs of all age groups</i>
Healthy Living	<i>People are given opportunities to improve their health and well-being</i>
Local Prosperity	<i>An enterprise culture is supported, with high quality local employment opportunities</i>
Environment	<i>The special quality of the environment is enhanced and appreciated</i>
Strong & Active Communities	<i>Facilities and services are provided for all community needs</i>

4.1.4 The Core Strategy also looks to many other sources of evidence, in particular the relevant Corporate Priorities of Purbeck District Council's Corporate Strategy, which are as follows:

- **Protecting and Enhancing the Natural Environment**
- **Meeting the Housing Needs of Local People**
- **Helping All People Access Services Locally**
- **Improving the Local Economy**
- **Enhancing the Quality of Life in Purbeck**

4.2 Vision for Purbeck

4.2.1 Taking into account the Purbeck Community Plan Priority Areas and the Corporate Strategy, an overall Vision for Purbeck is now created. This Vision leads to the spatial objectives, which guide the rest of the Core Strategy:

Vision for Purbeck
<p><i>Purbeck will be a place which retains and enhances the unique qualities of Swanage, Wareham, Upton, the villages, countryside and coast, whilst improving the quality of life for the whole community. Swanage, Wareham and Upton will be distinctive and thriving with good access to facilities to meet everyday needs. Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool will retain their facilities and services for surrounding villages, while the more rural areas will retain their functional character.</i></p> <p><i>To achieve this Purbeck will provide a mix of housing types, sizes and tenures which are affordable and suitable in meeting local needs first and those of the wider housing market. Such new development will have high standards of sustainable design and will respond positively to Purbeck's rich diversity of local architectural traditions, thereby helping sustain the special character of the District and the distinctiveness of places within it.</i></p> <p><i>Purbeck will have a wider access to well-paid and diverse local employment opportunities. Agriculture, farm diversification, estate management and Purbeck stone quarrying will play a role in retaining small rural communities, the wider rural landscape and the function of the countryside.</i></p>

Purbeck will continue to value its unique and internationally important habitats in the face of modern pressures, including the effects of climate change. At the same time, its excellent tourist facilities will serve its world-famous visitor sites and will continue to draw visitors to its coast, beaches, historic towns and villages.

While acknowledging and planning for the importance of the links between Purbeck and the Poole/Bournemouth conurbation, the need to travel will be reduced by increased self-containment and the concentration of employment, shops, services and community facilities. These will be accessible to communities through the provision of a wider range of transport methods and a shift in travel choices and patterns. Connectivity between settlements will have been enhanced through improvements to existing public footpaths, cycle ways, the District's road network, and a greater provision of public transport, including support for the reconnection of the Wareham to Swanage branch line to the national rail network.

4.3 Spatial Objectives

4.3.1 The District Vision can be achieved through the following spatial objectives. These have been developed and refined throughout preparation of the Core Strategy and link with the Purbeck Community Strategy (2009).

Spatial Objectives

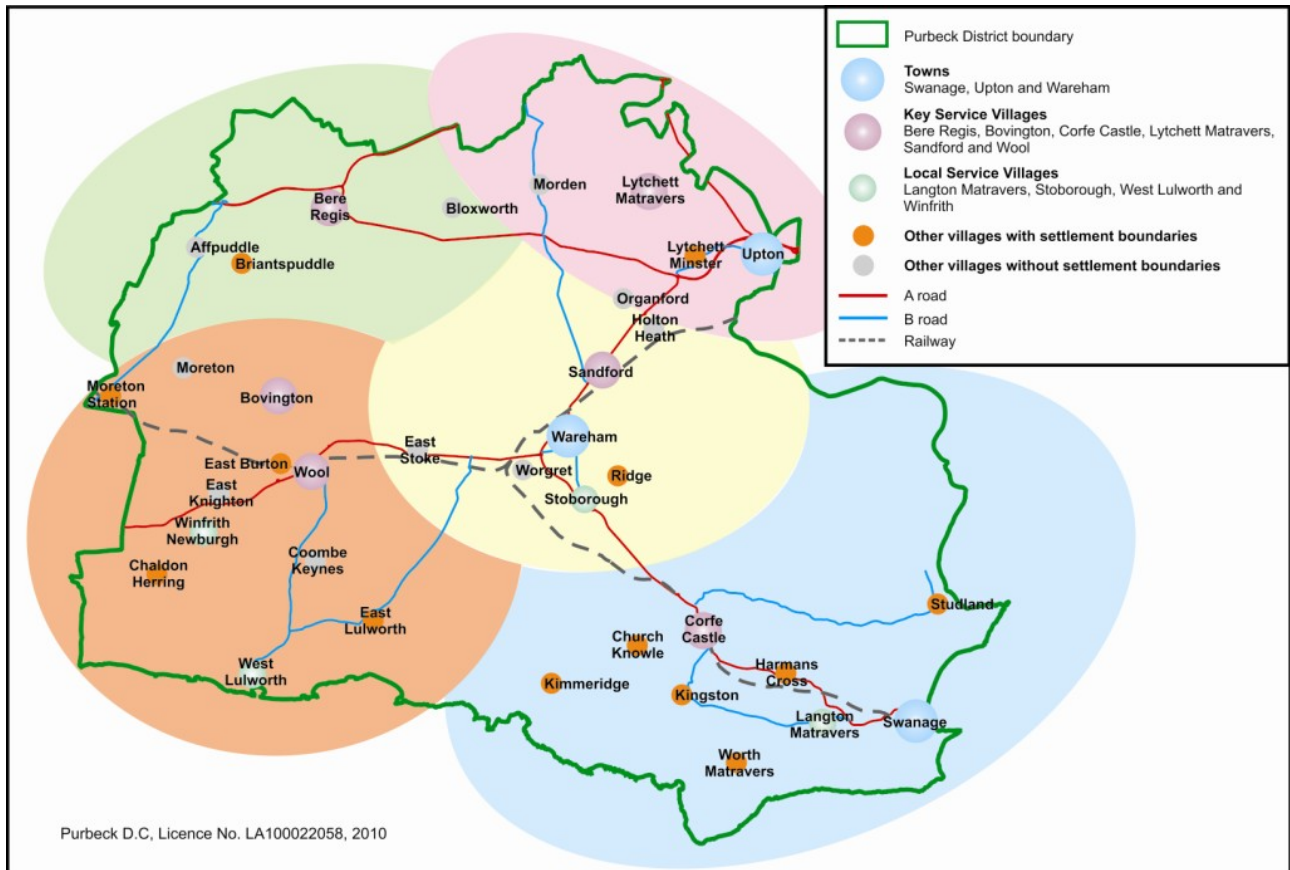
The vision for Purbeck will be achieved through the following spatial objectives:

- 1. Respect the character and distinctiveness of Purbeck's settlements and countryside.***
- 2. Meet Purbeck's housing needs.***
- 3. Conserve and enhance Purbeck's natural habitat.***
- 4. Support local communities.***
- 5. Reduce vulnerability to climate change and dependence upon fossil fuels.***
- 6. Ensure high quality, sustainable design.***
- 7. Conserve and enhance the landscape, historic environment and cultural heritage of the District.***
- 8. Promote a prosperous local economy.***
- 9. Provide an integrated transport system and better accessibility to services for everyday needs.***

4.4 Spatial Geography of the District

4.4.1 The Settlement Strategy illustrated that the District can be split into five fairly distinctive but overlapping spatial areas each with different characteristics, issues and challenges as set out in Map 2.

Map 2: Spatial Areas within Purbeck



4.4.2 More refined visions have been prepared for each of the five spatial areas. These are set out in Chapter 7.

5. General Location of Development

- 5.1 National policy directs new development to the most sustainable locations with the aim of minimising car trips and the subsequent impact on climate change.
- 5.2 The Settlement Strategy (2010) incorporates a review of community facilities and services, a summary of spatial areas and a review of settlements, establishing the role of each settlement. Wareham and Swanage should be the focus of the majority of development as befits their respective roles as market and coastal towns. Upton is somewhat of an anomaly in that although it has second highest population in Purbeck, it has few facilities relative to population due to the proximity of Poole.
- 5.3 Villages are designated 'Key Service Villages', 'Local Service Villages' or 'Other Villages' depending on the number of types of facilities. Key Service Villages have the highest level of services and population and should be the focus of development, while Local Service Villages have been identified as needing some growth to sustain vital rural services, principally the village school. The 'Other Villages' category has been split to provide continuity with the Purbeck Local Plan Final Edition (2004). Development will continue to be permitted in settlements that have a settlement boundary and restricted in villages without a settlement boundary. For the purposes of this policy 'other villages' has been defined as having a minimum population of 70. Villages and hamlets not listed in Policy LD will be classed as falling within the open countryside and development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside'.
- 5.4 Settlement boundaries will be reviewed through the Site Allocations Plan, to be prepared after the Core Strategy is adopted. In the interim, for the settlements under 'Towns', 'Key Service Villages', 'Local Service Villages' and 'Other Villages with a Settlement Boundary' as listed in Policy LD below; the settlement boundary from the Purbeck Local Plan Final Edition (2004) will be used for development management purposes.
- 5.5 Throughout the public consultation concern has been raised about the lack of affordable housing provision in smaller villages and the sustainability of these settlements in the future. An appropriate policy has yet to be identified that will satisfy these concerns. Further investigation of options is required with these communities to better provide for local needs. Rather than delay the Core Strategy it is proposed to build in flexibility that would allow an emerging policy to replace the parts the Policy LD that cover the smaller villages. This would be undertaken through full public consultation and examination as part of the Site Allocations Plan, with work commencing in 2011.

5.6 Development Strategy

- 5.6.1 Nine potential options for the location of development have been assessed. These were reduced to three reasonable options that were put forward for public consultation in autumn 2009. There is clear support (63%) for the Council's Preferred Option of distributing development around the towns and key service villages. Options for concentrated growth at Wareham (20%) and Swanage (9%) proved less popular. Further consultation in summer 2010 concentrated on finding sites for settlement extensions around the Towns and Key Service Villages. During

the process settlement extensions at Corfe Castle and Bovington were also considered.

5.6.2 The resulting strategy proposes settlement extensions at Upton, Swanage, Wareham, Bere Regis, Bovington and Lytchett Matravers, which will include the provision of affordable housing to meet local needs at each of these settlements. Settlement Extensions that require a change to the South East Dorset Green Belt are considered strategic and must be allocated in the Core Strategy. These are Policeman's Lane, Upton (70 dwellings), Worgret Road, Wareham (200 dwellings) and Huntick Road, Lytchett Matravers (50 dwellings).

5.6.3 All other settlement extensions are passed down to the next plan, the Site Allocations Plan that will be prepared following the adoption of the Core Strategy. During the preparation of that Plan all potential sites for extensions to those settlements will be reconsidered, including new sites that have come forward since previous consultation. Settlement extensions are discussed further in Chapter 7: Spatial Distribution of Development.

Spatial Objective 1: Respect the character and distinctiveness of Purbeck's settlements and countryside

Policy LD: General Location of Development

Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:

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, 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

New development should be concentrated within the settlement boundary of the Towns, Key Service Villages, Local Service Villages and Other Villages with a Settlement Boundary. Land falling outside of these defined settlement boundaries will be classed as open countryside (including Other Villages without a Settlement Boundary) where development will be permitted only in exceptional circumstances as set out in Policy CO: Countryside.

Settlement boundaries will be reviewed through preparation of the Site Allocations Plan. In the interim, the boundaries of Towns, Key Service Villages, Local Service Villages and

Other Villages with a Settlement Boundary as identified in the Purbeck Local Plan Final Edition will be carried forward.

A further review will be undertaken through the Site Allocations Plan of housing provision in Local Service Villages and Other Villages with or without a Settlement Boundary to identify new ways of providing housing in rural areas that is affordable to local people. The outcome may supersede this policy.

6. Supply of Housing, Employment and Retail Growth

6.1 Housing Land Supply

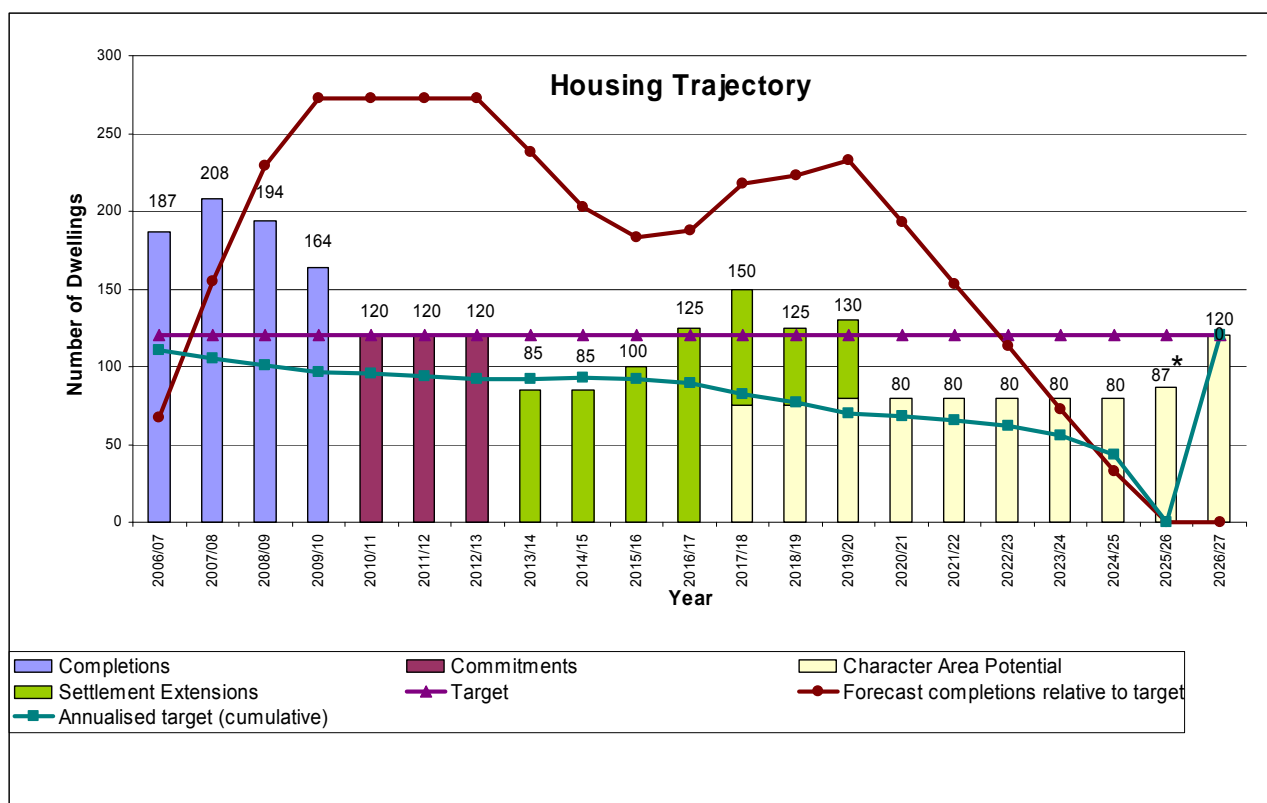
- 6.1.1 The Council has a critical need to deliver affordable housing in the District with 1,660 households currently on the waiting list (Sept 2010). Population growth and affordability issues stem from the number of people moving into the area, often for retirement. The average house price is 11 times the average wage (£22,880). The Strategic Housing Market Assessment (2008) sets a requirement to provide 409 affordable units annually. It is not possible to meet needs by building the requisite number of dwellings within the existing settlement boundaries; there are simply too many environmental constraints. Instead, policy needs to place greater emphasis on increasing the proportion of affordable housing to maintain sustainable communities through a new supply of family housing in settlement extensions, the lowering of thresholds for the provision of affordable housing on infill sites and greater use of exception sites.
- 6.1.2 Habitats Regulations Assessment and preliminary transport assessment have indicated that provision could be made for 2400 dwellings across the District for the period 2006-2026 (120 dwellings per annum), provided that suitable mitigation is put in place. This is lower than government household projections (2009), which indicate a demand for 4,000 dwellings in Purbeck for the same period. Meeting these higher-level growth needs is extremely difficult. Over the last decade, proposals for strategic growth at Holton Heath and at Lytchett Minster have failed to satisfy Habitats Regulations and have had to be abandoned.
- 6.1.3 Further work has been commissioned to investigate whether higher-level growth is achievable, bearing in mind the constraints. The first stage is nearing completion, which is to test strategic growth proposals put forward by landowners at Lytchett Minster, Wool and West of Wareham against Habitats Regulations. If the proposals pass this first stage, further technical studies will be undertaken to consider all other planning issues.
- 6.1.4 Due to the length of time this will take and uncertainty over the outcome, it would be inappropriate to delay the Core Strategy process further. Should the technical work indicate that additional growth is a viable proposition, and it is in line with strategic growth plans for South East Dorset, it could either trigger an immediate review of the Core Strategy or preparation of an Area Action Plan to deliver additional housing growth. This is considered a flexible approach in line with government guidance on the preparation of a Core Strategy.
- 6.1.5 It is a requirement of Planning Policy Statement 3: Housing (PPS3) that the Council maintains a five-year supply of deliverable housing sites. Early submission of the Core Strategy for examination is essential to bring forward new settlement extensions that can be delivered in the five years from 2012-2016, thus ensuring the provision of a five-year land supply. Without a five-year land supply the Council is susceptible to 'planning by appeal' and is unable to control the location of new housing growth.

6.2 Character Area Development Potential

- 6.2.1 A large proportion of past development in the District has been met through infilling and intensification within built up areas, referred to as 'windfall'. Windfall rates for the period 1994-2010 were 136 dwellings per annum. It is realistic to expect that windfall will continue to form an important part of the housing supply, but predicting where and when this will occur is difficult.
- 6.2.2 Instead, a capacity analysis has been carried out for Upton, Swanage, Wareham and the Key Service Villages to estimate the potential for further re-development and intensification within the current settlement boundaries. Similar opportunities to replicate recent planning permissions were analysed based upon character areas identified through the Townscape Character Assessment (2010). Character Area Potential has not been calculated for the District's local service villages, other villages or the countryside, but sites submitted through the Strategic Housing Land Availability Assessment process (SHLAA) have been included.
- 6.2.3 The analysis identified a potential for 1,524 dwellings. A 50% reduction has been made to reflect some of this potential not coming forward and figures were then rounded down to the nearest 10 dwellings. The resulting 710 dwellings (47 dwellings per annum) is significantly lower than past windfall rates of 136 dwellings per annum, but reflects uncertainty in the future of the housing market, fewer opportunities for infill and the potential impact of introducing new affordable housing thresholds.

6.3 Housing Trajectory

- 6.3.1 A Core Strategy has to have a minimum lifespan of 15 years. Whilst the Plan period was originally intended to last to 2026, owing to the likelihood of adoption in late 2011/early 2012 it is necessary to plan delivery of a further 120 dwellings for 2026-2027.
- 6.3.2 The housing trajectory illustrates how the housing requirement will be delivered for the period 2006–2027. 753 dwellings have already been built during the first four years and the trajectory provides an indication of how the outstanding housing requirement will be provided over the remaining years.
- 6.3.3 The Council is expecting strategic sites allocated in the Core Strategy at Wareham, Swanage, Upton and Lytchett Matravers to commence around 2013/2014. Delivery of non-strategic sites at Swanage, Wool, Bere Regis, Bovington and Corfe Castle can be expected post 2016 following adoption of the Site Allocations Plan.
- 6.3.4 Monitoring of housing delivery and the success of mitigation measures is crucial to ensure that there is no adverse effect upon protected habitats. If housing growth is likely to exceed 2,400 dwellings or a higher rate of windfall occurs in certain locations it may be necessary to restrict further house building. Further investigation would be needed to assess impact and identify further mitigation measures, if they are possible. The housing trajectory is set out below:



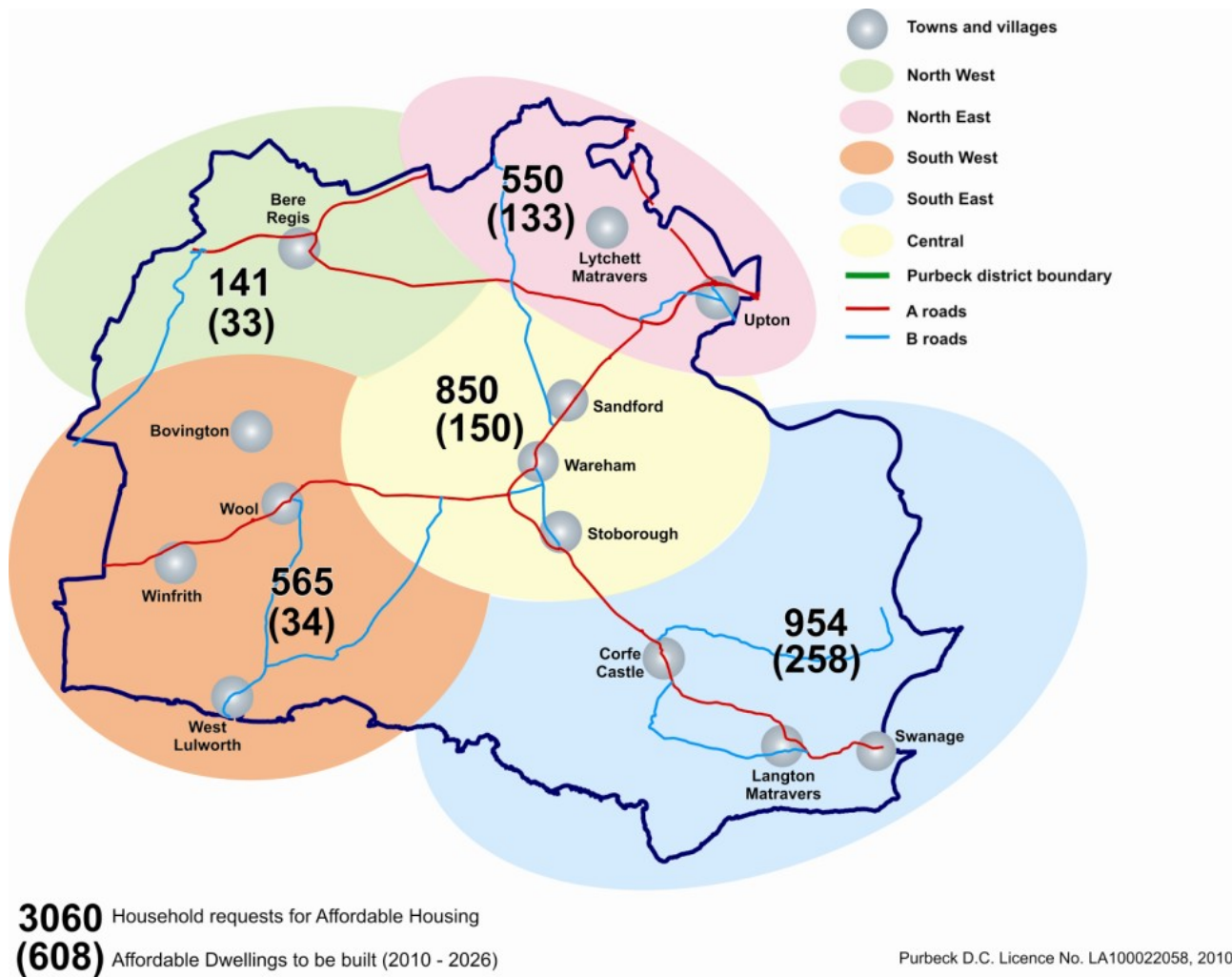
*To take account of rounding elsewhere

6.4 Affordable Housing Supply

- 6.4.1 Since 2006, 149 affordable housing units have been built in the District and a further 50 are awaiting completion. Settlement extensions proposed in this Plan of around 570 new dwellings on greenfield sites will be required to provide affordable housing of around 248 units.
- 6.4.2 The Character Area Development Potential study (see section 6.2) identified the potential for around 710 new dwellings coming forward during the Plan period. Of these, many would be from a site large enough to trigger a need for affordable housing and around 310 affordable dwellings could come forward from these sites.
- 6.4.3 The combined completions, commitments, settlement extensions and character area development potential means that around 760 affordable units should be delivered during the Plan period, approximately one third of total housing supply.
- 6.4.4 The total affordable dwellings that are yet to be built (i.e. excluding completions) is shown spatially on Map 3. The higher number indicates the number of households that have requested a property in that spatial area from the 1,660 households on the housing register. Multiple requests are allowed so there is some duplication, but the picture is clear: the number of affordable dwellings proposed through the Core Strategy will fall short of current need, but as discussed this is due to environmental constraints.

Paragraphs 6.4.1 and 6.4.3 have been updated.
 To view the updates, see the Schedule of Amendments here:
<http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

Map 3: Distribution of Affordable Housing Supply by Spatial Area



Figures for North East and Central Purbeck have been updated. To view the updates, see the Schedule of Amendments here:

<http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

Spatial Objective 2: Meet Purbeck's housing needs

Policy HS: Housing Supply

Provision will be made for 2,400 dwellings to meet housing needs over the plan period 2006–2026. Provision will be made for a further 120 dwellings for the period 2026-2027. Housing development will be directed to the most sustainable locations in accordance with Policy LD: General Location of Development. Housing development will be distributed as follows:

Spatial Area	Form of residential development	2006-11	2012-16	2017-21	2022-26	2026-27
			(1-5yrs)	(5-10yrs)	(11-15yrs)	(15+yrs)
North West	Completions	30				
	Commitments / character area potential	5	5	5	15	5
	Settlement extension at Bere Regis**		25	25		
South West	Completions	215				
	Commitments / character area potential	25	45	25	45	20
	Settlement extension at Bovington**				30***	
Central	Completions	45				
	Commitments / character area potential	15	35	70	90	30
	Settlement extension at Worgret Road, Wareham*		200			
North East	Completions	220				
	Commitments / character area potential	15	25	90	110	30
	Settlement extension at Huntick Road, Lytchett Matravers*		50			
	Settlement extension at Policeman's Lane, Upton*		70			
South East	Completions	250				
	Commitments / character area potential	60	130	120	140	35
	Settlement extension(s) at Swanage**		50	150		
TOTAL		880	635	485	400	120

Monitoring of housing development is critical to ensure there is no risk of an adverse impact upon protected habitats. The Habitats Regulations Assessment has indicated that 2,400 dwellings is achievable with suitable mitigation. If the 2,400 dwelling target is likely to be exceeded during the plan period and monitoring indicates that it cannot be ascertained that there would not be an adverse effect on the integrity of the internationally designated sites, the precautionary principle will be applied and further housing development will not be permitted until suitable mitigation measures can be identified and brought forward.

Further technical work is being undertaken to consider the potential for strategic housing growth in the longer term. Should an achievable strategy be found, it could trigger a review of the Core Strategy or preparation of an Area Action Plan.

Notes for table:

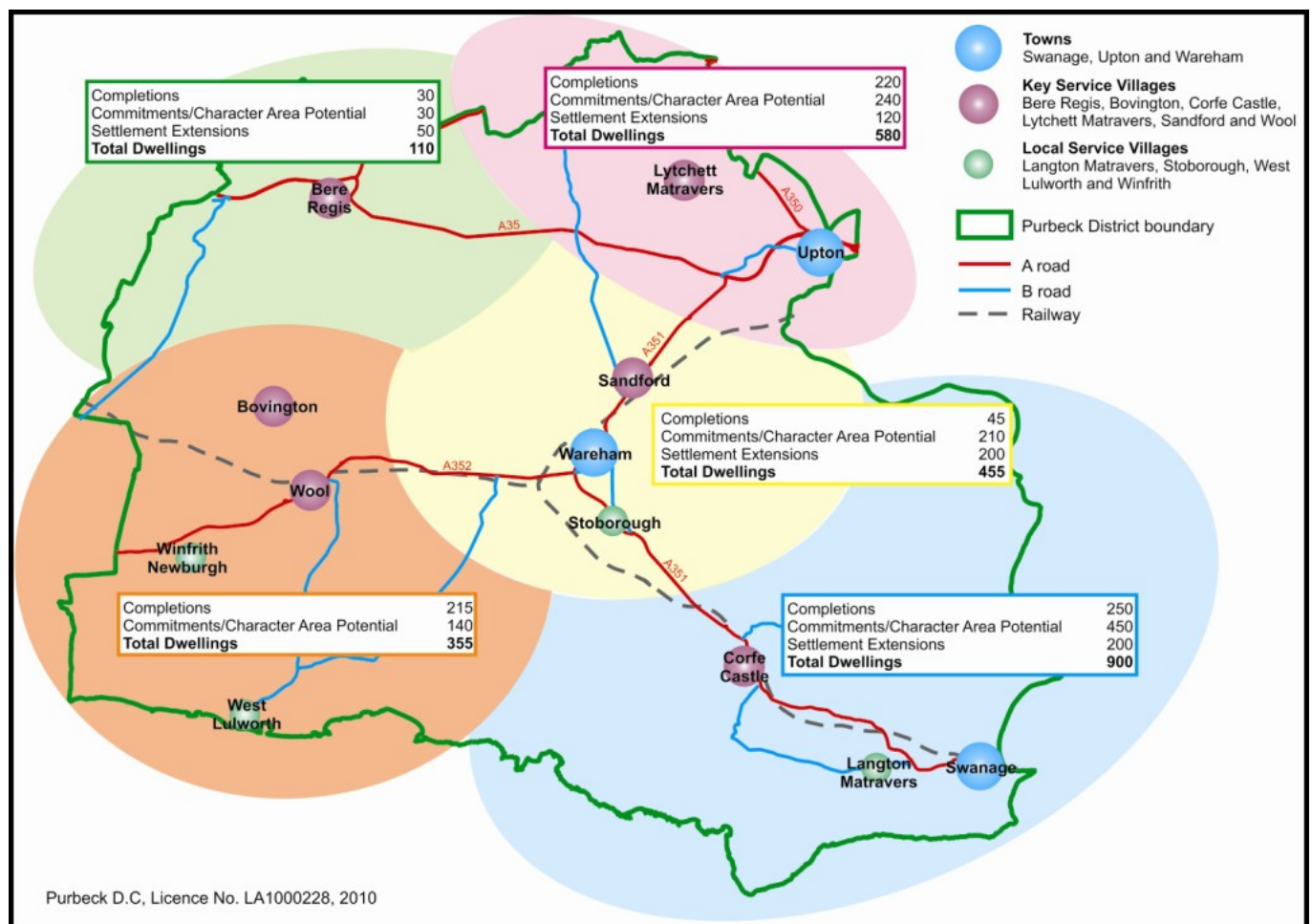
* Strategic allocations in Core Strategy

** Non-strategic allocations to be identified through the Site Allocations Plan

*** A settlement extension at Bovington is not included in the total figures because dwellings will be military housing and not for sale on the open market

6.4.5 The spatial distribution of the 2,400 dwelling target for 2006-2026 is shown on Map 4.

Map 4: Distribution of Housing Supply 2006-2026



6.5 Employment Land Supply

6.5.1 SWRDA Workspace Strategy

- 6.5.1.1 The Dorset Workspace Strategy (2008), undertaken by the South West Regional Development Agency (SWRDA), sets out recommendations for key employment development by Travel to Work Area (TTWA). This is supported by the Purbeck Employment Land Review (2010), which sets out local employment needs.
- 6.5.1.2 The SWRDA Workspace Strategy has identified a figure of 15,435 jobs to be created over the period 2006-2026 for the Poole TTWA. Purbeck forms part of the Poole TTWA. The Borough of Poole itself is committed to providing a total of 13,700 jobs. This will require a total of 1,735 jobs to be created within the remainder of the Poole TTWA. Purbeck will work with neighbouring authorities to manage the supply of employment land and to deliver the balance of jobs required.
- 6.5.1.3 The Workspace Strategy identifies a market demand of 11.5 hectares over the plan period principally for office uses (6.5 hectares) and warehousing (5 hectares), as traditional industrial employment is projected to decline. This

decline will provide redevelopment opportunities within existing sites where these are no longer fit for purpose.

- 6.5.1.4 In terms of supply, the Workspace Strategy recommends that Dorset Green Technology Park should have 5 hectares of land made available for local uses and a further 15 hectares for inward investment opportunities. Holton Heath Industrial Estate should help meet short term (2006-2011) deficit in Poole's employment land supply.

6.5.2 Current Employment Supply

- 6.5.2.1 Table 3 includes a breakdown of the existing employment supply across the District and shows a total of 35.75 hectares of employment land that is currently available. The majority of this land is serviced and available for development in the short term. This table is shown spatially on Map 5.

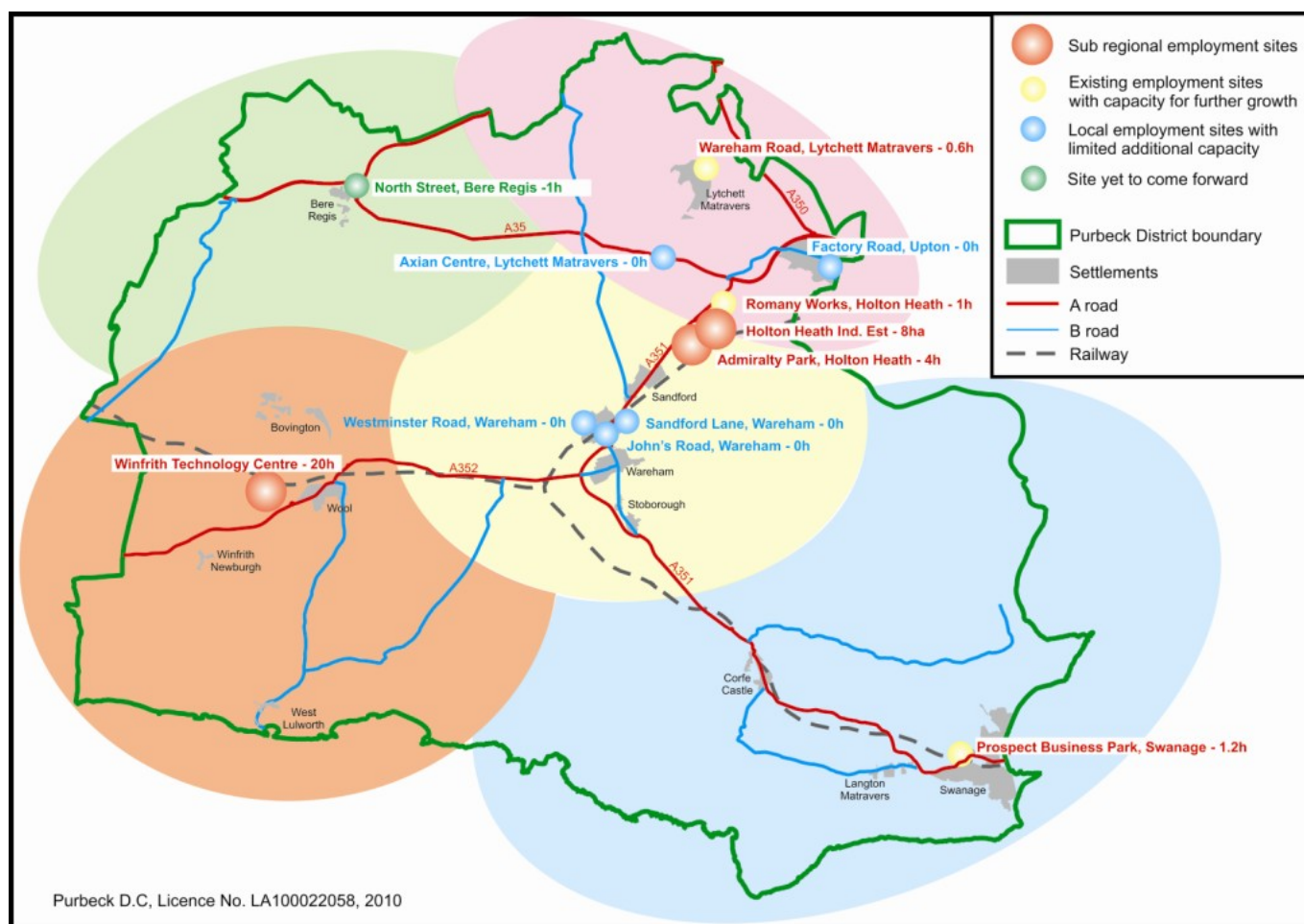
Table 3: Employment Land Supply

Site	Settlement	Spatial Area	Total Site Extent (ha)	% of Total Provision	Remaining Availability (ha)
Westminster Rd	Wareham	Central	5	3.46%	0
Sandford Lane	Wareham	Central	9	6.22%	0
John's Road	Wareham	Central	0.3	0.21%	0
Factory Road	Upton	North East	3.9	2.70%	0
Prospect Business Park	Swanage	South East	1.2	0.83%	1.2
Victoria Avenue	Swanage	South East	2.4	1.66%	0
Holton Heath Industrial Estate	N/A	Central	35	24.19%	8
Admiralty Park	N/A	Central	12	8.29%	4
Romany Works	N/A	Central	1.6	1.11%	1
Wareham Road	Lytchett Matravers	North East	0.6	0.41%	0.6
Dorset Green Technology Park	Wool	South West	72	49.76%	20
Milk Depot	Corfe Castle	South East	0.4	0.28%	0.25
North Street	Bere Regis	North West	0.8	0.55%	0.7
Axian Centre	Rural	North East	0.5	0.35%	0
Total Provision			144.7 ha	100%	35.75 ha

6.5.3 Holton Heath and Admiralty Park

- 6.5.3.1 Holton Heath Industrial Estate was allocated through the previous Purbeck Local Plan Final Edition (2004). It has been identified as a key employment site in South East Dorset. There are currently about 8 hectares of available land remaining, which has planning permission.

Map 5: Distribution of Employment Land



6.5.3.2 Admiralty Park lies adjacent to Holton Heath Industrial Estate, is partially designated a Site of Nature Conservation Interest (SNCI) and contains Tree Preservation Orders and a Scheduled Ancient Monument. However, within this nature conservation area are clusters of buildings that have been granted a Certificate of Lawful Use for employment. The Core Strategy provides the first opportunity for the Council to formally allocate this site to allow refurbishment and redevelopment of the existing buildings, whilst also protecting and enhancing the nature conservation value. It is estimated that there is around 4ha of employment land at the site that could be made available.

6.5.3.3 These sites occupy an attractive location near to the A35, but there are traffic congestion issues on the A351 that must be overcome. Both sites are also adjacent to internationally protected heathland. Recently the landowner has purchased land that will allow access to Admiralty Park through the Industrial Estate, which could reduce reliance upon the unsuitable Holton Heath Crossroads. The site is adjacent to Holton Heath Railway Station and makes use of previously developed land.

6.5.4 Dorset Green Technology Park

6.5.4.1 This site is a campus-style business park that was developed to support Government Nuclear Research, which is being phased out, but the Nuclear Decommissioning Agency (NDA) still maintain the facility to the west of the site.

In the Purbeck Local Plan Final Edition (2004) the site was allocated for research and development or related uses within the Weymouth and Dorchester TTWA. Permitted uses include B1 (light industry and offices), B2 (general industry) and B8 (ancillary warehousing) which do not adversely affect the attraction of the site as a prestigious location for specialist firms. The entire site is 72 hectares, but the SWRDA Workspace Strategy (2009) has suggested that only 20 hectares are identified in the plan period, 5 hectares of which are to meet local employment needs and the remainder to attract inward investment.

- 6.5.4.2 By allowing a small amount of general employment development on the site, it could harm the prestige of the site and generate additional HGV movements, but it would increase the flexibility of the site to attract a wider range of users and provide for the surrounding employment needs in adjacent parts of the District.
- 6.5.4.3 The landowner has recently selected a development partner who is now actively looking to promote the site for additional employment development with the aspiration of creating a zero carbon employment site. The development partner is exploring means of producing renewable energy on site.
- 6.5.4.4 The site area is partly constrained by internationally protected heathland, has flood risk implications and there is concern over traffic congestion at the level crossing by Wool railway station. The landowner is keen to expand the uses on the site to include support services such as enhanced conference facilities, catering, hotel, gym and leisure and some retail. The proposals will need to be considered carefully to ensure that the site does not become an attraction for non-employment uses.

6.6 Provision of New Employment Land

- 6.6.1 An objective of the Core Strategy is to diversify the existing economic base by encouraging new office and general development to improve skill levels and wages. Bearing in mind the potential redevelopment and intensification on existing sites and the demand for 11.5 hectares of employment land, it is anticipated that the supply of employment land (34.8ha) will provide sufficient flexibility and choice of sites to cater for employment growth.
- 6.6.2 The current distribution of employment land does not relate directly to the main settlements, as the principal employment sites of Dorset Green Technology Park and Holton Heath are more the result of historic development. Most of the existing employment allocation within the Holton Heath area has either planning permission or is already in use. In addition, Admiralty Park has a Certificate of Lawful Use and supports an increasing level of occupation. It would not, therefore, be appropriate to consider the removal of safeguarding from any of these areas. In order to reduce the need to travel along the A351, it will be necessary to develop improved sustainable transport links with the residential areas.
- 6.6.3 The nature, scale and location of employment allocations at Holton Heath and Dorset Green Technology Park will be determined following ecological assessment work, which will feed in to subsequent master plans and development briefs. These subsequent plans and briefs will ensure that the nature, scale and location of employment allocations at Holton Heath and Dorset Green Technology Park will be

such as to enable the Council to ascertain that there will not be an adverse effect on the integrity of any European site.

- 6.6.4 There are currently only 1.2 hectares of employment land available in Swanage, which should be built out within ten years. There is no available land left within the employment allocations at Wareham.
- 6.6.5 Purbeck Local Plan Final Edition (2004) allocations at Corfe Castle and Bere Regis have yet to come forward. The Corfe Castle allocation will be deleted as new housing is not proposed in the village. A Bere Regis employment allocation of up to one hectare will be found through the Site Allocations plan to link to housing growth in the village.

Spatial Objective 8: Promote a prosperous local economy

Policy ELS: Employment Land Supply

Provision will be made for a minimum of 11.5 hectares of employment land over the plan period 2006–2027. Economic development will be focused at the most sustainable locations in accordance with Policy LD: General Location of Development.

New employment development will be concentrated at existing employment sites:

	Land Available (ha)
Holton Heath Industrial Estate (B1/2/8)	8
Admiralty Park (B1/2/8)	4
Romany Works (B1/2/8)	1
Dorset Green Technology Park (B1/2/8)	20
Prospect Business Park, Swanage (B1/2)	1.2
Freeland Park, Wareham Road, Lytchett Matravers (B1/2)	0.6
Total	34.8 hectares

In addition, a new employment site of up to 1 hectare will be allocated through the Site Allocations Plan at Bere Regis to meet local needs generated by housing growth.

Travel Plans will need to be submitted alongside planning applications for new employment development at Dorset Green, Holton Heath and Admiralty Park and at other employment sites, where appropriate.

6.7 Retail Floor Space Supply

- 6.7.1 The Retail Study (2008) recommends a hierarchy of centres and identifies a need for additional retail floor space of 4,000sqm over the plan period. Of this, 2,000sqm is for new convenience floor space (food) and 2,000sqm for comparison floor space (non-food).
- 6.7.2 A Retail Impact Assessment (2010) was undertaken to assess the implications of 2000sqm net of convenience floor space. It includes a sequential test, which evaluates sites in terms of their relationship with the town centre, where town centre sites should be chosen first ahead of edge of centre and then out-of-centre sites. The RIA also includes an assessment of the impact of a new 2000sqm food store at Wareham upon Swanage and Wareham town centres.

6.7.3 Convenience Shopping (Food)

- 6.7.3.1 In Swanage, 75% of household food expenditure remains in Purbeck. In Wareham, the figure is 55% and considerably lower in some parts of the District. To address this, consideration has been given during preparation of the Core Strategy to the allocation of a new large food store on the edge of Wareham. The Retail Impact Assessment has indicated that existing supply of floor space meets demand, with convenience floor space trading at around benchmark levels. Future growth in available expenditure is not sufficient to result in a quantitative need for a new food store. However, there is a qualitative need whereby choice could be improved through the provision of a large new food store at Wareham and this could reduce the necessity of trips to Poole or Dorchester to larger food stores, with associated environmental benefits. This is considered a desirable alternative rather than an essential alternative as there is no potential town centre or edge of centre site to accommodate a large food store.
- 6.7.3.2 There is considerable concern that an out-of-town site would have a negative impact upon the character and setting of Wareham, plus the potential to impact upon the economy of the town centre cannot be ruled out. Purbeck District has resisted out of town shopping in its market towns and this is valued by the local community. Therefore in order to continue to protect the local distinctiveness of Purbeck's market towns, no allocation for a food store will be proposed through the Core Strategy or the subsequent Site Allocations Plan. The benefits of this approach are considered to outweigh the potential environmental gains from the reduction in car trips.

6.7.4 Comparison Shopping (non-food)

- 6.7.4.1 Non-food shopping would be met through extensions to the main shopping areas in the Swanage, Wareham and Upton. In Swanage, there is potential at either end of the main shopping areas where new focal buildings could be provided at the Pier Head to the east and adjacent to the railway station to the west. In Upton there is potential to improve the town centre, for example at the site of the former Greenridge public house.

Spatial Objective 4: Support local communities

Policy RFS: Retail Floor Space Supply

Provision will be made for 2,000sqm net of comparison retail floor space (non-food) over the plan period 2006–2027. Retail development will be focused at the most sustainable locations in accordance with the Retail Hierarchy:

Town Centre:
Wareham and Swanage

Local District Centre:
Upton

Local Centres:
Corfe Castle and Wool

All other Local Shops/Parades

7. Spatial Distribution of Development



7.1 North West Purbeck

Town(s):	None
Key Service Village(s):	Bere Regis
Local Service Village(s):	None
Other Villages with a settlement boundary:	Briantspuddle
Other Villages without a settlement boundary:	Affpuddle, Bloxworth,
Schools	First/Primary: Bere Regis, Puddletown, Crossways.
	Middle: Puddletown.
	Upper/Secondary: Dorchester, Lytchett Minster
Major Employment/Retail:	Poole, Dorchester, Blandford

- 7.1.1 As illustrated by Map 5, the village of **Bere Regis** (Population of 1,495) stands at a major road junction where the A31, A35 and C6 meet. Purbeck's fifth largest village includes shops, public houses, village hall and a school. Bere Regis fulfils the role as a Key Service Village for local residents and for the surrounding settlements in the adjoining parishes of Affpuddle and Turnerspuddle, Bloxworth and nearby North Dorset villages such as Winterborne Kingston.
- 7.1.2 The **Bere Regis Parish Plan** indicates that the doctors' surgery is popular but needs additional space as an urgent priority, confirmed by the practice itself. There is currently no consensus on whether a new community hall should be built. There is opposition to large-scale development but open-mindedness to steady, measured growth where this would maintain the vitality of the community.
- 7.1.4 The **Bloxworth Parish Plan** includes an extensive action plan to enable community spirit to flourish with the provision of additional activities and classes. While surface water flooding is listed as an item for action, other potential actions related to Core Strategy issues have not been noted in the parish plan.
- 7.1.5 The **Affpuddle and Turnerspuddle Parish Plan** supports consideration of provision of affordable housing to satisfy any demonstrated local need. There is general satisfaction with present community facilities, although special attention could be given to provision of a sports field/play park for general use.

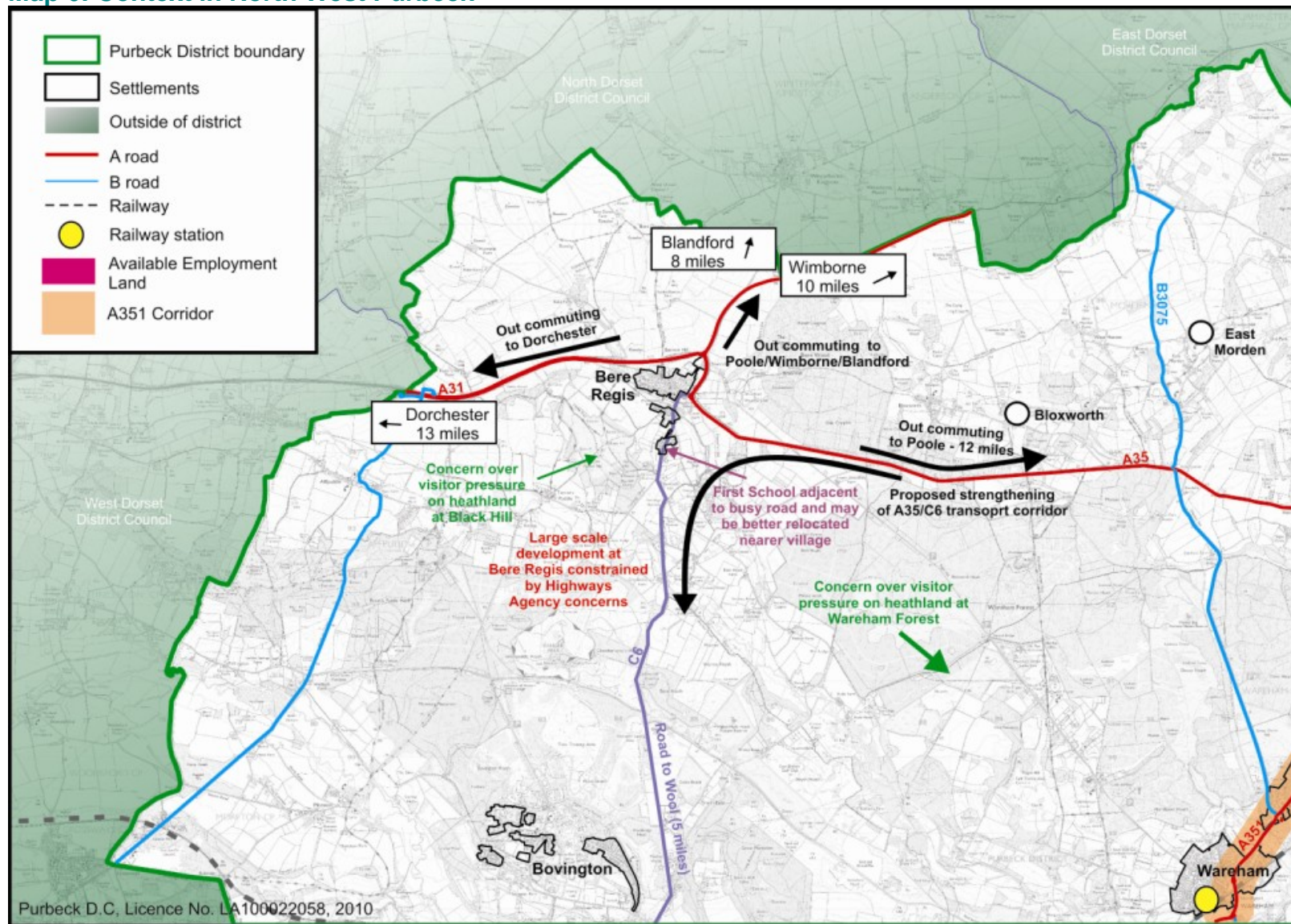


7.1.6 Vision for North West Purbeck

Vision for North West Purbeck

*As the only major settlement in north-west Purbeck, **Bere Regis** will develop its role to provide enhanced facilities for everyday needs, including some employment opportunities. The historic core will be protected, whilst ensuring provision of modern facilities for everyday needs of its inhabitants and those of villages nearby. New development, including affordable housing of a proportionate amount to the size and function of the village, will support the enhanced role of Bere Regis as a Key Service Village. Any development will be linked with the provision of significant green space to reduce visitor pressure on nearby heathland. In the surrounding villages, new affordable housing will enable local people to remain in their communities. Some development will take place in **Briantspuddle** to support a sustainable community. In the surrounding villages, new affordable housing will enable local people to remain in their communities*

Map 6: Context in North West Purbeck





7.1.7 Development Proposed in North West Purbeck

Policy NW: North West Purbeck

In North West Purbeck, **Bere Regis** will provide the focus for service provision, where development will be managed through the use of a settlement boundary. Around 110 dwellings are required to meet housing supply needs from 2006-2026, of which 40 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in North West Purbeck outside of the Bere Regis and Briantspuddle settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan.

Bere Regis

The role of Bere Regis will be supported through:

- Provision of new employment site of up to one hectare
- A new supply of family and affordable housing within a settlement extension of approximately 50 dwellings (40% affordable)
- Provision of new public open space to mitigate potential impacts upon nearby heathland

These proposals will be considered through the Site Allocations Plan.

Ahead of the preparation of the Site Allocations Plan, should the opportunity arise to relocate the school as part of Dorset County Council's proposals to expand Bere Regis first school into a primary school, proposals that include the 50 dwelling allocation will be considered favourably where they have regard to the results of the '*Where shall we build in Bere Regis?*' consultation (June 2010) and should have the support of Dorset County Council, Purbeck District Council and Bere Regis Parish Council. Proposals should also investigate the opportunity to provide a larger health centre and community meeting space.

Briantspuddle

Local facilities will be sustained through small scale growth of both open market housing and affordable housing within relevant settlement boundaries.

Elsewhere in North West Purbeck (includes Affpuddle and Bloxworth)

Affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.



7.1.8 Delivery of Proposed Development

Service Provision - Dorset County Council proposals for a new two-tier education system will require expansion of Bere Regis First School to a primary school, subject to decision by the adjudicator. The current site is far from ideal in terms of location and there is community support to relocate the school to a site closer to the centre of the village. Funding is currently uncertain and depends upon the cost of reorganisation. Both of the major landowners at Bere Regis have declared their interest in providing land for a new

school as part of a mixed development scheme with the 50 dwelling allocation. A new school would need to be in place by 2012, to allow transfer of pupils from the first school.

Bere Regis health centre has aspirations of expanding the practice to allow greater provision of services, but the existing site is too small. Currently there is no funding available and there is uncertainty over healthcare arrangements following the recent government white paper. However, if land is made available for a settlement extension, the possibility of providing new premises should be considered.

Community meeting space and car parking is limited at the Drax Hall. A new school should look to incorporate a large room that can be used for parish events

Housing - Further consultation will be undertaken through the Site Allocations Plan to identify the settlement extension(s) and the extent of the settlement boundary. Sites submitted by landowners for housing development will be the starting point for analysis. A consultation on sites has already been undertaken in Bere Regis, with clear support for the development of 50 dwellings to replace the existing school on a new site nearer the village centre. If this option comes forward, delivery would be expected in the period 2012-2016. There is also clear support for housing if the school option is dropped. This support provides a good starting point for further consideration through the Site Allocations Plan that is scheduled for adoption in 2013 with housing delivery expected post 2016.

Employment - 0.7 hectares of employment land was allocated at North Street through the Purbeck Local Plan Final Edition (2004), but has yet to come forward for development. Further consideration will be given to the provision of new employment land in the Site Allocations Plan. The landowner has indicated a desire to bring land forward the North Street site by 2026. It is important that new employment growth supplements housing growth to improve self-sufficiency and overcome the concerns of the Highways Agency of increased commuting from Bere Regis to Poole and Dorchester.

Heathland Mitigation - To mitigate the impact of development in North West Purbeck, consideration will be given through the Heathland DPD to the management of access to heathland and the provision of suitable alternative natural green space (SANGS). The DPD should be adopted by 2012. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that or ideally mitigation is put in place before the occupation of new housing development. Alternatively where suitable mitigation for individual developments sites cannot be secured, contributions from all housing development will be used to implement mitigation measures. The proposed residential allocation(s) at Bere Regis will need to provide adequate mitigation, which is helped by two private landowners controlling a considerable landholding around the village in which to secure suitable mitigation.

Transport - Transport improvements will be provided through development contributions. Specific schemes included within the Purbeck Transportation Strategy (PTS) are:

- Signing strategy to divert traffic from Poole/Bournemouth travelling to the Wool / Lulworth area away from the A351 and on to the A35/C6
- Traffic management/safety improvements along the A35 and C6 and through Bere Regis

Contributions will be collected from Section 106 agreements by the Council and passed to Dorset County Council for implementation of the PTS.



7.2 South West Purbeck

Town(s):	None
Key Service Village(s):	Bovington, Wool
Local Service Village(s):	Winfrith Newburgh, West Lulworth
Other Villages with a settlement boundary:	East Burton, East Lulworth, Moreton Station
Other Villages without a settlement boundary:	Coombe Keynes, East Knighton, Moreton
Schools:	Primary: Bovington, Wool, Winfrith Newburgh / West Lulworth
	Secondary: Wareham
Major Employment/Retail:	Dorchester, Weymouth, Wareham, Poole, Dorset Green Technology Park

- 7.2.1 As illustrated by Map 7 below, **Wool** is located on the A352 between Dorchester and Wareham and along the Weymouth to Waterloo railway line. The second largest village in Purbeck (population of 2,230), it includes a mainline railway station, a variety of shops and public houses, schools, a library, youth club and a village hall. To the west of Wool lies Dorset Green Technology Park which accommodates a cluster of research and development companies. Wool fulfils its role as a local hub for surrounding settlements such as East Burton, Winfrith Newburgh, and Coombe Keynes. The convergence of several strategic road links and the railway in Wool serves to enhance its importance as a key transport interchange in the District.
- 7.2.2 Located to the north of Wool, **Bovington** was originally developed as a Ministry of Defence facility. The pockets of residential development now provide a mixture of housing that meets the needs of both a transient army population and a resident population. The 1,500 residents benefit from a small parade of shops, a purpose-built convenience store, doctors' surgery, schools, and open space/recreation facilities. The recently expanded Tank Museum and Monkey World provide major tourist attractions. The MOD focus is evident by the village having significantly the highest proportion of children (25%), the highest working population (67%) and significantly the lowest number of over 65s (7%).
- 7.2.3 The **Wool Parish Action Plan** (which includes Bovington) sets out a list of new or improved community facilities and services that are required.
- 7.2.4 The **Winfrith Newburgh and East Knighton Parish Plan** states that the cost of housing was of great concern, and in its actions request that a percentage of new homes should be affordable housing provided by a social housing provider. It also supports the development of Dorset Green Technology Park (Winfrith Technology Centre). The level crossing at Wool and the amount of traffic on the A352 were also of concern, with support being for cycle paths in the village and from Winfrith to Wool.
- 7.2.5 The **West Lulworth Parish Plan** states that it wishes to be fully involved in any additional development in the village and supports affordable housing and shared equity affordable housing, as well as rural exception sites and other schemes such as Community Land Trust schemes. The Parish Plan wishes to ensure that such housing will meet parish needs in perpetuity. It wishes to seek effective public transport to and from Wool to suit the major working hours.

7.2.6 The **Chaldon Herring Parish Plan** supports working with housing enablers to provide accommodation as close to the village of Chaldon Herring as possible, considering whether a nearby town could ring fence some accommodation for residents and look at a small scheme in the village itself, providing that some form of transport can be maintained to get residents to facilities. Local transport itself was also listed as a concern, in particular timetables and reliability. One solution was put forward for voluntary transport schemes.



7.2.7 Vision for South West Purbeck

Vision for South West Purbeck

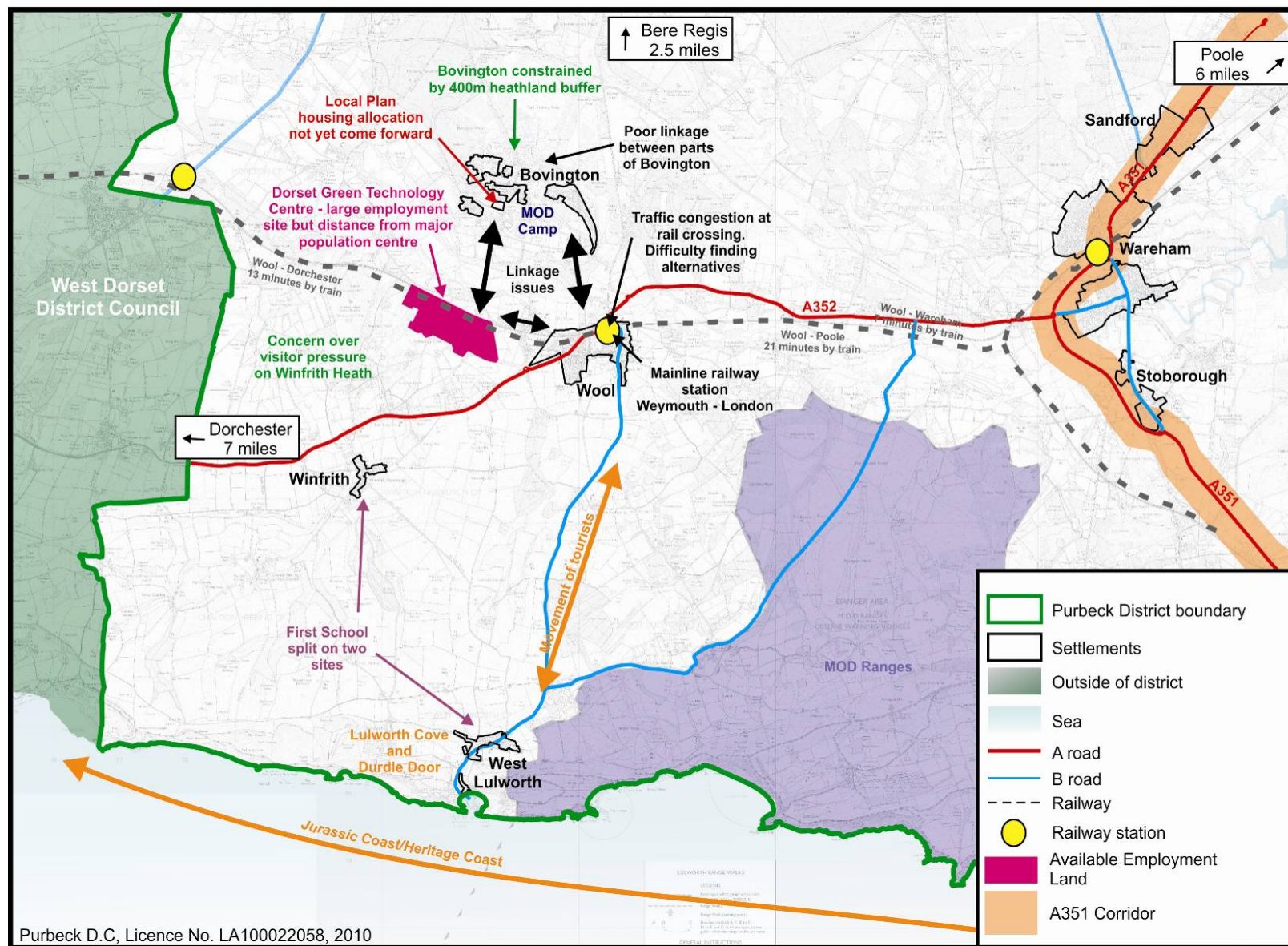
Wool will develop its role to provide enhanced facilities for everyday needs with excellent rail links to Dorchester, Wareham and the Poole/Bournemouth conurbation for wider service, employment and retail provision. Wool will retain its identity as a village while providing important facilities for nearby villages such as East Burton. New development, including affordable housing of a proportionate amount to the size and function of the village, will support the enhanced role of Wool as a Key Service Village. New development will be accompanied by new areas of green space that will reduce the dependence upon nearby heathland for public access.

Bovington will continue to play an important role in providing enhanced facilities for everyday needs maintaining its close links with Wool, whilst retaining its own distinctiveness. There are ambitions for improved linkage with employment, Wool Railway Station and within the village itself. Bovington will retain its green spaces and its openness and will be a pleasant environment in which to live, in particular for young families. Its historical connections with the MoD will be apparent with the growth and development of the Tank Museum. New development, including affordable housing and military housing of a proportionate amount to the size and function of the village, will support the enhanced role of Bovington as a Key Service Village.

Dorset Green Technology Park will provide a focus for inward investment of economic growth, whilst also catering for local employment needs.

Some development will take place in **Chaldon Herring, East Burton, East Lulworth, Moreton Station, West Lulworth** and **Winfrith Newburgh** to support sustainable communities. In the surrounding villages, new affordable housing will enable local people to remain in their communities.

Map 7: Context in South West Purbeck





7.2.8 Development Proposed in South West Purbeck

Policy SW: South West Purbeck

In South West Purbeck, the settlements of **Wool, Bovington, Winfrith Newburgh** and **West Lulworth** will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 355 new dwellings are required to meet housing supply needs for the period 2006-2026, of which 140 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in South West Purbeck outside of the Wool, Bovington, Chaldon Herring, East Burton, East Lulworth, Moreton Station, Winfrith Newburgh and West Lulworth settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan.

Wool

The role of Wool will be supported through:

- Further development within the existing employment site of up to 20 hectares at Dorset Green Technology Park
- Wool First and St Marys will become primary schools on their current sites

Bovington

The role of Bovington will be supported through:

- A new supply of military housing as a settlement extension of approximately 30 dwellings
- Development within the existing camp boundary will be allowed to meet the operational requirements of the MOD
- Bovington First School will become a primary school on its current site
- Provision of new open space to act as heathland mitigation

These proposals will be considered through the Site Allocations Plan.

Chaldon Herring, East Burton, East Lulworth, Moreton Station, Winfrith Newburgh and West Lulworth

- Local facilities including the school will be sustained through small scale growth of both open market housing and affordable housing within relevant settlement boundaries
- Lulworth and Winfrith First School will become a primary school on its current split campus site

Elsewhere in South West Purbeck (includes: Coombe Keynes, East Knighton and Moreton)

Affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.

7.2.8 Delivery of Proposed Development

Service Provision - Dorset County Council has agreed to change Wool, Bovington and Winfrith/Lulworth schools from first to primary as part of the move to two-tier, subject to decision by the adjudicator. Bovington Middle School is surplus to requirements and a suitable re-use will be investigated.

Housing – Recent major housing development at Purbeck Gate, Wool meets housing growth requirements for the plan period, without the need for a further settlement extension. There was clear support from the local community for new housing development on MOD land at Bovington, although this will be for military housing needs and is therefore not included within the 2400 dwelling target. It is anticipated that the Site Allocations Plan will be adopted around 2013, with housing delivery expected post 2016.

Employment - Dorset Green Technology Park is owned by the Homes and Communities Agency and a development partner has been contracted to bring forward new development of the site. The site is fully serviced and being actively marketed. The development partner has argued that larger scale economic growth is reliant upon enabling development and has proposed large-scale housing growth. As this does not fit within this strategy, there are doubts over the delivery of the full 20 hectares proposed. However, there is already an oversupply of employment land and large-scale growth at Dorset Green Technology Park is not considered essential to the delivery of the vision.

Heathland Mitigation - To mitigate the impact of development in South West Purbeck, consideration will be given through the Heathland DPD to the management of access to heathland and the provision of SANGS. The DPD should be adopted by 2012. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that or ideally mitigation is put in place before the occupation of new housing development. Alternatively where suitable mitigation for individual developments sites cannot be secured, contributions from all housing development will be used to implement mitigation measures. The settlement extension at Bovington will need to provide adequate mitigation within the larger MOD landholding.

Transport - Transport improvements will be provided through development contributions. Specific schemes included within the Purbeck Transportation Strategy (PTS) are:

- Signing strategy to divert traffic from Poole / Bournemouth travelling to the Wool / Lulworth area away from the A351 and on to the A35 / C6
- Traffic management / safety improvements along the A35 and C6 and through Bere Regis
- New bus service X43 Swanage – Harmans Cross - Wareham - Wool - Lulworth - Weymouth (introduced summer 2010)
- Cycleway Wool – Dorset Green Technology Park
- Wool rail station interchange improvements – encourage use of rail, bus, cycling, walking

Contributions will be collected from Section 106 agreements by the Council and passed to Dorset County Council for implementation of the PTS.

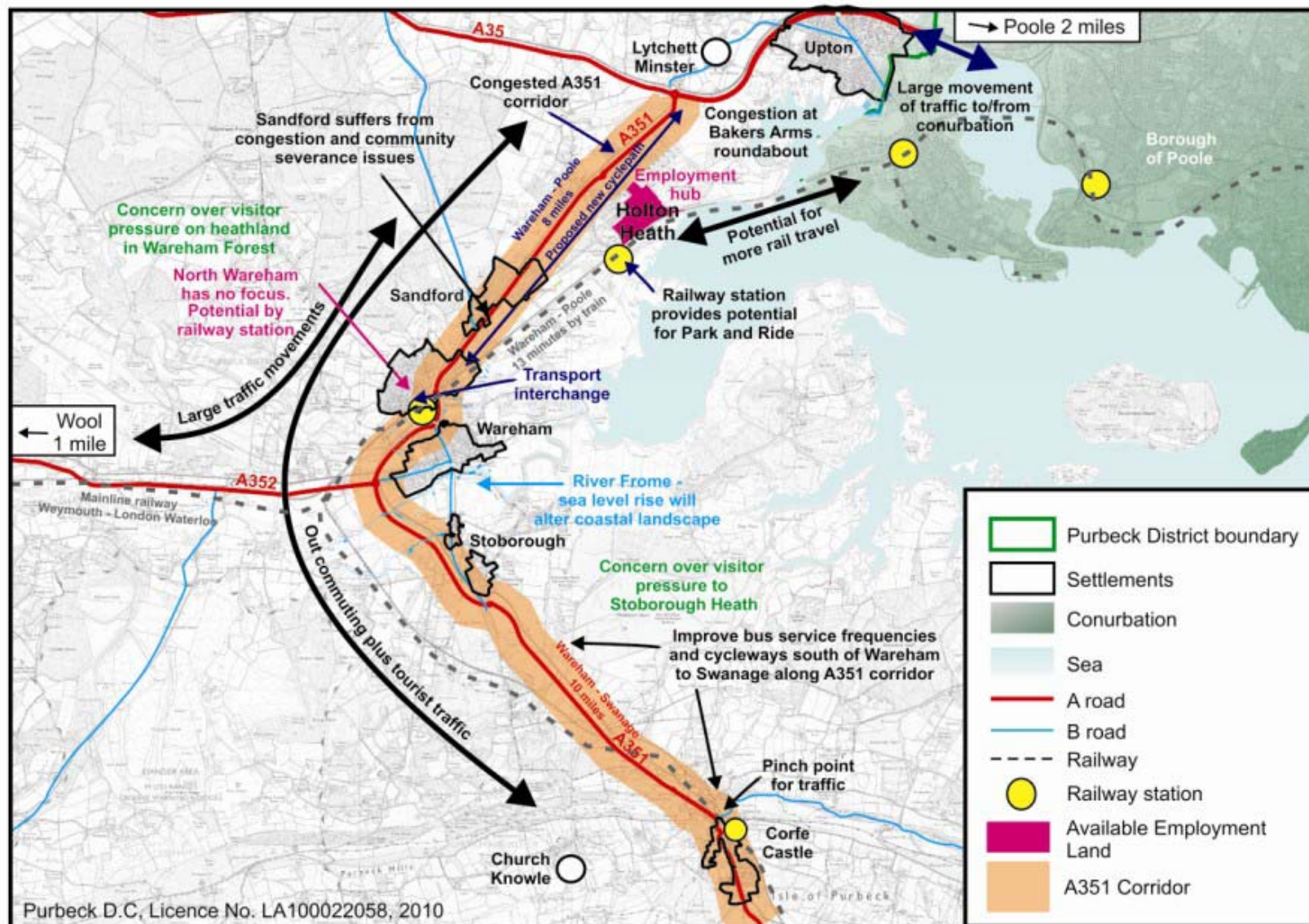


7.3 Central Purbeck

Town(s):	Wareham
Key Service Village(s):	Sandford
Local Service Village(s):	Stoborough
Other Villages with a settlement boundary:	Ridge
Other Villages without a settlement boundary:	East Stoke, Holton Heath, Organford, Worgret
Schools:	Primary: Sandford, Stoborough, Wareham
	Secondary: Wareham, Lytchett Minster
Major Employment/Retail:	Wareham, Holton Heath, Dorset Green Technology Park, Poole, Dorchester

- 7.3.1 **Wareham** as illustrated by Map 8 is a historic market town that lies on the A351 and is served by the Weymouth to Waterloo railway line. Wareham is divided into two main parts split by the River Piddle, with the historical Saxon-walled town to the south that contains the retail and administrative centre, and post-war suburban estates to the north. Wareham (Wareham Town population of 5,690) is much smaller than Swanage and Upton but, due to its geographic location in the centre of the District, it includes a higher level of facilities and services, including a secondary school, sports centre, District Council offices, community hospital and medical centre, emergency services, library, two medium sized supermarkets, cinema and three industrial estates. Wareham has a similar demography to Swanage with an older population of over 65s (23%), working age (61%) and a low proportion of children (15%).
- 7.3.2 **Sandford** is located north east of Wareham on the A351. The third largest village in Purbeck (population of 2,125), its facilities include a small number of shops, public house, school, doctors' surgery and village hall. Sandford has a wide range of services to serve its residents on a day-to-day basis and fulfils the role of a local hub for surrounding settlements such as Holton Heath and Organford. The village is closely located to Holton Heath industrial estate.
- 7.3.3 The South East Dorset Green Belt helps maintain the distinct separation of Wareham, Sandford, Organford, Holton Heath from Upton. Part of the Green Belt was removed through the Purbeck Local Plan Final Edition (2004) to accommodate Holton Heath strategic housing proposals. A Planning Inspector subsequently deleted these strategic housing proposals, but the Green Belt boundary was not amended accordingly. The revised Green Belt boundary is shown on the Changes to the Proposals Maps in Appendix 4.
- 7.3.4 The **Wareham Community Plan** encourages shopping within Wareham and for local people to be involved in discussion about any additional housing development. Wareham St Martin does not yet have a Parish Plan.
- 7.3.5 The **Arne Parish Plan** supports encouragement of affordable housing, local sheltered housing and a nursing home for older people. It also supports encouragement of local employment and new local businesses.
- 7.3.6 The **East Stoke Parish Plan** has drawn up a list of goals including the need for a new village hall or meeting room, promotion of tourism within East Stoke, provision of affordable housing for local young people and new employment provision.

Map 8: Context in Central Purbeck





7.3.6 Vision for Central Purbeck

Vision for Central Purbeck

The priority for **Wareham** is to enhance the town's current role as a shopping, service and employment centre for the District, transport and tourist accommodation hub, and gateway to the Isle of Purbeck and Jurassic Coast. New development will be linked with the provision of green space to reduce visitor pressure on adjacent heathland. Expansion of the Purbeck School will reinforce the new educational system. The opportunity should be taken to maximise the potential for pedestrian and cycle linkages to employment areas and the railway station.

Sandford will maintain its close links with Wareham, while retaining its own facilities and services including the nearby employment sites of Holton Heath and Admiralty Park.

Some development will take place in **Stoborough** and **Ridge** to support sustainable communities. In the surrounding villages, new affordable housing will enable local people to remain in their communities.



7.3.7 Development Proposed in Central Purbeck

Policy CEN: Central Purbeck

In Central Purbeck, the settlements of **Wareham**, **Sandford** and **Stoborough** will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 455 dwellings are required to meet housing supply needs for the period 2006-2026, of which 150 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in Central Purbeck outside of the Wareham, Sandford and Stoborough and Ridge settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan.

Wareham

The role of Wareham will be supported through:

Parts of this policy have been updated. To view updates, see the Schedule of Amendments here: <http://www.dorsetforyou.com/media.jsp?mediaid=156>

- The allocation of a mixed-use settlement extension along Worgret Road as shown on Map 9 that will include:
 - 200 dwellings of which a minimum of 40% dwellings are 'affordable' for local people;
 - New open space to mitigate potential impacts upon nearby heathland;
 - Contributions for transport and open space/recreation provision;
 - Highway junction improvements;
 - Improvements to walking, cycling and public transport access to the site;
 - New or improved community and education facilities;
 - Investigating the potential for the creation of an integrated health care facility and/or new police/fire services;
 - Investigating the potential for a combined heat and power facility that could link with nearby public buildings along with exemplar energy consumption proposals for all built development.

A development brief for the allocation will be prepared through engagement with the local community and adopted as a Supplementary Planning Document.

- Provision in the Site Allocations Plan for new comparison (non food) retail floor space.
- The expansion of The Purbeck School with provision for a separate sixth form provided on the site of the Wareham Middle School. A primary school will replace The Lady St Marys First School.

Sandford

The role of Sandford will be supported through:

- Further development within the existing employment sites of up to 8 hectares at Holton Heath Industrial Estate and 4 hectares at Admiralty Park;
- Sandford St Martin First School will become primary school on its shared campus with Sandford Middle School.

Stoborough and Ridge

- Local facilities including the school will be sustained through small scale growth of both open market housing and affordable housing within relevant settlement boundaries.
- Stoborough First School will become a primary school on its current site.

Other Villages (includes: East Stoke, Holton Heath, Organford and Worgret)

- New affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.

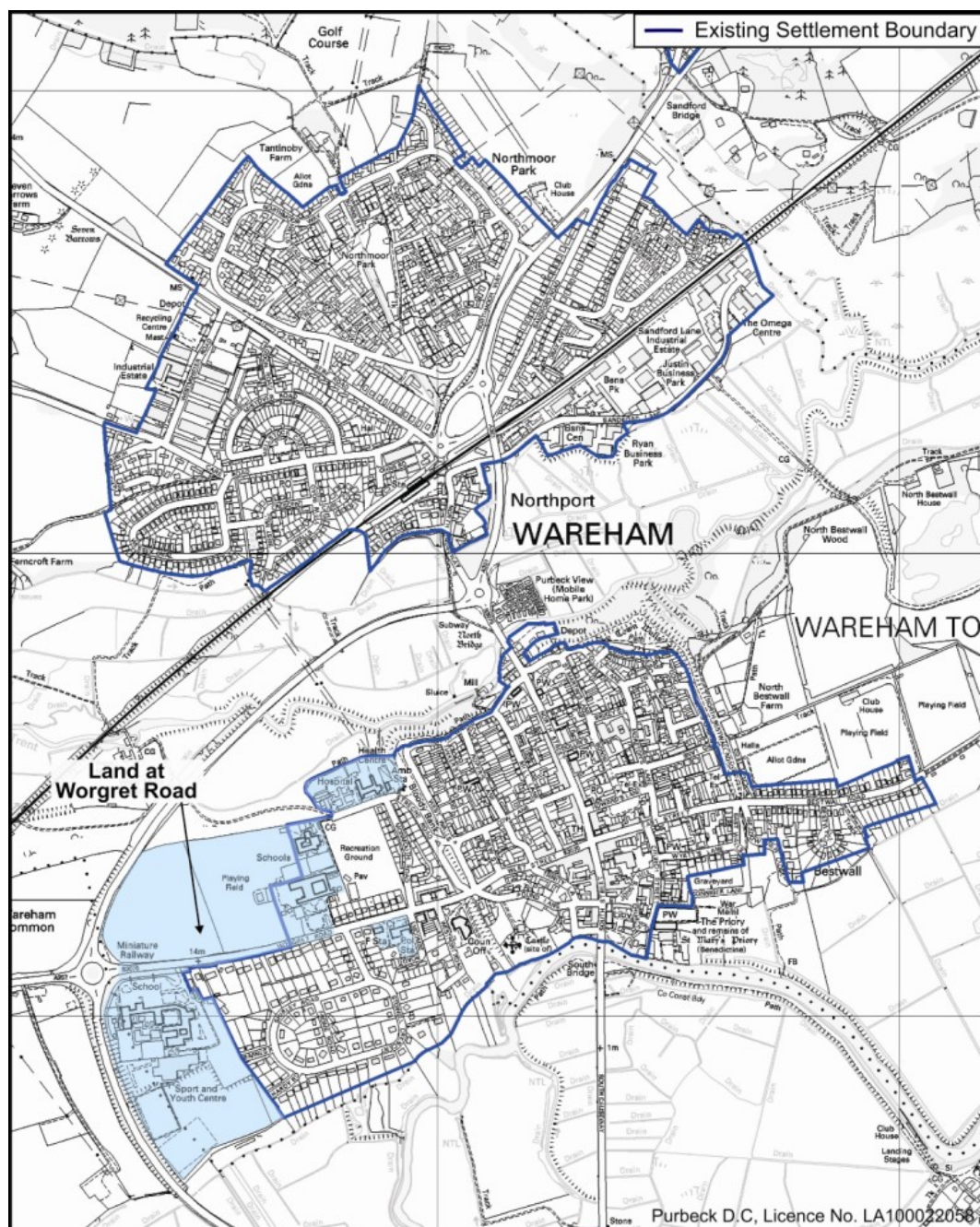
South East Dorset Green Belt

The extent of the South East Dorset Green Belt in Purbeck will be maintained subject to the following alterations:

- Redefining the southern and western boundaries of the Green Belt to provide a more robust and justifiable boundary;
- Accommodation of the settlement extension at Worgret Road, Wareham;
- Addition of Green Belt at Sandford and Holton Heath where the previous plan's housing proposals were abandoned;
- Minor boundary re-alignment to coincide with OS Base map.

The extent of the revised South East Dorset Green Belt boundary is set out on the Key Diagram and Changes to Proposals Maps in Appendix 4.

Map 9: Settlement Extensions to Wareham – Land at Worgret Road



7.3.8 Delivery of Proposed Development

Masterplanning - Detailed proposals for development along Worgret Road will be prepared with the landowners, developers, stakeholders and local community and set out in a development brief with the aim of adoption as Supplementary Planning Document (SPD) in late 2011, alongside adoption of the Core Strategy. Principal landowners within the allocation are Dorset County Council, Dorset NHS, Police, Fire, and a private landowner.

There are two potential scenarios for development along Worgret Road:

(1) Land under private ownership and public ownership are kept separate as two distinct sites and master planned as such.

(2) All land within the allocation is included within a single plan for Worgret Road that could include land swaps to ensure the most sustainable outcome.

Early delivery of housing is important to help satisfy current housing needs but should not undermine the opportunity to undertake regeneration of nearby public buildings. A more complex proposal involving numerous landowners and stakeholders increases the risk of delivery taking longer. However, in the interests of the setting and functionality of Wareham, it is important that a master plan can be agreed by all parties. Where there is undue delay, as a fall back, the housing development could take place separately to the new service provision.

Service Provision - Dorset County Council proposals for a new two-tier education system will necessitate the closure of Wareham Middle School, subject to decision by the adjudicator. Currently, it is expected that the site will be reused as a sixth form facility for The Purbeck School, but the amount of playing fields required is uncertain and some may be surplus to requirements. Subject to Sport England's approval, surplus playing fields could be considered suitable for reuse as new sites for public buildings or housing.

The Purbeck Locality Review is considering the potential for the better use of public buildings. NHS Dorset has aspirations for an integrated health care facility, requiring a new site. There is also the potential to include the Police and Fire Services in any new public sector buildings, freeing up underused land south of Worgret Road. Currently, no funding has been identified or timing for development to take place.

There is potential to create a children's hub. Existing facilities along Worgret Road – the Children's Centre, nursery and youth centre – could be combined within a new building. There is no funding available and would be reliant upon contributions from the settlement extension development. New public buildings should also consider the potential for inclusion of community meeting space and adult education.

Housing - The private landowner has indicated a willingness to apply for planning permission for the full 200 dwellings within his land ownership with delivery in the period 2012-2016. Economic Viability Testing has indicated that 40% affordable housing is achievable on the site at current land values, and additional value that could be used to fund improved community and recreation facilities. Due to the early stages of proposals emerging from the Locality Review, it is difficult to indicate the timing of delivery of new public buildings. For this reason it is not essential that the housing is tied to public sector investment and can take place earlier.

Employment - A landowner is keen to bring forward both Admiralty Park and an extension to Holton Heath Industrial Estate. The landowner is currently undertaking site assessment work including ecological assessment and transport studies to establish how much additional employment land can be brought forward. More detail will be included in the Site Allocations Plan. All 12 hectares are currently available, serviced and being actively marketed. It will be the responsibility of the landowner to develop and let the sites.

Heathland Mitigation - To mitigate the impact of development in Central Purbeck, consideration will be given through the Heathland DPD to the management of access to heathland and the provision of SANGS. The DPD should be adopted by 2012. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that or ideally mitigation is put in place before the occupation of new housing development. Alternatively where suitable mitigation for individual developments sites

cannot be secured, contributions from all housing development will be used to implement mitigation measures. There is currently no obvious site to provide suitable SANGS to mitigate growth to the west of Wareham, although land in the ownership of the private landowner to the west of the bypass could be considered. Further development at Holton Heath Industrial Estate and Admiralty Park has the potential to isolate an SSSI. As the land is single private ownership there is the opportunity to create, safeguard and enhance an ecological corridor, linking into larger areas of protected heathland. This will be required to be provided by the landowner to mitigate the impact of further employment growth.

Transport - Transport improvements will be provided through development contributions. Specific schemes included within the Purbeck Transportation Strategy (PTS) are:

- Junction and online road improvements including the Bakers Arms roundabout and the A351
- New bus service X43 Swanage – Harmans Cross - Wareham - Wool - Lulworth - Weymouth (introduced summer 2010)
- Improve Purbeck Breezer bus service 40 Poole – Upton – Lytchett Minster – Wareham – Corfe Castle – Swanage
- Cycleway Corfe Castle – Wareham
- Cycleway Wareham – Lytchett Minster – Upton – Upton Country Park
- Wareham railway station interchange improvements – encourage use of rail, bus, cycling, walking
- Holton Heath park and ride and station improvements
- Workplace Travel Plans (50+ employees) e.g. Dorset Green Technology Park, Holton Heath, other significant employment sites

Contributions will be collected from Section 106 agreements by the Council and passed to Dorset County Council for implementation of the PTS.

Preliminary transport assessment indicates that the A351 can accommodate the projected employment growth, but detailed transport assessments and travel plans will need to be provided by the applicant for further employment growth to ensure the impact upon the A351 can be minimised.

N.B. The Housing section above has been updated.
The Schedule of Amendments can be viewed here:
<http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

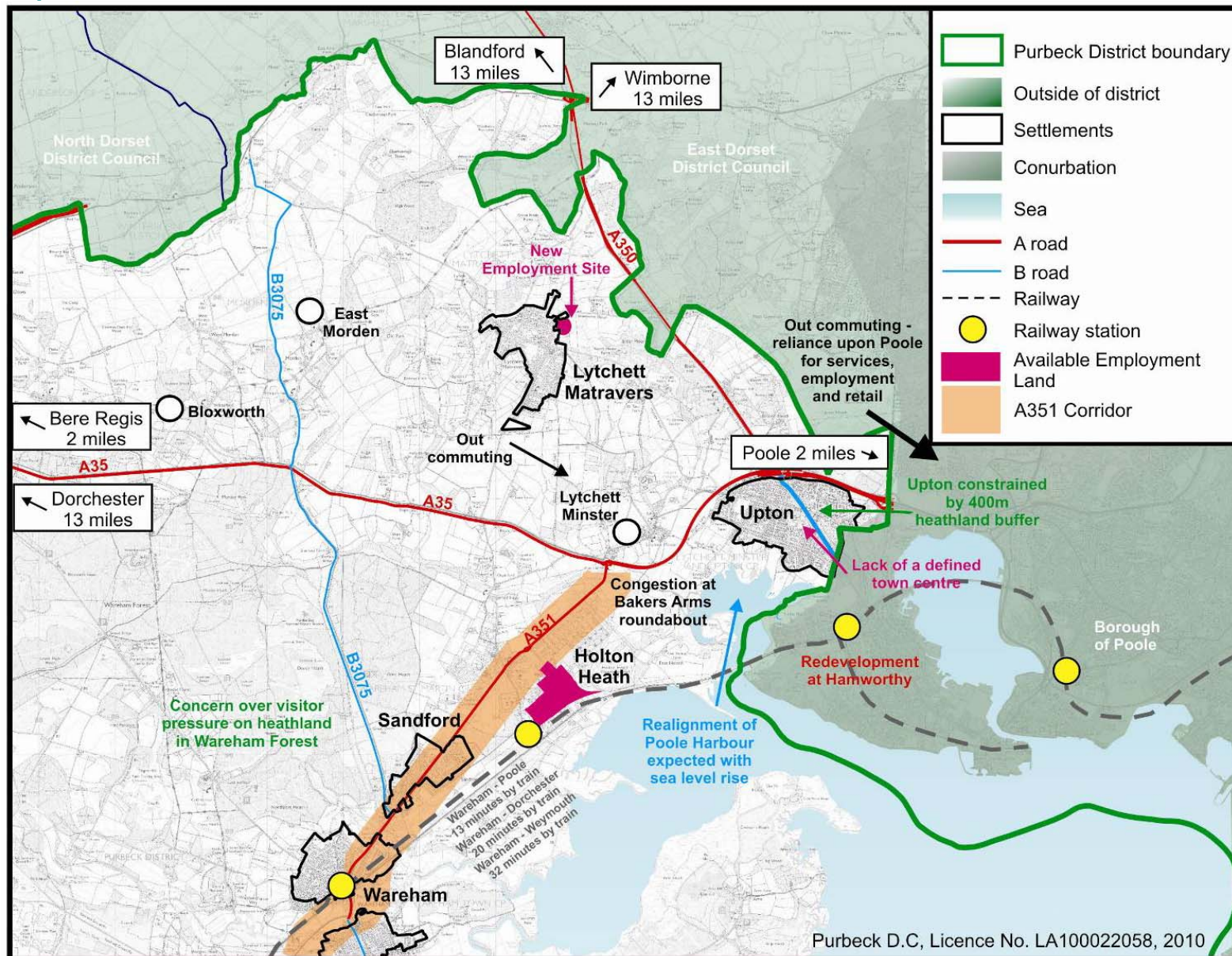


7.4 North East Purbeck

Town(s):	Upton
Key Service Village(s):	Lytchett Matravers
Local Service Village(s):	None
Other Villages with a settlement boundary:	Lytchett Minster
Other Villages without a settlement boundary:	Morden (East and West)
Schools:	Primary: Upton, Lytchett Matravers
	Secondary: Lytchett Minster
Major Employment/Retail:	Poole, Bournemouth, Holton Heath

- 7.4.1 As illustrated in Map 10 below, **Upton** (population of 8,145) is on the western edge of the Poole/Bournemouth conurbation, adjoining the Poole suburb of Hamworthy. It is the second largest town in Purbeck and includes a primary school, industrial estate, library, doctors' surgery, community centre and a number of shops. Upton has a younger population than Swanage and Wareham, illustrated by the highest proportion of school children (19%) and working age (63%) with the lowest proportion of over 65s (18%).
- 7.4.2 The **Upton and Lytchett Minster Town Plan** states emphatically that Upton should be seen as a place in its own right and not just a suburb of Poole. The Town Plan supports additional facilities such as a larger supermarket, bank and a new town square or other focal point for Upton.
- 7.4.3 **Lytchett Matravers** lies to the north of the A35, 7 miles north-west of Poole. It is the largest village in Purbeck (population of 3,150) and includes a number of shops, two public houses, a primary school, a library, doctors' surgery and village hall. Due to the proximity of Lytchett Matravers to the conurbation, the level of self-containment is relatively low. However, a number of shops, services and community facilities are provided within the local centre which, together with schools, provides the opportunity for increased self-containment.
- 7.4.4 The **Lytchett Matravers Parish Plan** states that the village has good amenities but it is in danger of being a dormitory suburb of Poole. The retention of the Green Belt surrounding the village is seen as essential, although infilling of established sites could be acceptable.
- 7.4.5 **Morden Parish Plan** highlights the need to consider new development carefully so that it remains affordable for those without adequate housing. This could include shared equity schemes. It wishes to ensure that any development will be in sympathy with existing rural surroundings.

Map 10: Context in North East Purbeck





7.4.6 Vision for North East Purbeck

Vision for North East Purbeck

Upton will develop its own identity and character as a town, whilst retaining strong links with the Borough of Poole. Upton Cross will provide a focal point for future development, offering a vibrant mix of community facilities, retail, office and residential uses. Public transport connections from Upton Cross to Poole Town Centre will ensure that wider service, employment and retail opportunities are easily accessible to local residents. New family housing and, in particular, affordable housing, will allow local people the opportunity to continue to live in Upton. Pedestrian and cycle linkages from Upton to the countryside, including access to Upton Country Park and Upton Woods, will be improved through the provision of green infrastructure that can help reduce visitor pressure to surrounding heaths.

Lytchett Matravers will act as a focal point for smaller settlements nearby and will develop its role to provide facilities for everyday needs, including new employment opportunities. Lytchett Matravers will benefit from landscaping enhancements to the centre to provide a focal point to the village. New development, including affordable housing of a proportionate amount to the size and function of the village, will support the enhanced role of Lytchett Matravers as a Key Service Village. Some development will take place in **Lytchett Minster** to support a sustainable community. In the surrounding villages, new affordable housing will enable local people to remain in their communities.



7.4.7 Development Proposed in North East Purbeck

Policy NE: North East Purbeck

In North East Purbeck, the settlements of **Upton** and **Lytchett Matravers** will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 580 dwellings are required in order to meet the housing supply needs for the period 2006-2026, of which 160 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in North East Purbeck outside of the Upton, Lytchett Matravers and Lytchett Minster settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside.

Upton

The role of Upton will be supported through:

- The provision of new retail floor space within the town centre that will be identified through the Site Allocations Plan. The re-development of the former Greenridge public house has been identified to be of key importance.
- The allocation of a settlement extension of approximately 70 dwellings at Policeman's Lane as shown on Map 11 to include:
 - A minimum of 40% dwellings which are affordable for local people;

This policy has been updated. The Schedule of Amendments can be viewed here:
<http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

- New public open space to mitigate potential impact upon nearby heathland;
 - Extension to the allotments;
 - Highway junction improvements;
 - Provide improvements to walking, cycling and public transport access to the site;
 - A contribution to improving community facilities;
 - Contributions for transport and open space/recreation provision;
 - Protection of existing trees and hedges.
- Improved links between Upton Woods and Upton Country Park, with an extension to the Country Park provided at Upton Farm to provide heathland mitigation through the Joint Heathland DPD.

Lytchett Matravers

The role of Lytchett Matravers will be supported through:

- The allocation of a settlement extension of approximately 50 dwellings at Huntick Road as shown on Map 12 to include:
 - A minimum of 40% dwellings which are affordable for local people;
 - New public open space to mitigate potential impact upon nearby heathland;
 - Provision of a new public right of way along the east boundary of the site to form part of a longer term plan to create a circular network around the village;
 - Provide improvements to walking, cycling and public transport access to the site;
 - A contribution towards enhancement works to the High Street;
 - Contributions for transport and open space/recreation provision;
 - The possible relocation of the health centre;
 - Protection of existing trees and hedges.
- Further development within the existing employment site of up to 0.6 hectares at Freeland Park, Wareham Road.

Lytchett Minster

- Local facilities including the school will be sustained through small scale growth of both open market housing and affordable housing within relevant settlement boundaries.

Elsewhere in North East Purbeck (includes: Morden)

- New affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.

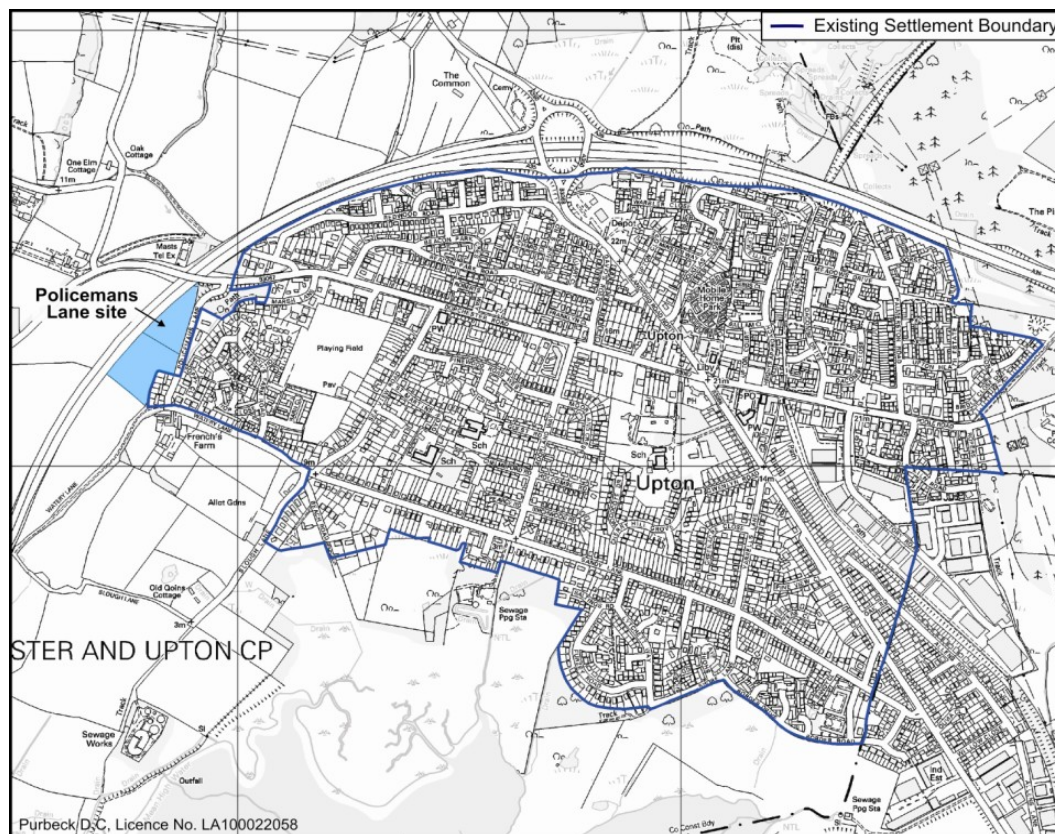
South East Dorset Green Belt

The extent of the South East Dorset Green Belt in Purbeck will be maintained subject to the following alterations:

- Redefining the western boundary of the Green Belt to provide a more robust and justifiable boundary
- To accommodate the settlement extensions at Policeman's Lane, Upton and Huntick Road, Lytchett Matravers
- Minor boundary re-alignment to coincide with OS Base map.

The extent of the revised South East Dorset Green Belt boundary is set out on the Key Diagram and Changes to the Proposals Maps within Appendix 4

Map 11: Settlement Extension to Upton – Land at Policeman's Lane



7.4.8 Delivery of Proposed Development

Housing - Detailed proposals for each housing allocation will be prepared with the landowner, developer, stakeholders and local community and set out in a development brief with the aim of adoption as Supplementary Planning Document (SPD) in late 2011, alongside adoption of the Core Strategy. This will help facilitate early delivery and help to satisfy current housing needs.

Both housing allocations are controlled by private landowners, who will be responsible for applying for planning permission and bringing forward the sites for development. Neither allocation will be phased and delivery will be expected in the period 2011-2016 when the landowners have indicated that the sites are available. Economic Viability Testing (Sept 2010) indicates that both sites could currently provide 40% affordable housing without grant funding plus provide other contributions.

Service Provision - The health centre in Lytchett Matravers is exploring options on how to expand the practice. This could involve an extension on the existing site or relocation to the new site. The landowner of the settlement extension has indicated a willingness to incorporate the health centre within a mixed use development, should the need arise. Details on funding would be agreed between the practice and the landowner and would depend upon the reuse/redevelopment value of the current health centre site. The developer has expressed an interest in providing a contribution towards High Street Enhancements; the amount will depend upon residual land values at the time of development.

There is a desire to create a town centre to Upton through the community's town plan and through the Purbeck Local Plan Final Edition (2004). Delivery has been difficult due to lack

of available land. The possible rationalisation of public/community buildings could free up space to create a public square in the town centre, but will require public funding that is not currently available. The landowner of the settlement extension will be expected to provide an extension to the allotments that is within the same landholding, therefore involving no extra cost. A contribution will also be sought for improvements to the recreation ground, in particular improving the pavilion. No other funding is currently available.

Employment - Freeland Park, Wareham Road has planning permission for 0.6 hectares of B1 use, is under construction and being marketed.

Heathland Mitigation - To mitigate the impact of development in South East Purbeck, consideration will be given through the Heathland DPD to the management of access to heathland and the provision of SANGS. The DPD should be adopted by 2012. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that or ideally mitigation is put in place before the occupation of new housing development. Alternatively where suitable mitigation for individual developments sites cannot be secured, contributions from all housing development will be used to implement mitigation measures. Further phases at Upton Woods will improve walking and cycling linkage with Upton Country Park. This will be delivered from heathland contributions through the Interim Planning Framework. The Heathland DPD will consider the extension of Upton Country Park to include Upton Farm, owned by the Borough of Poole. The Heathland Executive has already agreed purchase of the lease from the tenant farmer. Further funding to improve public access and facilities will be considered from future contributions.

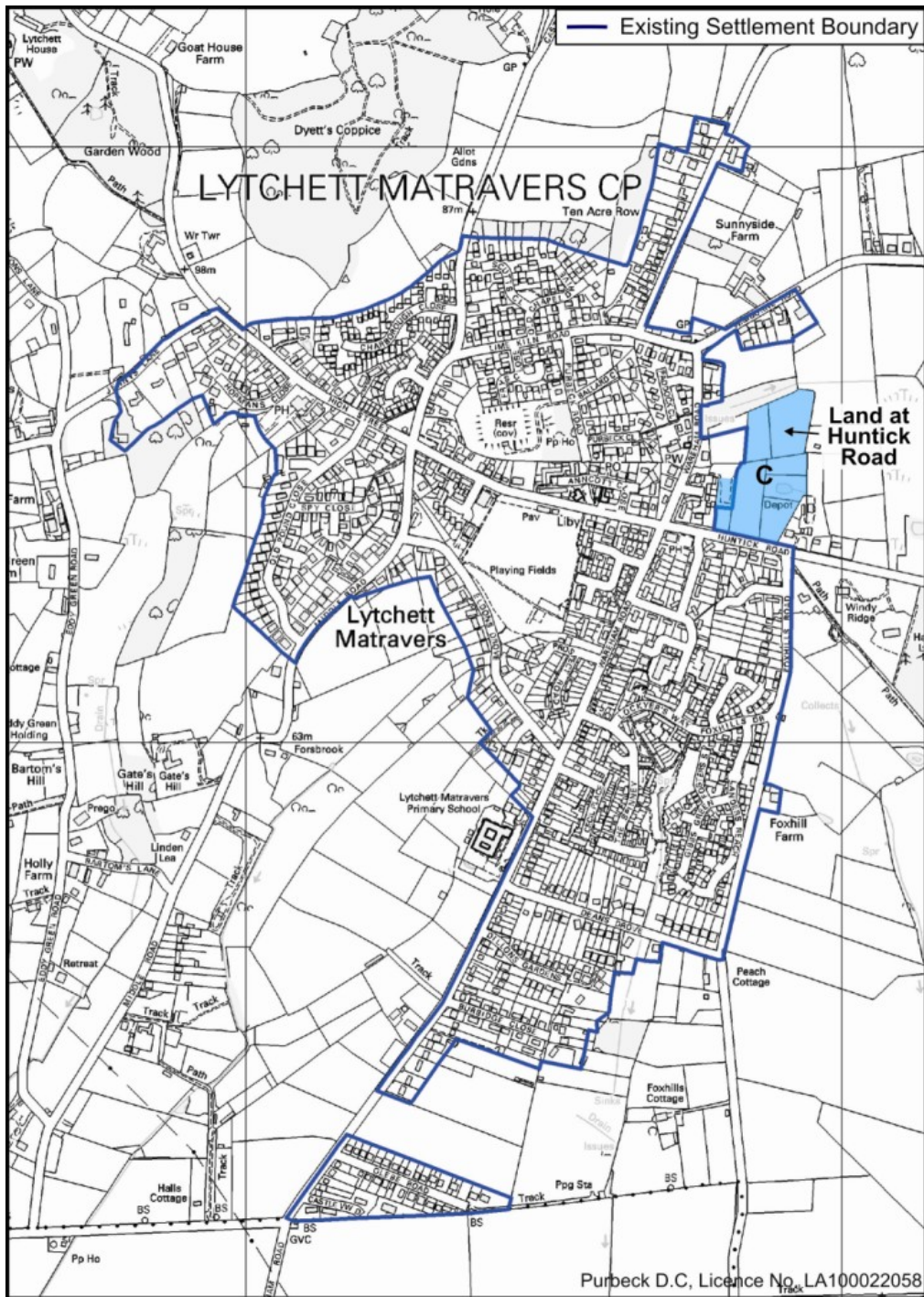
Transport - Transport improvements will be provided through development contributions. Specific schemes included within the Purbeck Transportation Strategy (PTS) are:

- Signing strategy to divert traffic from Poole / Bournemouth travelling to the Wool / Lulworth area away from the A351 and on to the A35 / C6
- Traffic management / safety improvements along the A35 & C6 and through Bere Regis
- Improve Purbeck Breezer bus service 40 Poole – Upton – Lytchett Minster – Wareham – Corfe Castle – Swanage
- Improved sustainable access to Lytchett Matravers
- Cycleway Wareham – Lytchett Minster – Upton – Upton Country Park

Contributions will be collected from Section 106 agreements by the Council and passed to Dorset County Council for implementation of the PTS. Further strategic transport schemes and their funding may be proposed through the emerging South East Dorset Multi Modal Transport Strategy.

N.B. The wording under the Housing section has been updated. The Schedule of Amendments can be viewed here: <http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

Map 12: Settlement Extension to Lytchett Matravers – Land at Huntick Road





7.5 South East Purbeck

Town(s):	Swanage
Key Service Village(s):	Corfe Castle
Local Service Village(s):	Langton Matravers
Other Villages with a settlement boundary:	Church Knowle, Harmans Cross, Kingston Kimmeridge, Studland, Worth Matravers
Other Villages without a settlement boundary	None
Schools:	Primary: Corfe Castle, Langton Matravers, Swanage Secondary: Wareham
Major Employment/Retail:	Swanage, Wareham, Poole

- 7.5.1 South East Purbeck covers the area known locally as the Isle of Purbeck. **Swanage** (see Map 13 below) is a vibrant seaside town and a premier tourist destination located at the 'end' of the A351, on the east coast of Purbeck. It is the largest town in Purbeck (population of 9,905) and includes a wide range of facilities and services including 3 schools, 2 medium-sized supermarkets and a wide range of shops, cafes, restaurants and banks, medical centre and community hospital, library, industrial estates including a new business park, a theatre and cinema, and many attractions typical of a tourist town.
- 7.5.2 The town sits within the Dorset Area of Outstanding Natural Beauty (AONB) and its southern and northern extent are bordered by World Heritage Coast and SSSI designations. The sandy beaches, diving, country park and coastal path draw visitors from far and wide, particularly during the summer months. The location of Swanage makes the town one of the most self-contained within Dorset. 64% of the working population of Swanage live and work in the town and 72% of residents do their convenience shopping in the town. Swanage has an older population than Upton and Wareham, illustrated by the highest proportion of over 65s (28%) and working age (55%) with a low proportion of children (17%).
- 7.5.3 **Corfe Castle** (population of 1,055) is located on the A351 between Wareham and Swanage. There is a choice of shops, restaurants and public houses, a school, village hall and a doctors' surgery (awaiting relocation to new site). The Purbeck stone village within the AONB is also a key visitor attraction, providing a range of niche shops, the historic attraction of Corfe Castle, Swanage Heritage Railway and visitor accommodation. Corfe Castle fulfils its role as a hub for local residents and for surrounding settlements such as Kingston and Harmans Cross.
- 7.5.4 The **Swanage Community Strategic Plan** supports expansion of businesses, housing, the promotion of the tourist industry and enhancements to the urban environment. The **Corfe Castle Parish Plan** highlights serious concerns about lack of affordable housing and good sports facilities.
- 7.5.5 The **Studland Parish Plan** has a list of action points including supporting the Post Office and local shop, encouraging local employment opportunities, and investigating the need for 'starter flats' to enable people still living with their parents to have a home of their own. They also propose the setting up of a Studland Community Housing Trust and new social housing on exception sites.
- 7.5.6 The **Worth Matravers Parish Plan**, which includes Harmans Cross, has specific support for Worth Community Property Trust and the identification of exception sites

for affordable housing both in Worth and in Harmans Cross. They propose continual monitoring of the need for affordable homes within the parish.

- 7.5.7 The **Church Knowle and Steeple Parish Plan** supports more affordable housing, including monitoring of community needs and regular updates to the Housing Needs Survey. One of its actions is to identify a site for affordable housing. The parish also supports other facilities such as a village shop as well as encouragement for new businesses.

7.5.8 Vision for South East Purbeck

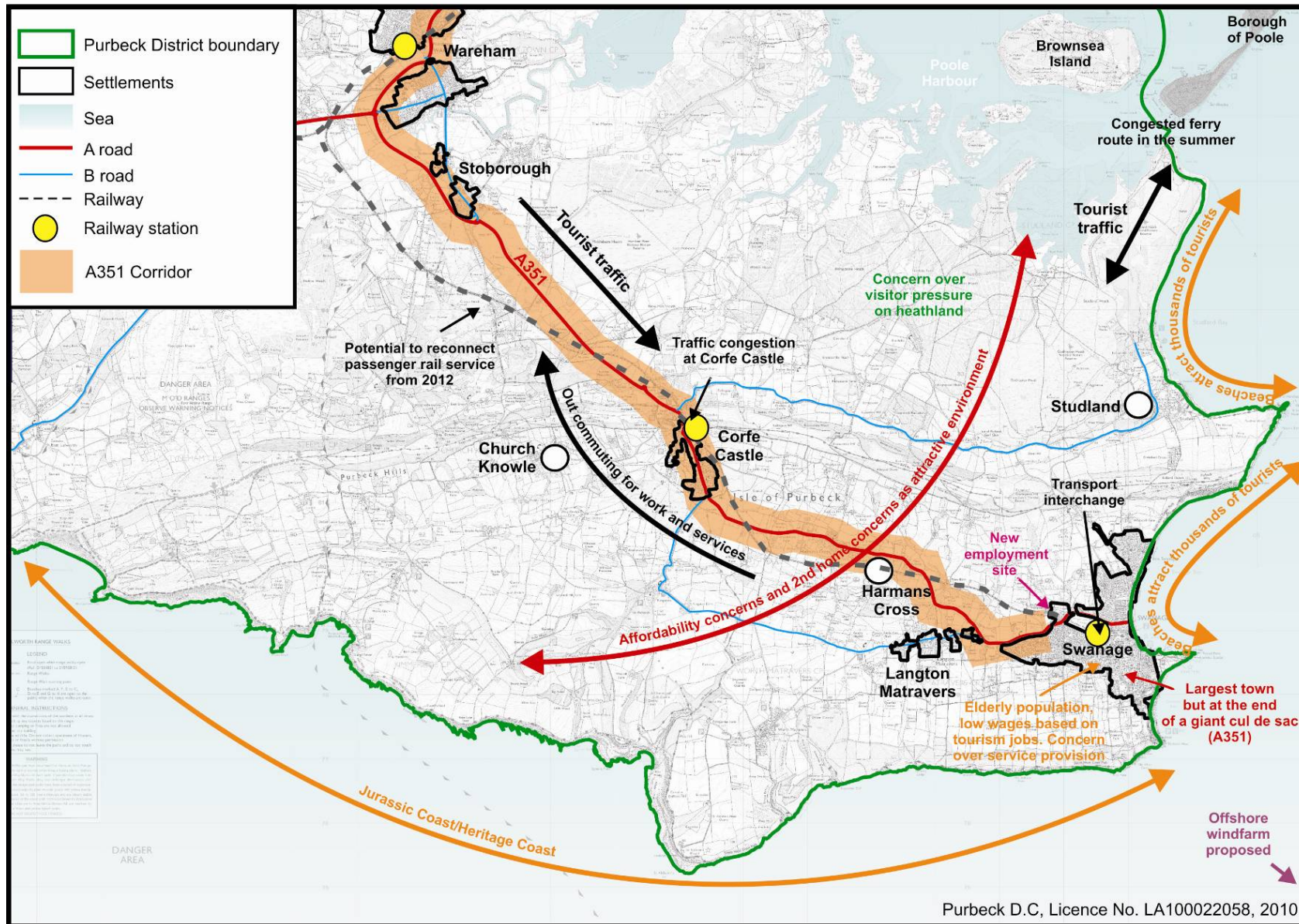


Vision for South East Purbeck

Swanage has a dual role as a centre for local residents and seaside resort. The town will be enhanced through the provision of a range of facilities, services, shops and employment provision. Swanage will retain its status as one of Dorset's most self-contained settlements, whilst enhancing the special historic character of the town and its setting within the AONB and the Jurassic Coast. Opportunities will be considered to reinforce service provision through the improvement of health and sports facilities. New family housing and, in particular, affordable housing and extra care housing, will allow local people the opportunity to continue to live and work within Swanage. A diverse, thriving and prosperous economy will be developed through the promotion of a variety of business uses, the development of niche businesses which reflect the specific character and culture of the town, and a broad business portfolio which will ensure a strong economy beyond the traditional tourist season. New development will be accompanied by areas of new green space that will improve access to the countryside and improve the setting of the town within the AONB. The town's role as a visitor destination will be developed through the provision of improved facilities and creation of enhanced public spaces along the seafront. The re-opening of the Swanage to Wareham railway line will improve accessibility to employment and educational opportunities along the A351 Corridor and to Poole.

As one of the most distinctive historic settlements in Dorset, **Corfe Castle** will continue to be a focal point for surrounding villages, as well as an important tourist attraction. Corfe Castle will continue to provide good quality facilities for everyday needs including shops, community facilities and services. Some development will take place in **Church Knowle, Harmans Cross, Kingston, Kimmeridge, Langton Matravers, Studland and Worth Matravers** to support sustainable communities.

Map 13: Context in South East Purbeck





7.5.9 Development Proposed in South East Purbeck

Policy SE: South East Purbeck

In South East Purbeck, the settlements of **Swanage**, **Corfe Castle** and **Langton Matravers** will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 900 dwellings are required to meet housing supply needs from 2006-2026, of which 170 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in South East Purbeck outside of the settlement boundaries for Swanage, Corfe Castle, Langton Matravers, Church Knowle, Harmans Cross, Kingston, Kimmeridge, Studland and Worth Matravers will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan.

Swanage

The role of Swanage will be supported through:

- Provision in the Site Allocations Plan for new comparison (non food) retail floor space as an extension to Swanage town centre. The enhancement of the area around the railway station and the re-development of the Pierhead cafe have been identified to be of key importance. There will be a priority for commercial uses supporting retail and employment opportunities in these areas;
- Provision of a settlement extension(s) of 200 dwellings (50% affordable) to be allocated through the Site Allocations Plan that will investigate the potential for an integrated health care facility, extra care facility and/or new 'Free School';
- New employment growth on the existing Prospect Business Park of up to 1.2 hectares to allow local businesses the opportunity to expand;
- Swanage St Mark's, St Mary's and Swanage Community First School's will become primary schools on their current sites.

Corfe Castle, Church Knowle, Harmans Cross, Kingston, Kimmeridge, Langton Matravers, Studland and Worth Matravers

- Local facilities including the schools will be sustained through small scale growth of both open market housing and affordable housing within relevant settlement boundaries
- Corfe Castle First School and St Georges First School, Langton Matravers will become primary schools on their current sites.

7.5.10 Delivery of Proposed Development

Service Provision - Dorset County Council proposals for a new two-tier education system will require the closure of Swanage Middle School, subject to decision by the adjudicator. Currently, it is expected that St Marks School will relocate to the site, but some buildings and land will be surplus to requirements. Redevelopment of the sites should look at providing for community needs including exploring the potential for an indoor sports hall for use by the public. Contributions could be sought from development of a settlement

extension. Education Swanage, a local campaign group, has aspirations to provide a 'Free School'. The Former Grammar School is one potential site, requiring further negotiation with the landowner.

Swanage Medical Practice requires expansion, but the current town centre site is too small. NHS Dorset has aspirations to create an integrated health care facility which could also include the relocation of the community hospital and ambulance station. A private developer has submitted proposals for a new health centre, which could also include a fully integrated facility. However, uncertainties over future health care arrangements following the government's white paper have resulted in delay. There is also the need for the NHS to undertake its own consultation, specifically on future health care requirements in Swanage.

Dorset County Council is currently considering how best to replace the recently closed James Day care home in Swanage, which may be redeveloped on the current site.

Housing - Further consultation will be undertaken through the Site Allocations Plan to identify settlement extensions and the extent of settlement boundaries. Sites submitted by landowners for housing development will be the starting point for analysis. A consultation on sites has already been undertaken in Swanage, but further consideration is needed of health care, education and elderly care provision that could be provided (if needed) as part of a settlement extension(s) Further consultation is required. It is anticipated that the Site Allocations Plan will be adopted around 2013, with housing delivery expected post 2016.

Employment - Purbeck District Council and the South West Regional Development Agency own Prospect Business Park. The site is fully serviced and is being actively marketed. Private enterprise will undertake development of the first plots in early 2011. The remaining plots will be brought forward as demand requires.

Heathland Mitigation - To mitigate the impact of development in South East Purbeck, consideration will be given through the Heathland DPD to the management of access to heathland and the provision of SANGS. The DPD should be adopted by 2012. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that mitigation is put in place before the occupation of new housing development. It is likely that SANGS will be required to the north of Swanage to mitigate the impact of visits to Studland, Godlingston and Rempstone heaths. Alternatively, where suitable mitigation for individual developments cannot be secured, contributions from housing development will be used to implement mitigation measures.

Transport - Transport improvements will be provided through development contributions. Improvements to the A351 corridor are essential to improve the accessibility of Swanage residents to employment opportunities as Wareham, Holton Heath and Poole. Specific schemes included within the Purbeck Transportation Strategy (PTS) are:

- Junction and online road improvements including the Bakers Arms roundabout and the A351
- New bus service X43 Swanage – Harmans Cross - Wareham - Wool - Lulworth - Weymouth (introduced summer 2010)
- Improve Purbeck Breezer bus service 40 Poole – Upton – Lytchett Minster – Wareham – Corfe Castle – Swanage
- Swanage town centre - Durlston Country Park shuttle bus service introduced successfully in Summer 2010
- Improve service 50 Swanage – Bournemouth across chain ferry

- Improve public transport to Studland
- Cycleway Corfe Castle - Swanage
- Norden park and ride – Work now being undertaken to improve walking, cycling and connections to bus services from the site. Establish better cycle hire facilities
- Swanage railway station interchange improvements – encourage use of rail, bus, cycling, walking
- Taxi links from Norden to Kimmeridge
- Waterborne links from Swanage/Studland to Poole/Bournemouth
- Railway reconnection to Swanage through signalling works

Contributions will be collected from Section 106 agreements by the Council and passed to Dorset County Council for implementation of the PTS.

8. Development Policies

8.1 Introduction

This section sets out a range of policies that will be used to manage future development and against which planning applications will be assessed. The policies have been ordered to follow each of the nine spatial objectives. A list of the policies by spatial objectives is set out in the contents pages.

Policies should be read in conjunction with national policy set out in Planning Policy Statements (PPS/PPGs). There is no need to repeat national guidance so certain policies such as Area of Outstanding Natural Beauty (PPS7), Green Belt (PPG2), and nature conservation sites, e.g. Sites of Specific Scientific Interest (SSSI) (PPS9) are not repeated, but still apply in the determination of planning applications. These policies replace the policies in the Purbeck Local Plan Final Edition (2004). There are no saved policies. The policies set out below are locally distinctive to Purbeck:

8.2 Countryside

- 8.2.1 Countryside is defined as all land outside the settlement boundaries of Towns, Key Service Villages, Local Service Villages and Other Villages with a Settlement Boundary listed in Policy LD: General Location of Development. The Council seeks to protect the countryside from inappropriate development. However, there are some developments, which, by necessity, are located outside settlements, and therefore a countryside location is essential:

Examples of where a countryside location is essential:

- Development for the use of land for agriculture, forestry or horticulture, including dwellings for agricultural workers;
- Infrastructure (including telecommunications equipment, renewable energy developments and advertisement or directional signs).

- 8.2.2 Re-use of existing buildings, such as traditional agricultural buildings helps to conserve the District's cultural heritage. Replacement of existing buildings applies only where the proposed development is for the same use, and in the same location, as that which it replaces. It may be necessary to alter or extend a building in the countryside in order to maintain its use or to accommodate a new use.
- 8.2.3 Poorly located and designed equestrian development such as shelters and stables can have a detrimental impact on the character and appearance of the countryside and landscape. Horse riding can also contribute to soil erosion and harm vegetation and nature conservation interests, particularly in the District's sensitive heathland habitats.

Spatial Objective 1: Respect the character and distinctiveness of Purbeck's settlements and countryside

Policy CO: Countryside

Development in the countryside will be permitted where:

- A countryside location is essential; or
- It comprises the reuse, alteration, extension or replacement of a rural building; or
- It comprises small-scale outbuildings within the curtilage of existing buildings; or
- It is for the intensification or expansion of an existing employment use, or it is a sensitive small-scale employment or tourism use ideally well related to a settlement or a complex of buildings; or
- It is a farm diversification scheme; or
- It is a community facility or service, located close to existing settlements and in an accessible location in accordance with Policy CF:Community Facilities and Services; or
- It is a rural exception site providing affordable housing in accordance with Policy RES: Rural Exception Sites; or
- It would meet an identified need in accordance with Policy GT: Gypsies, Travellers and Travelling Show People.

Re-use of Rural Buildings

The re-use of rural buildings of permanent and substantial construction will be permitted. In the first instance the primary proposed use should be for a business use (B1, B2 or B8), if this is proven not to be viable or inappropriate in its context the second preference is for local needs affordable housing, in the third instance for the provision of community facilities for identified local need and finally tourist accommodation.

Any application for a non-business use must be supported by a statement illustrating the efforts that have been made to secure a suitable business re-use and the reasons why a business re-use could not be accommodated or would not be economically viable. The statement must demonstrate that a business re-use has been sufficiently marketed for a period of at least 9 months to demonstrate that it is not a viable option.

Where reuse, alteration or extension involves works to a traditional agricultural building, guidelines within the District Design Supplementary Planning Document will be taken into account. The intrinsic character of such buildings and the contribution they make to the interest and attractiveness of the countryside should not be harmed.

Replacement Buildings

The replacement of an existing building in the countryside will be permitted, provided that the applicant demonstrates through the submission of a structural survey that the existing building is of a permanent, sound and substantial construction, is not the result of a temporary permission or series of temporary permissions, has an established lawful use and the proposed replacement building is not disproportionately larger than the size of the building as originally constructed.

Extensions

The alteration and extension of buildings in the countryside should:

- Not materially change the impact of the building on the countryside; and
- Not detract from the character or setting of the original building.

Farm Diversification

Diversification of existing farms will be supported provided that:

- Agriculture, forestry or horticulture is still the primary purpose of the enterprise;
- Diversification will support the current agriculture, forestry or horticulture business;
- Diversification projects either utilise existing buildings or are close to existing buildings.

Equestrian Development

Essential equestrian-related development such as stables and field shelters will be permitted in the countryside provided that:

- They are simple in appearance and small in scale;
- They are sensitively sited (e.g. adjacent to an existing complex of buildings or, if there are no buildings, adjacent to an existing field boundary);
- They are appropriately landscaped; and
- They do not have an adverse impact on the environment visually, ecologically and from traffic movements.

8.3 Housing Mix

- 8.3.1 A Strategic Housing Market Assessment (2008) has been produced for the Bournemouth and Poole Housing Market Area, within which Purbeck falls. A survey of housing need and demand was undertaken to provide primary data on the District's need and demand for different forms of housing, in particular the required affordable/market split, the type and amount of affordable housing required.
- 8.3.2 A Balanced Housing Market (BHM) model assessed the whole housing market and the balance between supply and demand across all property sizes and tenures. The model took into account the way in which the housing market works in meeting housing need, for example, use of the private rented sector to meet affordable housing needs through the use of housing benefit. It identified the proportions of housing types and tenures required to balance housing stock across the District to meet housing need and demand.
- 8.3.3 In terms of overall housing provision, the BHM model identified that 49% of new provision should be market housing (mixture of owner-occupied and private rented) and 51% should be affordable housing provision (mixture of intermediate and social rented). The model recommends that 33% of the affordable housing provision should be intermediate housing and 67% social rented housing. However, in terms of the ability to afford intermediate housing, the model identified that only 3% of those in housing need could afford this type of provision.
- 8.3.4 The final tenure mix on individual sites will be determined through negotiation on a site-by-site basis in accordance with current evidence of need, the existing mix of dwellings in the locality, up-to-date viability modelling and the development viability of individual sites.

Spatial Objective 2: Meet Purbeck's housing needs

Policy AHT: Affordable Housing Tenure

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

- 90% Social Rented Housing
- 10% Intermediate Housing to Rent or Purchase

8.3.5 The size of new market and affordable housing provision should also be determined through negotiation in accordance with the outcomes of the BHM model. This identifies a higher need for 2 and 3 bed properties, particularly within the affordable housing tenures. An oversupply of 2, 3 and 4 bed private rented properties is also notable. This is illustrated in the table below.

Table 13: Size of dwellings that are needed

Tenure	Size of dwelling needed				
	1 bed	2 bed	3 bed	4+ bed	Total
Owner-Occupation	9	28	82	44	163
Private Rented	15	-8*	-21*	-17*	-31*
Intermediate	0	21	26	0	46
Social Rented	24	49	16	3	92
TOTAL	48	90	103	30	271

*The minus reflects a current over supply.

8.4 Affordable Housing

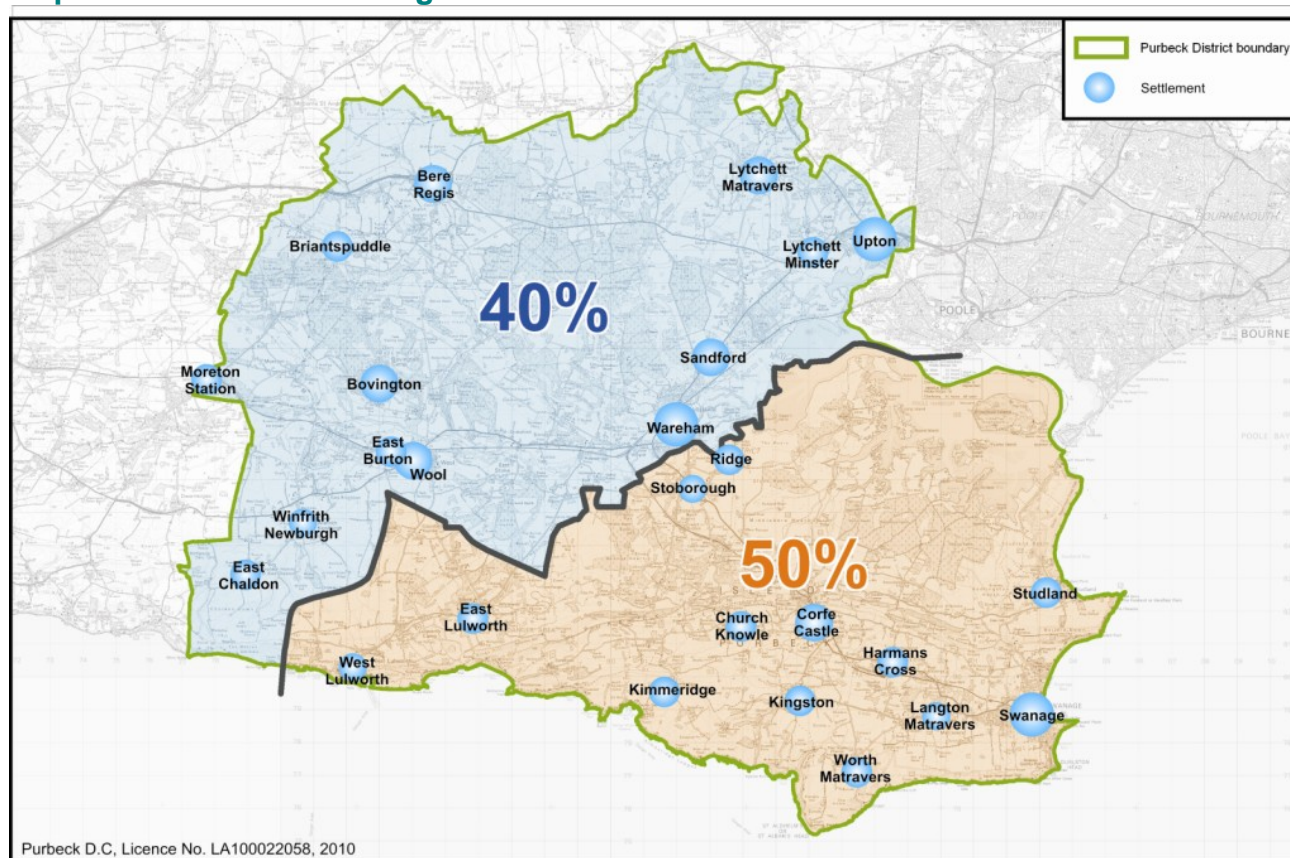
8.4.1 Housing Need is defined as *'the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market'*. The Strategic Housing Market Assessment considered housing need using the approach advised by Government. The assessment identifies a total affordable housing need of **409 dwellings per annum** over the period 2007 -2012.

8.4.2 The Residential Development Economic Viability Assessment (2008 and updated 2010) recommends that developments of 2 dwellings or more should make provision for affordable housing. The south and east coastal areas have higher land values that can support a minimum target of 50% affordable housing provision. Land prices in the north and west of the District are lower, but can still support a minimum target of 40% affordable housing provision. Map 14 illustrates the proportion of affordable housing expected in different parts of the District. Further detail on affordable housing provision, site viability and the viability toolkit will be set out in an Affordable Housing Supplementary Planning Document.

8.4.3 Affordable units should be provided on site. Where provision is less than one whole dwelling it will be met through payment of a commuted sum. For example, where six dwellings are proposed in Wareham and 40% affordable housing would be

required; this amounts to 2.4 affordable units. In these circumstances, the two affordable dwellings will be provided on site and a contribution would be made for the equivalent of 40% of a further affordable unit.

Map 14: Affordable Housing Sub Market Areas



Spatial Objective 2: Meet Purbeck's housing needs

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:

Developments of 2 or more dwellings, or a site area of 0.05 hectares or more will be required to provide the following affordable housing contribution:

- At least 50% in the Swanage and Coast sub-market areas
- At least 40% elsewhere

In all cases the Council will take account of:

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

The policy wording has been updated. The Schedule of Amendments can be viewed here: <http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

Any part units will be met through a commuted sum. Affordable housing provision should be provided on site. Where on site provision is not feasible, the Council will in the first

instance seek to secure equivalent off-site provision and, where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on site provision. The applicant will be expected to provide robust justification in support of off site provision or the payment of a commuted sum. This should 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. Affordable housing provision required as part of settlement extensions will be provided on site without exception.

Where it is considered that there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, the applicant 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 appraisal will be subject to independent verification, which the applicant will be expected to fund.

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 which 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 will be set out in the Affordable Housing Supplementary Planning Document.

8.5 Rural Exception Sites

- 8.5.1 Government guidance in PPS3 advises local planning authorities to consider the allocation and release of sites in rural areas for 100% affordable housing provision through the use of a Rural Exception Sites policy. This allows limited provision of small sites to be developed for affordable housing in rural communities with a population below 3,000. Open market housing cannot be developed on an exception site. Rural exception sites work because landowners are willing to sell their land at substantially less than its open market value for new housing. They do this because the land coming forward will not obtain planning permission for market housing.
- 8.5.2 Although such sites are an 'exception' to planning policy in relation to housing development in the countryside, they are required to generally conform to existing planning policy in other respects. For example, proposals should be well planned and designed, and should also take into account their impact on environmental designations, highway safety and flood risk.
- 8.5.3 The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and is subject to strict occupancy clauses. The

affordable housing is also required to remain affordable 'in perpetuity'. For a community to be eligible for affordable housing delivered via an 'exception site' it has to be demonstrated, through an acceptable, up-to-date survey of parish housing need that there are people living in the parish/village who are in housing need and are unable to compete in the general housing market (to rent or buy) due to the low level of their income.

- 8.5.4 A major advantage of exception sites is that people with a local connection (living in the parish, close family living in the parish, employed in the parish or grew up in the parish) and with a housing need are given priority in the affordable housing allocation process. The housing must always be offered to households with a local connection to the parish within which it is located in the first instance and for any future vacancies. If there is no household with a local need, households in adjacent parishes will be considered, followed by households throughout the District.
- 8.5.5 The development and occupancy of each rural exception site is controlled through a legal agreement, which the developer signs with the Council prior to the issue of the planning application decision notice. This agreement ensures that the dwellings developed on the exception site remain affordable into the future, once the first occupiers have moved on.
- 8.5.6 There are potential sites in and around villages in the South East Green Belt that could provide affordable housing for local people, sustaining village life. Provided that these developments do not harm the function or integrity of the Green Belt they will be given consideration.
- 8.5.7 Further detail is set out in the Rural Exception Site Checklist (2010).

Spatial Objective 2: Meet Purbeck's housing needs

Policy RES: Rural Exception Sites

In order to meet local needs in rural areas, affordable housing will be allowed in the open countryside in and around settlements of under 3,000 population 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, isolated development in the open countryside;
- The site is ideally within close proximity to, or is served by, sustainable transport providing access to local employment opportunities, shops, services and community facilities;
- The scheme is small in scale, of character appropriate to the location and of a 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.

Affordable housing will be allowed adjacent to existing settlements within the South East Dorset Green Belt where it meets an identified local housing need and does not harm the function or integrity of the Green Belt.

8.6 Gypsies, Travellers and Travelling Show People

8.6.1 Local authorities have a duty to consider the needs of Gypsies and Travellers. Accommodation needs have already been assessed as part of the Gypsy and Traveller Accommodation Assessment (GTAA) process and this has identified the need to include a criteria based policy in the Core Strategy to be used for the selection of Gypsy and Traveller sites, prior to the adoption of the Joint Dorset Gypsy and Traveller DPD. One of the key aims of the new policy is to increase the levels of authorised site provision for Gypsies and Travellers, in order to significantly reduce the current levels of unauthorised camping and to avoid the problems that some unauthorised sites can cause.

8.6.2 The Council has made an assessment of need for a total of 20 residential pitches and 21 transit pitches. Local authorities in Dorset have committed to preparing a joint Gypsy and Traveller DPD, which will allocate sites to enable the provision of the pitches required.

Table 14: Gypsy and Traveller Pitch Requirements

	Residential Pitch Requirements (to 2011)	Transit Pitch Requirements (to 2011)
Bournemouth and Poole Housing Market Area	91	97
Purbeck District	20	21
Plots for Travelling Show People	2 sites (to be found across Dorset)	

Spatial Objective 2: Meet Purbeck's housing needs

Policy GT: Gypsies, Travellers and Travelling Show People

The required provision of transit and permanent pitches will be addressed through the Joint Gypsy and Traveller DPD.

Until superseded by the Joint Dorset Gypsy and Traveller DPD, the following considerations will be taken into account in the determination of locations for any planning applications for Gypsy and Traveller sites:

- The site is well located and would enable reasonable access to facilities such as schools, shops and medical facilities;
- Sites provide for adequate on site facilities for parking, storage, play and residential amenity;
- The site allows for adequate levels of privacy and residential amenity for the occupiers;
- The site allows for adequate levels of privacy and would not unacceptably harm the residential amenity of adjacent occupiers or the operation of adjacent uses; and
- The site would not result in a detrimental impact on the natural environment or landscape.
- In the case of Travelling Show People, the site can accommodate the turning requirements and adequate storage needs of equipment.
- The site would not result in a detrimental impact upon the historic environment.

- 8.6.3 The Council is committed to working in partnership with Gypsies and Travellers and with their representative groups, and with local residents to seek solutions to issues concerning Gypsy and Traveller accommodation.

8.7 The Needs of Different Household Groups

- 8.7.1 Latest population estimates (ONS mid-year 2009) show that 28% of Purbeck's population is over retirement age compared with a national average (England and Wales) of 19.5%. The Bournemouth and Poole Housing Market Assessment identified that population projections show the greatest growth in the next 20 years to be in the 65+ age group, which is matched by an increase in one person households. The Purbeck Survey of Housing Need and Demand identifies that a third of households in Purbeck (33.7%) contain only older people (currently 65 for men and 60 for women). The highest number of older person only households is in Swanage and the lowest in Wool. Planning for the needs of an ageing population will support the delivery of sustainable, inclusive and mixed communities.
- 8.7.2 The Council will support the provision of supported housing for all age groups as well as sheltered housing, extra care housing, care homes and nursing homes in order to meet the District's specific wider housing needs. Purbeck does not currently have an extra care scheme, which would provide a higher level of care, for example for people with dementia. The James Day Care Home at Swanage has now closed and unless it can be reopened a new site will need to be found. To enable independent living over a longer period of time new residential development is expected to meet Lifetime Homes standards.

8.8 Biodiversity & Geodiversity

- 8.8.1 Purbeck has a wealth of habitats of international and national nature conservation importance. Many of these sites are under pressure from issues such as poor water quality and coastal erosion. However, as these sites are afforded statutory protection through specific legislation and there is no need to repeat the legislation within the Core Strategy.
- 8.8.2 Statutory protection is also afforded to some species through international and national legislation. Species of local importance are identified within the Dorset Biodiversity Strategy and Biodiversity Action Plan for Purbeck.
- 8.8.3 Strategic Nature Areas are a positive tool for coordinating activities that secure the retention and enhancement of features of interest as well as activities for the benefit of locally important species. A longstanding ambition is to connect areas of heathland from Studland Heaths to the east of the District to heathland west of the Lulworth Ranges. This would enable the heathland to be managed for nature conservation purposes in a project known as 'Wild Purbeck'.
- 8.8.4 Regionally Important Geological and Geomorphological Sites (RIGS) are designated according to locally developed criteria. They are considered by the Dorset RIGS Group to be the most important places in terms of scientific and educational interest, outside of any statutorily protected land.
- 8.8.5 Further information on addressing biodiversity and geodiversity in scheme proposals is included in the District Design Guide.

Spatial Objective 3: Conserve and enhance Purbeck's natural habitat

Policy BIO: Biodiversity & Geodiversity

Purbeck's biodiversity and geodiversity will be protected, managed and enhanced through:

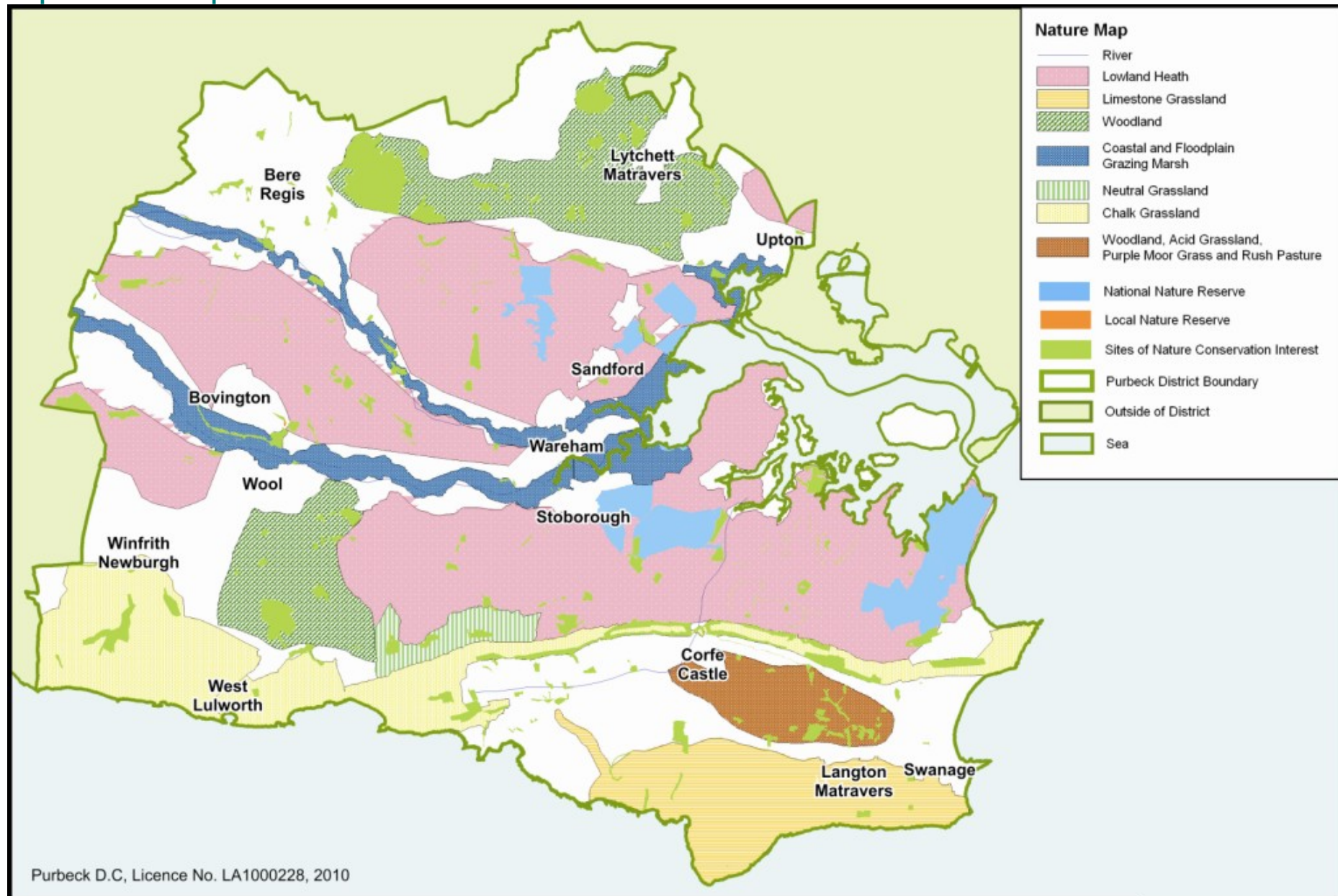
- The promotion of Strategic Nature Areas as identified on the Nature Map (Map 15);
- Efforts to enhance, link and create habitats to enable adaptation to climate change;
- The achievement of the 'Wild Purbeck' project;
- Resisting development that could adversely affect Sites of Nature Conservation Interest (SNCI) and Local Nature Reserves (LNR);
- Seeking development proposals that incorporate biodiversity elements in accordance with the District Design Guide; and
- Maintaining regionally important geological and geomorphological sites (RIGS) for their scientific and educational value.

8.8.6 Heathlands

8.8.6.1 A large proportion of the District is heathland that is designated as Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar. Impacts upon heathland can arise from cumulative pressures, principally from residential development, across the wider sub-region. All residential development within 5km of the heathlands must provide appropriate mitigation measures. More direct impacts increase substantially where residential development occurs within proximity to heathlands and therefore residential intensification will not be permitted within 400 metres of heathland. The 5km and 400m buffer zones are shown on Map 16.

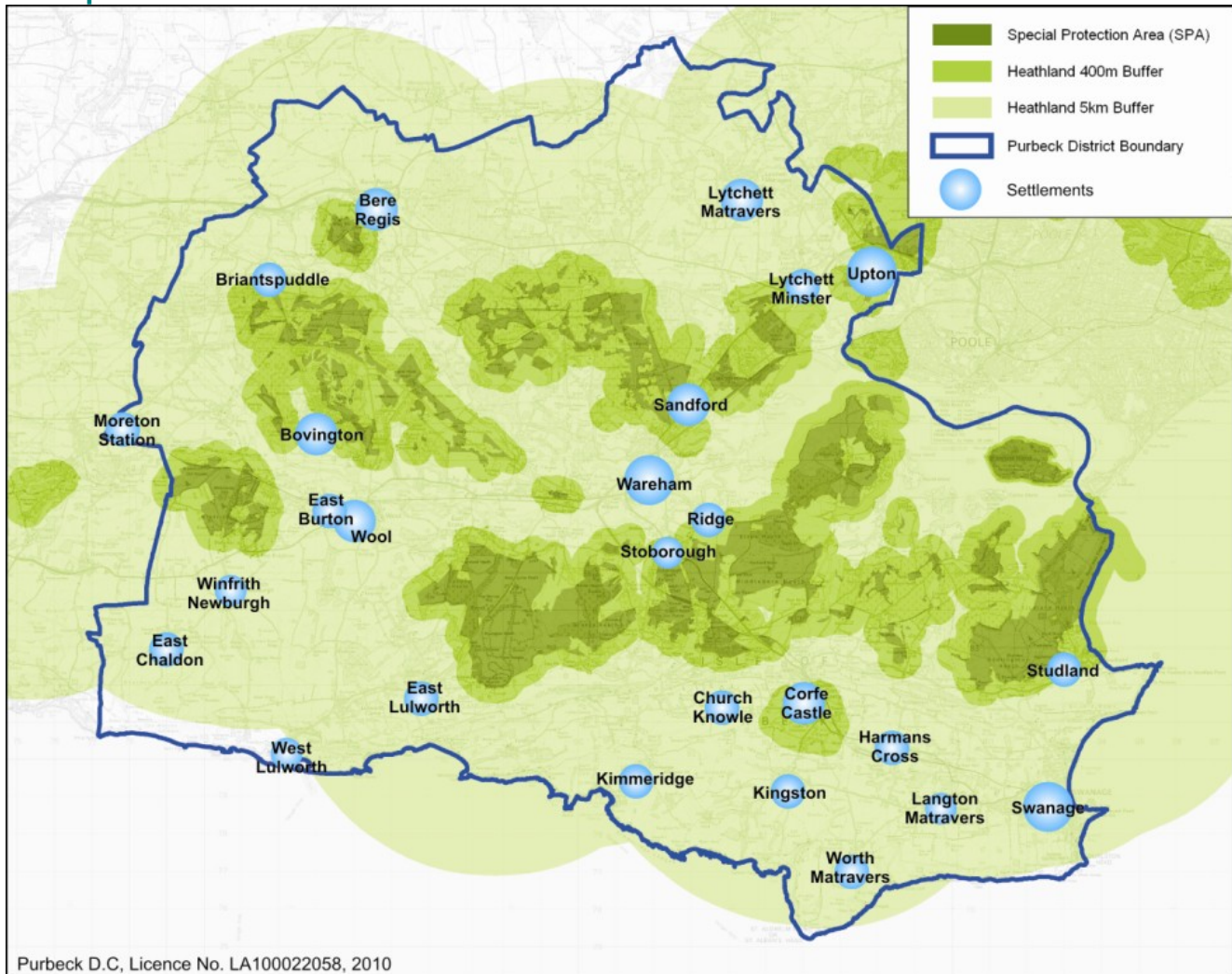
8.8.6.2 The Habitats Regulations Assessment of this Core Strategy has identified a number of specific measures that are required to ensure that the Dorset Heathland sites are not adversely affected by development. Some of the proposed measures rely upon expansive alternative greenspaces coming forward with development proposals. The principle of these large scale natural greenspaces has been determined from the potential open space that could fulfil SANGS requirements. However, the timely delivery of these alternative greenspaces cannot be relied upon at this stage with the level of certainty required to enable the Council to determine that they would avoid the likelihood of a significant effect on the heathland sites. The Core Strategy will therefore need to be subject to a final 'appropriate assessment' under the provisions of regulation 102 of the Conservation of Habitats and Species Regulations 2010, before it is adopted, so that before the plan is given effect in terms of the Regulations, the reliance on the mitigation to be delivered by the Heathland DPD and other measures such as co-ordinated and multi-partner approaches to on site management of the heaths can be examined in more detail with up-to-date information. The timing of the release of housing allocations will be linked to the delivery of necessary mitigation measures.

Map 15: Nature Map



8.8.6.3 The Interim Planning Framework (IPF), which will be subsequently replaced by a joint Heathlands DPD, makes strategic access management and green space provision across South East Dorset to avoid adverse effects arising from additional residential development around the Dorset heaths. So far, contributions collected from development have been used to create Upton Woods open space with the aim of attracting residents away from Upton Heath to the north. Monitoring of these initial projects is essential to ensure that there is no net increase in visitor pressure on the heathlands and the mitigation has been effective. The Heathlands DPD will identify further projects to mitigate the development proposed through the Core Strategy.

Map 16: 5km and 400metre Heathland Buffer



Policy DH: Dorset Heaths International Designations

Development will not be permitted unless it can be ascertained that it will not lead to an adverse effect upon the integrity, of the Dorset Heaths' International designations.

The Council is jointly preparing a Heathland Mitigation Development Plan Document with affected neighbouring authorities to set out a long-term mitigation strategy to ensure that the growth planned for South East Dorset can be accommodated without having an adverse effect upon the integrity of the Dorset Heaths.

This policy will apply until the Heathlands DPD supersedes it:

The following forms of development (including changes of use) will not be permitted within a 400m buffer around protected heathland:

- Residential (C3) development that would involve a net increase in dwellings;
- Tourist accommodation including hotels, guest houses, boarding houses, bed and breakfast accommodation, tented camping and caravans which require planning permission (C1 uses) and self-catering tourist accommodation;
- Sites providing accommodation for Gypsy and Traveller and Travelling Show People (permanent and transit); and
- Equestrian-related development that may directly or indirectly result in an increased adverse impact on the heathland.

Between 400 metres and 5km of a heathland, new residential development will be required to take all necessary steps on site to avoid or mitigate any adverse effects upon the internationally designated site's integrity or, where this cannot be achieved within the residential development, to make a contribution towards mitigation measures designed to avoid such adverse effects taking place. Measures will include:

- Provision of open space and appropriate facilities to meet recreation needs and deflect pressure from heathland habitats;
- Heathland support areas;
- Warden services and other heathland/harbour management;
- Access and parking management measures; and
- Green Infrastructure.

8.9 Retail Provision

8.9.1 The Retail Study (2008) recommends that the 'Town Centres' at Swanage and Wareham, and the 'Local District Centre' at Upton are the most sustainable locations within the District for future retail development. The Council will seek to strengthen the 'Town Centres' by encouraging the provision of a mix of unit sizes in order to help attract a range of retailers. There is also a aspiration to improve retail provision in the centre of Upton.

Spatial Objective 4: Support local communities

Policy RP: Retail Provision

New Retail Provision

Any proposal for new retail provision should be commensurate with the position of the relevant centre within the hierarchy set out in Policy RFS: Retail Floor space Supply.

Within the Primary Shopping Areas in Swanage and Wareham, changes of use to any ground floor use within Class A of the Use Classes Order will be permitted, provided that proposed use would not harm the vitality, viability and functionality of the town centre as a whole. Boundaries of centres and primary shopping areas will be reviewed through the Site Allocations Plan. In the interim, the boundaries used in the Purbeck Local Plan Final Edition (2004) will be carried forward.

Development outside the defined town centres of Swanage and Wareham and the Local District Centre of Upton that adversely affect their vitality or viability will not be permitted.

Safeguarding Retail Provision

Development leading to loss of uses within Class A of the Use Classes Order will only be permitted if:

- The facility has been sufficiently and realistically marketed over a 9 month period;
- That the current use is demonstrably no longer viable; and
- The change of use would not harm vitality, viability and functionality of the settlement.

8.10 Community Facilities and Services

Community facilities comprise services and leisure facilities such as:

Post offices, shops, public houses, garages, cafés, restaurants, village/town halls, places of worship, nursing homes, rest homes, dental practices, doctors' surgeries, health centres, hospices, schools, libraries, child nurseries, museums and cultural facilities, and cinemas.

8.10.1 Some facilities have struggled to remain open in Purbeck's towns and villages due to national trends and a changing population structure. Accessibility to facilities and services is a key issue in many of the rural parts of the District. In order to avoid social isolation and reduce the need to travel to access everyday facilities, the Council supports the provision and retention of facilities.

Spatial Objective 4: Support local communities

Policy CF: Community Facilities and Services

New Facilities and Services

Planning permission for new community facilities and services will be encouraged to locate within a defined settlement boundary. Proposals in the open countryside should meet the following criteria:

- The use cannot reasonably be met within the village; and
- The facility meets an identified local need; and

- It is located close to a village in an accessible location by sustainable means of travel.

Safeguarding Existing Facilities and Services

Development (including change of use) that would result in the loss of existing community facilities/services (some examples of which are listed above) will not be permitted unless:

- The premises or location are unsuitable; and
- Replacement facilities are proposed that are readily accessible to the catchment population or alternative facilities are available locally; and
- It can be demonstrated that there is no current or future need for the use through sufficient and realistic marketing for a period of at least 9 months; and
- It would constitute a change of use to another facility or service where there is a proven local need, i.e. as identified in a Parish or Town Plan.

8.11 Green Infrastructure, Recreation and Sports Facilities

8.11.1 Green Infrastructure

The provision of Green Infrastructure is becoming an important requirement as urban density increases and there is a need to tackle rising obesity and improve physical and mental health through exercise. There is also the opportunity for Green Infrastructure to link habitats, improving biodiversity and support adaptation to climate change.

8.11.2 Across South East Dorset, local authorities are working on a joint strategy, which will provide an overall framework for South East Dorset and should be completed in 2011. The study area includes land to the north and east of Wareham. Any proposals identified in this study and further work on planning Green Infrastructure at Swanage, Wool and Bere Regis will be considered through the Site Allocation Plan.

8.11.3 Suitable Alternative Natural Green Space

Planning for Green Infrastructure provision will need to link to proposals to deliver new Suitable Alternative Natural Green Space (SANGS) as mitigation of new housing development through the Heathlands DPD. These proposals and development contribution are covered by Policy DH: Dorset Heathlands.

8.11.4 Recreation and Open Space Contributions Supplementary Planning Document

Open space and sport and recreation facilities are an important element of Green Infrastructure. These include parks and gardens, natural spaces, greenways, outdoor sports facilities, beaches, amenity green space, play areas, allotments, cemeteries, churchyards and civic spaces. They also include indoor sports halls and swimming pools. It is important to safeguard existing areas and provide new recreation facilities and/or improve quality of existing facilities alongside new development.

8.11.5 At a district level, new proposals for open space and recreation land will need to fit within the wider strategy. The Council is currently preparing a Recreation Strategy that will update the Recreation Audit and Assessment (2005). This strategy will tackle shortages and seek improvement in quality of facilities. This evidence will be used to establish standards for new development and a development contributions policy will be included in a Recreation and Open Space Contributions SPD. New

facilities will be sought in response to needs set out in Town and Parish Plans. New development, where possible, should provide new facilities on site; otherwise a contribution will be sought.

- 8.11.6 Employment areas could include the provision of facilities such as informal open space or circular walking and cycling routes which would enhance the appearance of employment areas through the provision of green space and landscaping whilst also providing the opportunity for employees to benefit from an improved working environment and informal recreation during breaks.

Spatial Objective 4: Support Local Communities

Policy GI: Green Infrastructure, Recreation and Sports Facilities

New Facilities

All new residential development will be required to make provision for:

- Recreation, sport and/or open space facilities
- Green Infrastructure

Where possible, facilities should be provided on site, as an integral part of the development. However, where on-site provision is not appropriate, off-site provision or a financial contribution will be sought. The level of contributions will be set out in the South East Dorset Green Infrastructure Strategy and the Recreation and Open Space Contributions Supplementary Planning Document.

Settlement extensions and major employment sites will be expected to contribute towards the delivery of significant areas of new Green Infrastructure and the management of a connected network of new and enhanced open spaces and corridors in accordance with the Green Infrastructure Strategy standards.

Safeguarding Existing Facilities

All open space, sport and recreation areas will be protected. Any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period.

Replacement Facilities

Any replacement provision will take account of the needs of the area and current standards of open space, sport and/or recreational provision but should generally be equivalent to, or an improvement upon, the existing resource, in terms of size, usefulness, attractiveness, quality and accessibility.

8.12 Flood Risk

- 8.12.1 Protecting people and property from flooding is a priority for the Council and a requirement by government, as set out in Planning Policy Statement 25 (PPS25). Planning applications will be judged against PPS25 and Purbeck's Strategic Flood Risk Assessment (SFRA).

- 8.12.2 The SFRA sets out the sequential approach to development, and this is reflected in the proposed housing distribution. New development should be located in Flood Zone 1, which is all of the land falling outside of Flood Zones 2 and 3 as shown on

the Key Diagram. Purbeck's SFRA maps areas of localised flooding as well as the Environment Agency's floodplain maps. The SFRA will be regularly updated and changes to flood risk mapping will supersede the Key Diagram and Proposals Map.

8.12.3 PPS25 requires planning applications for development over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3 to undertake a Flood Risk Assessment (FRA). For planning applications under 1 hectare, Purbeck's SFRA sets out in which circumstances an FRA is required. Any exceptions to the policy will need to be agreed with the Council. The criteria for an FRA in Purbeck have been drawn up in agreement with the Environment Agency. They make provision for the effects of climate change and overtopping by waves in the coastal areas. The methodology for undertaking an FRA is contained within PPS25. Additional advice on undertaking an FRA can be provided by the Council if needed.

Spatial Objective 5: Reduce vulnerability to climate change and dependence upon fossil fuels

Policy FR: Flood Risk

The impact of flooding will be managed by locating development in accordance with Purbeck's Strategic Flood Risk Assessment (SFRA).

Flood Risk Assessments (FRA)

In Flood Zone 1, an FRA will be required for planning applications under 1 hectare that:

- Will alter the natural rate of surface water run-off; or
- Are located in areas where there is known to be a localised flooding, or drainage problem as set out in the SFRA maps; or
- Are located in areas below 3.55 metres above ordnance datum; or
- Are located in areas below 6 metres above ordnance datum and are within 50 metres of the coast (defined as back edge of beach or coast protection line).

An FRA will not normally be needed for household applications in Flood Zone 1. Other exceptions will need to be agreed with District Engineer.

All FRAs should include topographic survey with levels reduced to ordnance datum
Finished Floor levels must be set at an agreed level above ordnance datum which should include 600 millimetres freeboard.

In all cases sustainable drainage systems (SuDS) should be incorporated into the design.

8.13 Groundwater Protection

8.13.1 Groundwater is an important source of drinking water in chalk valleys such as those found within Purbeck. With the requirement to adapt to climate change and, in particular, to potential drier conditions in summer, the quality and quantity of the existing water supply in the chalk valleys must be protected.

Spatial Objective 5: Reduce vulnerability to climate change and dependence upon fossil fuels

Policy GP: Groundwater Protection

Development will be permitted if there is no risk to the quality or quantity of groundwater. Within Groundwater Source Protection Areas, additional safeguards may be required in consultation with the Environment Agency.

8.14 Coastal Erosion

8.14.1 The draft Shoreline Management Plan (SMP2) has identified areas of coastline where there will be no active intervention. Consideration of the implications upon residential property in North Swanage and tourism facilities in Studland will need careful consideration in the future as part of Coastal Change Management Areas in line with the supplement to PPS25. Where cliff retreat is expected, no further development will be permitted.

8.14.2 Following a landslip, the Durlston Coast Strategy Study (2003) and Review Panel (2004) raised concerns about the use of soakaways in certain areas of Durlston, Swanage that would affect the stability of the cliffs. Due to the concern over the stability of cliff tops around the District, it is necessary to screen new development proposals that have the potential for an adverse affect, in particular with regard to drainage. This forms the basis of a 400m consultation zone around the Purbeck coastline.

Spatial Objective 5: Reduce vulnerability to climate change and dependence upon fossil fuels

Policy CE: Coastal Erosion

Unstable coastal land is often the result of the geology and hydrology of the coastline, predicted rising sea levels and changing management practices. It is important to ensure that new development is not at risk of subsidence or aggravating existing coastal instability. Therefore:

- New residential development will not be permitted in the coastal erosion risk zones, as identified in the Shoreline Management Plan.
- New residential development within 400 metres of the coastline is required to demonstrate how water can be discharged without having an adverse effect upon the stability of nearby cliffs. This may preclude the use of soakaways.

Identification of Coastal Change Management Areas will require further geological investigation and consideration through the Site Allocations Plan.

8.15 Sustainable Design

8.15.1 The Council has a vital role to play in both promoting and securing the highest standards of architectural, landscape and townscape design, and in generally protecting and reinforcing local distinctiveness through new development and other

works. Whether in terms of relatively small scale infilling or alterations within established settlements most typical in Purbeck, or larger scale settlement extensions, the development will have to integrate into the existing context, paying equal regard to environmental quality and residential amenity.

- 8.15.2 Many key sustainable development objectives can be achieved through good design. For example, achieving development that is durable and adaptable, allows for inclusive access, minimises features which provide the opportunity for crime and anti-social behaviour, supports and encourages sustainable modes of transportation, makes best use of land, and uses energy and water efficiently through its lifetime.
- 8.15.3 Building for Life is a scheme run by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation (HBF), which promotes design excellence in the house building industry through assessment and scoring of housing schemes against 20 questions. While required by the Homes and Communities Agency for supported affordable housing schemes, the assessment is not currently compulsory for other development. Since the scheme applies to developments of 10 dwellings and above, few within the District would qualify. However, the general principles may be applied to smaller schemes. The use of the scheme is encouraged by PPS3.
- 8.15.4 The Government aims to make all new homes zero carbon by 2016 as set out in national policy statement *'Building a Greener Future'* (2007) and all other new buildings zero carbon by 2019. Currently the Building Regulations provide the principal national mechanism for delivering improved standards of energy conservation, while planning is becoming more supportive of the sensitive provision of on site energy generation.
- 8.15.5 The Code for Sustainable Homes and BREEAM (BRE Environmental Assessment Method) currently provide voluntary standards against which the environmental performance can be measured in private residential and commercial developments respectively. As tools the Code and BREEAM support delivery of national objectives for achieving sustainable construction otherwise chiefly delivered through Building Regulations. The Council is committed to working within the national framework but will nonetheless encourage improved performance wherever possible. Work will continue establishing an appropriate level of the Code for Sustainable Homes that can be applied to all new residential development in Purbeck. Evidence will be used to inform a policy in the Site Allocations DPD and may supersede this policy.

Spatial Objective 6: Ensure high quality, sustainable design

Policy SD: Sustainable Design

The achievement of high quality sustainable design will be given significant weight. In assessing the sustainability and design quality of applications for development and other works, the Council will expect conformity to be shown with national policies for sustainable development, the Design Supplementary Planning Document, Policy LHH Landscape, Historic Environment and Heritage, and, where relevant, Dorset County Council's Residential Car Parking Strategy. Regard will also be had to the District's Townscape Character Appraisals. The Council will expect proposals for development and other works to:

- Demonstrate a positive approach to the spatial, visual and functional integration with, and enhancement of, context. Special emphasis is placed upon reflecting the diverse but localised traditions of building material usage found across the District;
- Demonstrate regard for neighbour amenity by avoidance or mitigation of the overshadowing and overlooking of adjoining properties, or affliction of other identifiable nuisances where these would cause significant and measurable harm;
- Demonstrate support for biodiversity through sensitive landscaping and through in-built features, which provide appropriately, configured and located nesting and roosting opportunities for bats and birds;
- Demonstrate compliance with national standards for Lifetime Homes where consistent with townscape character;
- Demonstrate that at least 10% of the energy in new development of more than 10 dwellings or 1,000m² (net) of non-residential floor space comes from decentralised and renewable or low-carbon sources, unless, having regard to the type of development involved and its design, it is demonstrated not to be feasible or viable;
- Demonstrate that every effort is made to achieve a significant carbon reduction in all new built development, at least matching the national targets set out in '*Building a Greener Future*' and applied by Building Regulations.
- Achieve a score of at least 14 points ('gold' or 'silver' standard) measured against '*Building for Life*' standards where development consists of ten or more dwellings;
- Achieve a BREEAM 'Very Good' rating or higher for new build industrial and commercial development up to 1,000m² (net) floor space, and as a minimum an 'Excellent' rating for larger developments.

8.16 Renewable Energy

8.16.1 One of the goals of sustainable development is the wise use of natural resources - an issue recognised by actions outlined in the Purbeck Community Plan. This challenges how energy is produced and how it is used, as well as how to plan for growth in Purbeck while reducing its eco-footprint. The Core Strategy must include positive policies to address this situation. PPS22: *Renewable Energy* and its Companion Guide require that local policies should be designed to promote, encourage and not restrict renewable and low carbon energy and supporting infrastructure.

8.16.2 Energy from Renewable Resources

The Council has endorsed the Bournemouth Dorset and Poole Renewable Energy Strategy (2005), which has a focus on the use of renewable energy for meeting the need for electricity and heat in Dorset.

8.16.3 Government aims for 20% of all electricity to come from renewable sources by 2020. Regionally, this was set at 509 to 611 MWe by 2010 (of which 64 to 84 MWe would come from Dorset), rising to 850 MWe by 2020, however no locally derived evidence has yet been produced to set a district-level target.

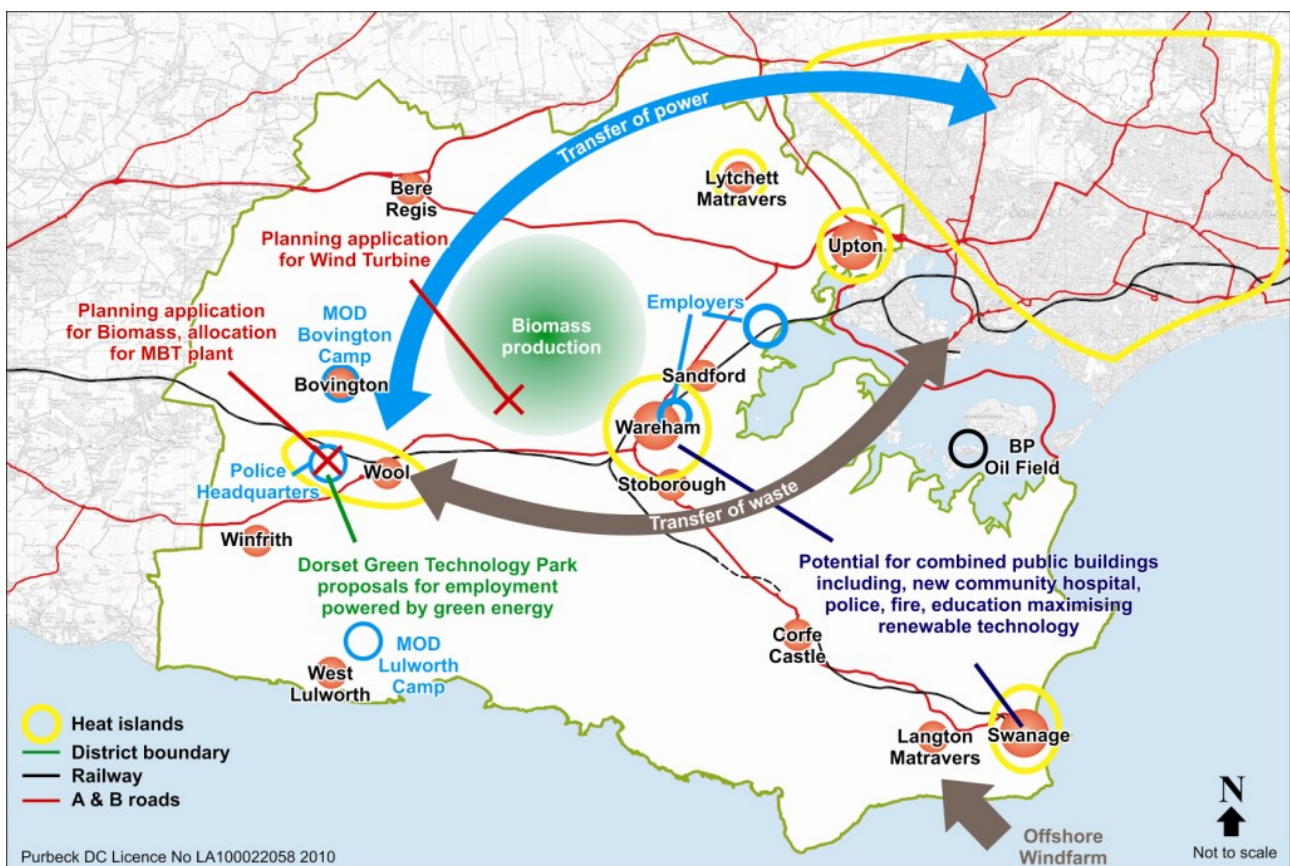
8.16.4 A methodology is currently being developed to produce a Local Energy Plan for Purbeck, which will bring together spatial evidence about energy use and

generation to identify opportunities for action in the District. Opportunities might include, for example, identifying technology specific sites, wind, solar parks, heating, potential relevant planning policy options, area-wide energy efficiency programmes and links to existing programmes run by other organisations. The results from this plan should form a material consideration to help guide future renewable energy generation in the District. Map 17 below shows the potential in Purbeck for renewable energy technologies and current opportunities.

8.16.6 Landscape impact of large scale renewable energy provision

Having regard to the Area of Outstanding Natural Beauty, Government guidance set out in *PPS22: Renewable Energy* states that 'planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of designation of the area will not be compromised by the development'. Therefore, the sensitivity of land designated AONB should not preclude large or small-scale energy development provided that there is no significant environmental or visual detriment to the area concerned. Evidence is being gathered on landscape sensitivity, building on earlier landscape character work. In the future, this will help inform and guide large-scale development.

Map 17: Current Opportunities and Potential in Purbeck for Renewable Energy



Spatial Objective 6: Ensure high quality, sustainable design

Policy REN: Renewable Energy

The Council encourages the sustainable use and generation of energy and will encourage renewable energy where adverse social and environmental impacts have been minimised.

Proposals for renewable energy apparatus will only be permitted where:

- The technology is suitable for the location and is not a substantial distraction to visual amenity from both within the landscape and views into it;
- It would not have an adverse impact upon the integrity of internationally protected habitats unless there is no alternative solution and there are imperative reasons of overriding public interest;
- It would not cause interference to radar or telecommunications, or highway safety;
- It would not cause significant harm to residential amenity by virtue of visual impact, noise, vibration, overshadowing, flicker (associated with turbines), or other harmful emissions;
- It accords with Dorset County Council's Landscape Change Study and includes an agreed restoration scheme, any necessary mitigation measures, with measures to ensure the removal of the installations when operations cease; and
- Safe access during construction and operation must be provided.

8.17 Landscape, Historic Environment and Heritage

8.17.1 The unique identity, beauty and appeal of Purbeck to residents, visitors and investors alike owes much to the distinctive character and quality of the landscape and historic environment and the deeply interconnected cultural associations and heritage values vested in each. As finite resources, various designations exist to ensure sensitive management of landscape and historic environment assets within the planning process.

8.17.2 Landscape related designations include the Dorset Area of Outstanding Natural Beauty and the Jurassic Coast World Heritage Site, whilst the Council also manages 352 Tree Preservation Orders covering single specimens, groups and woodlands and has a duty to consider the impact of development upon trees.

8.17.3 Purbeck has a particularly rich endowment of designated heritage assets including 1,435 listed buildings, 257 Scheduled Ancient Monuments, 5 entries on the Register of Parks and Gardens of Special Historic Interest in England and 25 Conservation Areas. The District currently lacks a 'Local List' of heritage assets. Impact upon archaeology whether or not previously identified or designated, is a material consideration in assessing planning proposals.

8.17.4 Through its policy making, development management, enforcement and community functions and through its dealings with other public service providers, the Council has a significant role to play as a custodian of, and advocate for, Purbeck's landscape, historic environment and heritage. In this way, the Council will help ensure its continued enjoyment by both current and future generations, and

realisation of the full potential the landscape, historic environment and heritage holds in contributing to the reputation, economic success and vitality of the District.

Spatial Objective 7: Enhance the cultural heritage and landscape of the District

Policy LHH: Landscape, Historic Environment and Heritage

The Council will give the protection, conservation and enhancement of the District's landscape (including trees and hedgerows), historic environment and heritage a high priority in its decision-making and other activities. In this it will be informed by Conservation Area Appraisals, the Dorset Landscape Character Assessment, Dorset Historic Towns Survey, AONB Management Plan, Purbeck Heritage Strategy, the District Design Supplementary Planning Document and other relevant strategies and guidance.

Proposals for development and other works will only be permitted where these would not have an adverse impact upon or otherwise detract from the appearance, setting, character, interest, integrity, health and vitality of landscape and heritage assets - be these locally, nationally or internationally designated or otherwise formally identified by the Local Planning Authority.

Exceptions may be judged to occur where:

- Reliable specialist evidence is provided demonstrating the chemical, biological or structural necessity of works;
- Works are of proven necessity in securing the long term and/or broader conservation and well-being of the asset in question;
- Works serve a legal requirement;
- Works would allow delivery of public benefits of essential and long term nature which would decisively outweigh any harm caused to the District's landscape and historic environment and their capacity to be enjoyed by current and future generations;
- The same and/or similar outcomes to those delivered by any of the above could not demonstrably be achieved by alternative means of lesser or nil impact (e.g. alternative design, specification or method, alternative type or nature of use, alternative site);
- In addition to but not in isolation from any of the above mitigatory and/or compensatory measures are taken wherever possible and appropriate (e.g. replacement planting/landscape restoration).

Wherever reasonable, proposals affecting landscape or heritage assets will be expected to take available opportunities to deliver enhancement and improved conservation of the same.

8.18 Economy and Employment

8.18.1 The SWRDA Workplace Strategy (2008) has indicated a need to broaden the range of uses within existing employment areas. The emphasis should be placed upon optimising the potential of Knowledge-Based Industries through the promotion of key sectors. This will be encouraged through development of high technology science parks at locations such as the Dorset Green Technology Park and related businesses at other established employment locations, for example, at Holton Heath. New jobs will be accommodated by redevelopment and expansion of existing employment allocations and by optimising the number of jobs generated within Swanage, Upton and Wareham.

Spatial Objective 8: Promote a prosperous local economy

Policy E: Employment

New Employment Provision

New employment provision for B class uses should be located at Swanage, Upton and Wareham and the Key Service Villages. In the open countryside, new employment provision should be located in accordance with Policy CO: Countryside

Safeguarding Employment Land

- Existing employment areas will be safeguarded for B1, B2 or B8 uses. New proposals will only be permitted where they do not compromise the activities or integrity of the employment area.
- The expansion of the existing employment use(s) will be permitted where this would not result in an unacceptable adverse impact in terms of visual harm, noise and traffic flow.

Redevelopment or change of use of employment land

Exceptionally, other uses that generate employment will also be considered on safeguarded employment land where they are appropriate to the location providing that:

- The principal activity is not primarily retail in nature;
- There is a need for the business to be located within the employment area on account of close connection with neighbouring businesses;
- There is a potential for an adverse impact if located within another more sensitive location, such as residential areas;
- There is a lack of suitable alternative sites, other than in existing employment areas for the type of employment activity proposed; and
- It can be demonstrated that there is no longer a need for the employment use and the current use has been sufficiently and realistically marketed for a period of at least 9 months to show that the current use is no longer viable.

8.19 Tourist Accommodation and Facilities

8.19.1 The Regional Tourism Strategy identifies three priority aims: sustainable tourism, increased quality and improved destination management arrangements. Tourism and the visitor economy is a key sector of the South West region's economy. It is inextricably linked with both the vitality of town centres and helping to sustain viable rural communities. Tourism provides a vital input to the economy of Purbeck, with over 1.5 million day visits made to the area on an annual basis, with annual spending at around £140 million. Purbeck will seek to build upon its position as a leading visitor destination through the promotion of visitor experiences of exceptional quality and distinction.

8.19.2 The Tourism Strategy for Purbeck (2008) proposes that development which will help to diversify Purbeck's accommodation and attraction assets to meet tourism trends should be considered in appropriate locations. There are opportunities for high quality built accommodation, eco friendly accommodation, tented accommodation, forest lodges, chalets, study centres, redundant barn conversions

and accommodation for disabled visitors. It also indicates that there is sufficient existing provision for touring or static caravans

Spatial Objective 8: Promote a prosperous local economy

Policy TA: Tourist Accommodation and Attractions

New tourist accommodation will be permitted as follows:

- New built serviced and self catering accommodation or extension to existing accommodation should ideally be located in the towns and key/local service villages, or in accordance with Policy CO: Countryside.
- New sites or extension to existing chalet and campsites will only be permitted outside of the AONB and Green Belt.
- Due to the adequacy of current provision for touring or static caravan sites, and in order to protect the landscape of the District, it is unlikely that additional provision can be supported.

Upgrading of existing caravan, chalet or tented camping sites must be in accordance with Policy CO: Countryside.

Safeguarding of Tourism Accommodation

Proposals that would result in the loss of hotel or accommodation with more than 6 bedrooms (which is not ancillary to the primary residential (C3) use of the dwelling) will not be permitted unless it can be demonstrated that the current use has been sufficiently and realistically marketed for a period of at least 9 months to show that the current use is no longer viable.

New Tourist Attractions

Proposals for new tourist and leisure attractions should be focused in towns and key/local service villages. In the countryside, proposals for new tourist and leisure attractions will only be permitted where they are in accordance with the Policy CO: Countryside.

8.20 Military Needs

8.20.1 The Ministry of Defence (MOD) has two camps in the District, at Bovington and at Lulworth. It is difficult to predict the precise future operational requirements of the MOD at Bovington camp. Therefore, flexibility in policy is necessary to ensure that proposals set out in the forthcoming Strategic Defence Review can be accommodated. Defence Estates is also proposing to undertake an Estate Development Plan for the camp. This can be taken into consideration during the preparation of the Site Allocations Plan, which will include a review of the settlement boundary for Bovington. Consideration will also be given to the alternative uses for land that is considered surplus to MOD requirements. The MOD has an important role in managing the SPA/SACs and development potential will be constrained by the 400metre heathland buffer. The involvement of Natural England in any proposals will be essential to ensure that there is no potential adverse effect upon internationally protected habitats.

Spatial Objective 8: Promote a prosperous local economy

Policy MOD: Military Needs

Some development will be necessary at Bovington and Lulworth camps to allow the expansion of MOD operations.

Development on MOD land for operational purposes will be permitted provided that:

- it does not cause demonstrable harm to the character of the locality by reason of scale, siting, design, effect on the character of the existing landform, its ecology or by excessive traffic generation unless exceptional circumstances or national defence requirement can be demonstrated
- it takes into account the requirement to protect internationally protected habitats

A site will be allocated for 30 military dwellings through the Site Allocations Plan as set out in Policy SW: South West Purbeck. Dwellings will be expected to meet the same exacting sustainability and design standards as any other open market or affordable dwellings.

Consideration over the future potential expansion of the camps will be dealt with through the Site Allocations Plan.

8.21 Consultation Zones

There are a number of consultation zones around installations or land that applicants need to be aware of, including pipelines and sewage treatment works. Furthermore, the minerals industry is a traditional and important local employer with Purbeck Stone, sand and gravel extraction, Ball Clay and oil extraction all abundant in Purbeck. Ball Clay in particular is scarce in the UK and therefore Minerals Consultation Zones are shown on the Changes to the Proposals Map to ensure that new development does not compromise future extraction.

Spatial Objective 8: Promote a prosperous local economy

Policy CZ: Consultation Zones

Development proposals that fall within the following Consultation Zones will be referred to the following bodies (or any subsequent renaming) to ensure that the proposals will not harm their operations:

- Ball clay: Ball Clay Producers' Federation.
- Hazardous Installations: Health and Safety Executive
- Pipelines: Health and Safety Executive
- Sewage works and other sources of unpleasant emissions: Wessex Water

Consultation Zones for Ball Clay are included on the Changes to the Proposals Map in Appendix 4. All other consultation zones will be carried forward from the Purbeck Local Plan Final Edition (2004)

8.22 Improving Accessibility

- 8.22.1 Transport issues in Purbeck were given detailed consideration in the Purbeck Transportation Study, which was completed in 2004. This study put forward a series of recommended improvement measures, collectively known as the Purbeck Transportation Strategy (PTS) to be implemented over the short, medium and long term. The aim of the strategy is to bring about a situation where movement in Purbeck is reliable and efficient for all categories of transport user on all modes of transport. To achieve this aim the strategy seeks to: improve the level of service, availability, and attractiveness of public transport (including waterborne transport), cycling and walking; reduce the impact of the private motor car; and provide additional road access capacity into Purbeck where appropriate.
- 8.22.2 Since the beginning of 2007, funds have been collected through the Interim Transport Contributions Policy in order to deliver the elements of the strategy and to meet the overall aims of the strategy.
- 8.22.3 The PTS was updated in 2010 to reflect changes to funding priorities. Major road schemes, including the Bere Regis and Wool bypasses, were removed and replaced by a more sustainable package of measures. The principal elements of the strategy are to promote sustainable transport in the form of cycling and walking, to encourage train and bus use through improvements to services and infrastructure, to reduce the impact of the private car and to undertake measures to improve the attractiveness of the A35 and C6 corridor in order to encourage a transfer of traffic movements from the A351, which is at capacity during peak periods. Contributions will also be used to allow reconnection of the Swanage to Wareham branch line to the railway network.
- 8.22.4 The South East Dorset Multi Modal Transport Study (SEDMMTS), which looks at transport across South East Dorset and includes parts of Purbeck District, is currently being prepared.
- 8.22.5 The Council supports further investigation into waterborne transport as a way of alleviating congestion, in particular ferry services from Poole Quay/Sandbanks to Studland and Swanage.
- 8.22.6 Opportunities for car sharing and personalized travel planning are always welcomed, and these could form part of a travel plan for larger-scale development.

Spatial Objective 9: Provide an integrated transport system and better accessibility to services for everyday needs

Policy IAT: Improving Accessibility & Transport

Improving accessibility within Purbeck will be achieved through better provision of local services and facilities, which reduce the need to travel, especially by car. This will be achieved by assessing development proposals against the following criteria:

- The development should be located in the most accessible location and reduce the need to travel;
- The development should maximise the use of alternative and sustainable forms of travel;

- The development, where it is likely to result in significant transport implications, should be supported by a detailed transport assessment and a travel plan;
- The development should provide for improved safety and convenience of travel, including improved access to local services and facilities by foot, cycle and public transport;
- The development should provide safe access to the highway, and/or should provide towards new/improved access to the highway and improvement of the local highway.

Spatial Objective 9: Provide an integrated transport system and better accessibility to services for everyday needs

Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck

Transport conditions within Purbeck will be improved through the implementation of the Purbeck Transportation Strategy. This will be a flexible strategy to meet changing scenarios, and includes the following elements: the provision of cycle routes, improved transport interchanges and targeted improvements that provide relief to the A351.

Mitigating the Impact of New Development

The impact of additional road trips from new development will be mitigated through financial contributions towards the implementation of the Purbeck Transportation Strategy. Such contributions will be sought in accordance with 'Development Contributions towards Transport Infrastructure in Purbeck' which is regularly updated and will be formalised as a Supplementary Planning Document (SPD).

Detailed proposals for key transport infrastructure identified in the Purbeck Transportation Strategy will be provided through the Site Specific Allocations DPD, as appropriate.

Development proposals that are likely to adversely affect the implementation of transport infrastructure required to achieve the aims of the Purbeck Transportation Strategy will not be permitted.

9. Implementation and Monitoring

- 9.1 Achieving the strategic objectives is essential to the delivery of the Plan. Each strategic objective will be monitored throughout the plan period using the monitoring framework set out in Appendix 3.
- 9.2 Meeting Purbeck's housing needs, in particular the delivery of affordable housing, is a high priority of the District Council, but competing demands for infrastructure funding would reduce the affordable housing contribution that can be made from the value of housing sold on the open market. The Council has not chosen to introduce a Community Infrastructure Levy and thereupon charge a flat rate against all development for wide-ranging infrastructure provision. Instead due to the relatively small number of dwellings that are proposed, only funding for essential infrastructure is sought from the limited development.
- 9.3 Contributions for transport mitigation and heathland mitigation are well established. Introduced in 2007 this mitigation is essential to enable further development to take place. The policy continues to evolve, with an updated package of transport measures in 2010 and a Joint Heathland Mitigation DPD currently being prepared. There is also a need to provide new or improved open space and a contribution will be required from all development.
- 9.4 It is not proposed to bring these contributions together into a single piece of guidance or policy. Instead, infrastructure will be implemented through the following plans that provide additional detail to Core Strategy policies:

- **Affordable Housing**

Core Strategy Policy AH – Affordable Housing

A new Affordable Housing SPD will be prepared to provide additional detail to the Core Strategy policy. A draft underwent consultation in 2009 and will be updated for adoption alongside the Core Strategy in late 2011.

- **Transport**

Core Strategy Policy ATS - Implementing an Appropriate Transport Strategy for Purbeck

The interim policy for Development Contributions for Transport Infrastructure will continue to apply until it is replaced by an SPD. This will follow the culmination of the review of the guidance that is being undertaken by a Policy Development Panel. The Panel is expected to report back in spring 2011.

- **Heathland**

Core Strategy Policy DH - Dorset Heaths International Designations

The Interim Planning Framework for Heathland Contributions has been extended until 2012, when the Joint Heathlands DPD that will include a mitigation strategy to cover the entire plan period will replace it.

- **Recreation and Open Space**

Core Strategy Policy GI - Green Infrastructure, Recreation and Sports Facilities

A new Recreation and Open Space Contributions SPD will be prepared setting out the required recreation and open space projects and the contributions required to achieve those projects. This will be adopted alongside the Core Strategy in late 2011. In future there may also be a contribution to green infrastructure, subject to the outcome of the South East Dorset Green Infrastructure Strategy.

- 9.5 Economic viability testing has set the affordable housing levels and thresholds with these contributions in mind. This is set out in further detail in the Residential Development Economic Viability Assessment (2008) and update (2010).
- 9.6 Settlement extensions will be required to provide specific infrastructure and these requirements are set out on a site-by-site basis in Chapter 7. The requirements are mixed between on-site or off-site provision, or, if this is not appropriate, a contribution. There is still some uncertainty over the precise infrastructure that will be provided with each settlement extension, and this largely depends upon land values and community needs at the time of development. The viability toolkit will be used to work with developers to identify the precise infrastructure required. An important implementation tool will be the preparation of development briefs for each of the three strategic allocations. These development briefs will commence in late 2010 and undergo further public consultation with the aim of adoption alongside adoption of the Core Strategy, allowing delivery of new housing and associated infrastructure from 2012 onwards.
- 9.7 Other infrastructure requirements and funding is set out in the Infrastructure Delivery Paper.

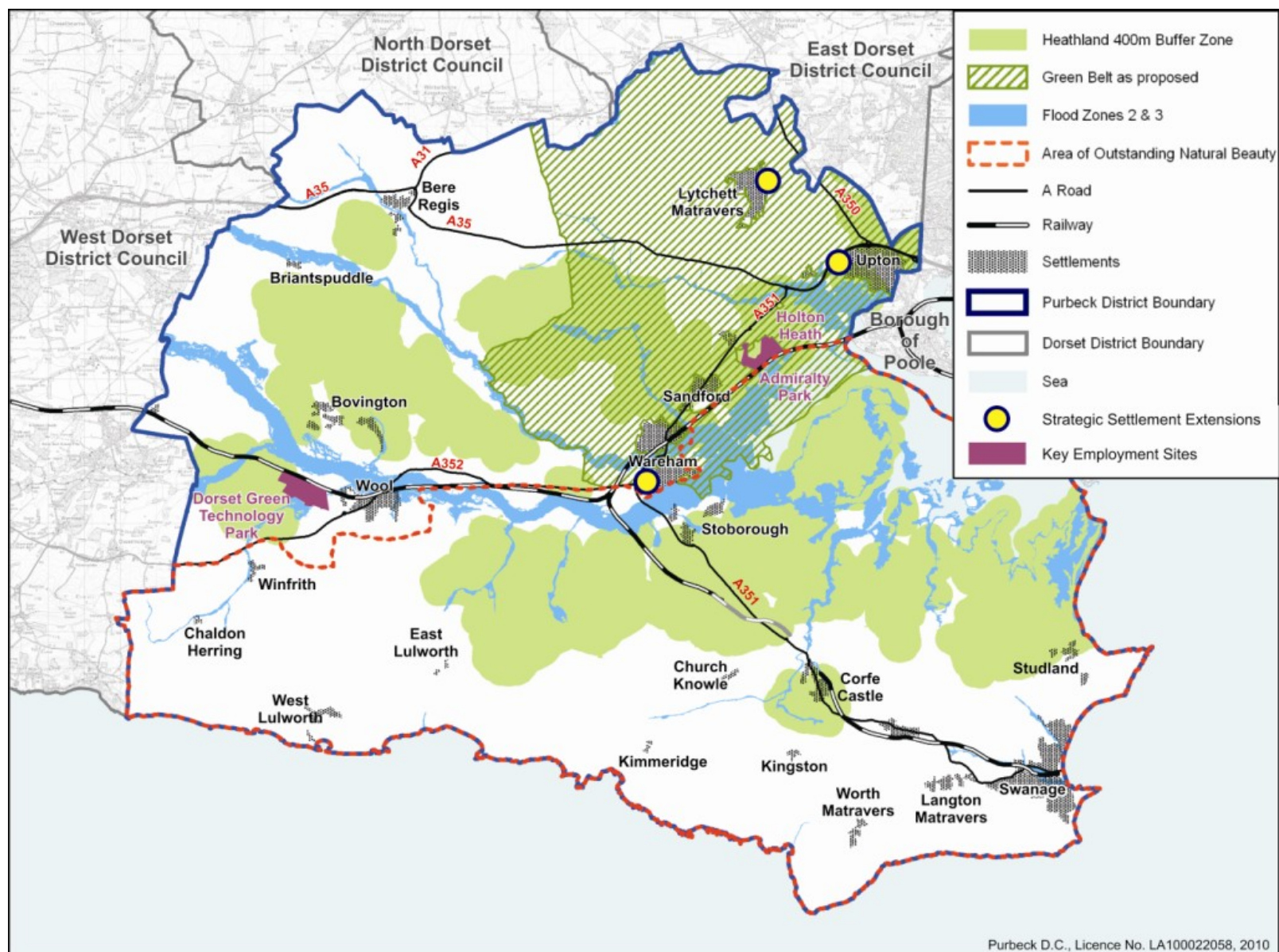
Policy DEV: Development Contributions

Contributions are sought from development in order to provide associated infrastructure as follows:

- **Transport Improvements** contributions in accordance with Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck. Further detail will be set out in Development Contributions for Transport Infrastructure interim guidance until it is superseded by SPD
- **Affordable Housing Contributions** in accordance with Policy AH – Affordable Housing. Further detail on contributions and projects will be set out in the Affordable Housing SPD
- **Contributions for Heathland Mitigation** in accordance with Policy DH - Dorset Heaths International Designations. Further detail on contributions and projects is set out in the Interim Planning Framework until it is superseded by the Joint Heathland DPD
- **Recreation / Open Space Contributions** in accordance with Policy GI - Green Infrastructure, Recreation and Sports Facilities. Further detail on contributions and projects will be set out in the Recreation and Open Space Contributions SPD

With the exception of contributions for heathland mitigation, which is compulsory, all contributions will be assessed on a site-by-site basis for viability through an open book approach.

Appendix 1 – Key Diagram



Appendix 2 – Abbreviations and Glossary

Glossary of Terms

Affordability: A measure of whether households can access and sustain the costs of private sector housing. There are two types of affordability: mortgage and rental. Mortgage affordability measures whether households can afford a deposit and a mortgage; rental affordability measures whether a household can afford a private rental. Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. Rental affordability is defined as the rent being less than a proportion of a household's income.

Affordable Housing: Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Agricultural Workers' Dwelling: Accommodation essential (due to the demands of the farming or forestry work concerned, as opposed to the personal preferences or circumstances of any individuals involved) to enable farm or forestry workers to live at or in the immediate vicinity of their place of work, wherein the relaxation of strict controls on new development in the open countryside may be justified.

Annual Monitoring Report (AMR): A report on the progress of the Local Development Scheme and the policies of the Local Development Framework.

AONB: An Area of Outstanding Natural Beauty, designated by the Countryside Commission under Section 87 of the National Parks and Access to the Countryside Act 1949, with the primary aim of conserving and enhancing the natural beauty of the landscape.

Appropriate Assessment: A process required of the Birds Directive 79/409/EEC and Habitats Directive 92/43/EEC to avoid adverse effects of plans, programmes and projects on Natura 2000 sites (see below) and thereby maintain the integrity of the Natura 2000 network and its features.

Area Action Plan (AAP): A Development Plan Document for a specific geographical area.

Biodiversity: The variety of plant and animal species in a defined area.

BREEAM (Building Research Establishment Environmental Assessment Method): A way of assessing the environmental performance of both new and existing buildings.

Brownfield Site: A site that has previously been developed which is available for redevelopment, but does not include garden land.

Building for Life: The national standard for well-designed homes and neighbourhoods. Building for Life promotes design excellence and celebrates best practice in the house building industry. It is led by CABI and the Home Builders' Federation.

Buffer Zone: An area of land on which development is not permitted in order to maintain adequate distance between sensitive areas and potentially harmful development.

CLG: Department of Communities and Local Government.

Climate Change: Any long-term change in the statistics of weather over durations ranging from decades to millions of years. It can be manifest in changes to averages, extremes, or other statistical measures, and may occur in a specific region or for the Earth as a whole.

Community Facilities: Facilities used by the local community to meet their day-to-day needs. These include: community buildings (churches, chapels, community halls and public houses); health and education facilities (schools, Doctors' and Dentists' surgeries, pharmacies); post offices and shops; financial/banking facilities; petrol stations; and recreational facilities (such as children's play areas and sports fields).

Community Plan: An action plan produced by the Purbeck Community Partnership.

Community Strategy: The action plan produced by the Dorset Strategic Partnership.

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.

Council: Purbeck District Council.

Countryside: Land outside the defined settlement boundaries of towns and villages.

Cultural Heritage: Cultural and historic features, including archaeological sites, historic buildings and Conservation Areas, which form an important element of the local landscape and character, and a record of the area's past.

Curtilage: The area attached to a property as part of its enclosure.

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.

Development Plan Documents (DPD): Prepared by the relevant plan-making authority and forming part of the Local Development Framework. Development Plan Documents are subject to independent examination. Those making representations seeking a change to the document will have the right to be heard at an independent examination.

District: Purbeck District.

Eco-Footprint or Ecological Footprint: The area of land and water required to support a defined economy or human population at a specified standard of living indefinitely using prevailing technology.

Environment Agency: A Government organisation which seeks to protect and improve the quality of air, land and water by the regulation of emissions, pollutants and other potentially harmful activities.

Extra Care Housing: Housing specifically for older people who are physically or mentally frail who want to continue to live independently, but with support always at hand. Each property has an intercom to contact the on-site warden, day or night. The accommodation has enhanced communal facilities, special design features and staff who give specialist care and support

Geodiversity: The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.

Green Belt: Areas of countryside around large urban areas whose aim is to prevent urban sprawl by keeping the land permanently open. The general extent of a Green Belt is fixed through a Structure Plan and the detailed boundaries are established in Local Plans. The Green Belt around Bournemouth and Poole is known as the South East Dorset Green Belt.

Green Infrastructure: Strategic networks of accessible, multifunctional sites (including allotments, parks, woodland, informal open spaces, nature reserves and historic sites), as well as linkages (such as river corridors and floodplains, wildlife corridors and greenways). These contribute to people's well-being, and together comprise a coherent managed resource responsive to evolving conditions.

Greenfield: Land that has not been previously developed (other than agricultural or forestry uses) including residential gardens.

Groundwater: Water held in water-bearing rocks and pores and fissures underground. Groundwater not only sustains the flow of water in rivers but is also an essential source of water for public supply, industry and agriculture.

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 dependants' 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: The living place of an organism or a distinct community of plants and animals, having particular physical or biotic characteristics (for example, sea shores).

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).

Heritage Coast: The finest stretches of undeveloped coast in Britain designated by the Countryside Commission, in recognition of their outstanding scenic value and need of special protection, while allowing managed public access.

Household: The Census definition of a household is:- *'A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room.'*

Housing Demand: Is the quantity and type/quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.

Housing Need: Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.

Infilling / Infill Development: New development which occupies gaps within built-up areas between existing developments.

Infrastructure: The system of communications and utility services (water, sewerage, sewage disposal, land drainage, gas and electricity, waste disposal and telecommunications) which serves developments.

Intermediate Affordable Housing: Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

Labour Market: The market in which demand and supply for labour is effected – firms willing to employ workers and labour seeking employment.

Listed Building: Buildings of particular importance due to their architectural interest; historic interest; close historical association with nationally important people or events; and/or group value. They are selected by the Secretary of State for National Heritage and documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.

Local Development Framework (LDF): comprises a portfolio of Local Development Documents which will provide the framework for delivering the spatial planning strategy for the area. This replaces the Local Plan.

Local Plan: Local Planning Document under the old system (Purbeck Local Plan Final Edition 2004), now to be replaced by the Local Development Framework.

Natura 2000: EU-wide network of nature protection areas known as SACs, SPAs and Ramsars (see below), established under the Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats.

Park and Ride: An arrangement whereby a private car is parked in a non-central location and the occupants continue their journey by another mode of transport (usually bus or rail), mainly in order to reduce road congestion.

Peak Oil: Is the point in time when the maximum rate of global petroleum extraction is reached, after which the rate of production enters terminal decline. The concept is based on the observed production rates of individual oil wells and the combined production rate of a field of related oil wells.

Planning Policy Guidance Note (PPG): National planning guidance produced by the Government under the old planning system. These will be replaced by Planning Policy Statements.

Purbeck Community Partnership: the name for the local strategic partnership involved in the production of the Purbeck Community Plan.

Ramsar Site: Sites listed under the Convention on Wetlands of International Importance. Ramsar sites are internationally important as wetlands, particularly for their populations of migratory or wintering waterfowl.

Renewable Energy/Resources: Energy forms/resources that occur naturally and repeatedly in the environment. Energy generated from combustible or digestible waste materials is also regarded as renewable, in addition to natural forms, such as wind and tidal power.

RIGS: Regionally Important Geological and Geomorphological Sites. Locally identified sites of geological or geomorphological interest, selected particularly for their value for teaching purposes, but also for research and stimulating public awareness of geology.

Rural Exception Site: A site outside defined settlement boundaries on which development, which would otherwise not normally be allowed, may be permitted in order to meet specific local needs.

SACs: 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.

Shared Ownership: Housing produced by a Registered Social Landlord (RSL), either new or existing properties purchased by an RSL, which the RSL then sells on a part rent/part buy basis. The shared owner buys a percentage of the property, funded by mortgage and/or savings. The remaining percentage is still owned by the RSL who charges a rent on it.

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.

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

Sequential Test: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others, for example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Sheltered Housing: Housing specifically for older people to live independently, but with support at hand if they need it. It can be apartments, bungalows or flats with a private bathroom and kitchen. Each property has an intercom to contact support staff, day or night.

Site Allocations Plan: Identifies or 'allocates' areas of land for specific types of development, such as housing, employment, community facilities, etc. It also includes the definition of settlement boundaries for those places where some further growth may take place.

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

SNCIs: Sites of Nature Conservation Interest. In Purbeck SNCIs have been identified by the Dorset Wildlife Trust. 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.

Social Rented Housing: Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.

SPAs: Special Protection Areas. Habitats classified under the EC Directive on the Conservation of Wild Birds of international importance for birds, including rare and migratory species. Their purpose is to ensure the survival and reproduction of these species.

Spatial Planning: Concerns all matters that affect land use and defines the scope of the Local Development Framework.

SSSIs: Sites of Special Scientific Interest, notified under Section 28 of the Wildlife and Countryside Act 1981 by Natural England. They may be designated either for their biological or geological interest and collectively form a nationally important network of sites.

Stakeholder: Individuals or organisations who have an on-going concern and interest in specific issues.

Statement of Community Involvement (SCI): Sets out the standards which the plan-making authority intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and in significant development control decisions. It also sets out how the local planning authority intends to achieve those standards.

Strategic Environmental Assessment (SEA): A generic term used internationally to describe an environmental assessment applied to policies, plans and programmes. In assessing planning documents, a SEA is usually included in a broader Sustainability Appraisal (SA) which also covers social and economic issues.

Strategic Flood Risk Assessment (SFRA): The aim of the SFRA is to map all forms of flood risk and use this as an evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of 'low' (zone 1), 'medium' (zone 2) and 'high' (zone 3) risk are mapped using data collected from many sources.

Strategic Housing Land Availability Assessment (SHLAA) A study carried out to establish the land that is available and suitable for new housing development, including sites submitted for consideration by landowners.

Suitable Alternative Natural Green Space (SANGS): 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.

Supplementary Planning Documents: Cover a wide range of issues on which the plan-making authority wishes to provide policy guidance to supplement the policies and proposals in Development Plan Documents.

Supported Housing: Accommodation which comes with housing related support (like advice about rent and bills, managing money, claiming benefits, insurance and security, keeping to a tenancy agreement). It could be shared housing or self-contained.

Sustainability: Improving the quality of human life whilst living within the carrying capacity of supporting ecosystems.

Sustainability Appraisal (SA): An assessment of the social, economic and environmental impacts of a plan. It usually includes a Strategic Environmental Assessment (see above).

Sustainable Development: Development which can be accommodated to meet the needs of the present without compromising the requirements of future generations, encompassing an understanding of the impact of development on social, environmental and economic factors.

Travel to Work Area: Zones in which the bulk of the resident population also work.

Travel Plan: Historically referred to as a green travel plan, this is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options. By reducing car travel, Travel Plans can improve health and wellbeing, free up car-parking space, and make a positive contribution to the community and the environment.

Use Classes Order: The Government places various different uses of land and buildings into different categories. This has the effect of allowing certain changes of use without requiring permission, for example a hardware shop to a book shop. The classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments:

A1: Shops	C1: Hotels
A2: Financial & Professional Services	C2: Residential Institutions
A3: Restaurants and Cafes	C2A: Secure Residential Institution
A4: Drinking Establishments	C3: Dwelling Houses
A5: Hot Food Take-away	D1: Non-Residential Institutions
B1: Business (including light industry)	D2: Assembly & Leisure
B2: General Industrial	Sui Generis
B8: Storage and Distribution	

Vision: The ability to imagine how the District could look in the future

White Paper: Government statement of planning policy, which may prove to be a material consideration in the determination of a planning application, if relevant to the decision.

Windfall Sites: Sites including conversions which are not included as part of the housing land supply at the base date of the Plan but which subsequently become available for appropriate housing development, other than through the Local Plan allocation process.

World Heritage Site: A natural or cultural feature or area designated for special protection by the World Heritage Convention for its 'universal' value, regarded as the heritage of all people.

Abbreviations

AAP	Area Action Plans
AMR	Annual Monitoring Report
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BHM	Balanced Housing Model
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
Defra	Department for Environment, Food and Rural Affairs
DPD	Development Plan Documents
GTAA	Gypsy and Traveller Accommodation Assessment
HBF	Home Builders Federation
IPF	Interim Planning Framework
LDF	Local Development Framework
LNRs	Local Nature Reserves
LPA	Local Planning Authority
MoD	Ministry of Defence
MWe	Megawatt Electrical
NNRs	National Nature Reserves
PCP	Purbeck Community Partnership
PPG	Planning Policy Guidance
PPS	Planning Policy Statements
PTS	Purbeck Transportation Strategy
RIGS	Regionally Important Geomorphological / Geological Sites
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SANGS	Suitable Accessible Natural Green Spaces
SCI	Statement of Community Involvement
SFRA	Strategic Flood Risk Assessment
SNCI	Sites of Nature Conservation Interest
SoS	Secretary of State
SPA	Special Protection Area
SPD	Supplementary Planning Documents
SSSI	Sites of Special Scientific Interest
SWRDA	South West Regional Development Agency
TTWA	Travel to Work Area
UKAEA	United Kingdom Atomic Energy Agency
UCO	Use Classes Order

Appendix 3: Monitoring Framework

1.0 Introduction

- 1.1 Government guidance in PPS12 sets out the review and monitoring of Local Development Framework documents as a key aspect of the 'plan, monitor and manage' approach to the planning system. Monitoring the implementation of the Core Strategy will be crucial to ensure the delivery of the Spatial Vision and Objectives for the District. The effectiveness of Core Strategy policies will be monitored through specific indicators and set out in the Annual Monitoring Report. Policy objectives that are not being achieved will require review or replacement.
- 1.2 The Council has identified a number of specific indicators which will measure the effectiveness of the proposed options and policies. The indicators include a mix of contextual indicators, sustainability appraisal indicators, national core output indicators, local indicators and other indicators.

2.0 Contextual and Sustainability Appraisal Indicators

- 2.1 The purpose of contextual and Sustainability Appraisal (SA) Indicators is to provide a backdrop against which to consider the effects of policies and the interpretation of national and local indicators. This approach reflects the importance of taking into account the social, environmental and economic circumstances that exist within a locality. The indicators and source have been set out below according to most relevant of the Core Strategy's Spatial Objectives. Indicators and sources that respond to multiple spatial objectives are featured at the end of this appendix.

3.0 Core Output Indicators Local Indicators

- 3.1 Core Output Indicators are set by the government to provide an overview of spatial planning performance. However, the core output indicators are not sufficient to assess the locally distinctive policies produced in the Core Strategy. To ensure that the outcomes of the local policies are being achieved and the spatial vision and objectives for the District are delivered, a number of Local Output Indicators have been developed. These are also set out below.

Abbreviations:
COI (Core Output Indicator); LOI (Local Output Indicator)

- 3.2 All indicators will be subject to future review and updated in the relevant Annual Monitoring Report.

Spatial Objective 1: Respect the character and distinctiveness of Purbeck's settlements and countryside

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Population		
Population size estimates, age, gender and working age structure	Contextual, SA	The Dorset Data Book (Census, ONS)
Population density	Contextual, SA	The Dorset Data Book (Census, ONS)
Ethnic composition	Contextual, SA	The Dorset Data Book (Census, ONS)
Percentage of 65+	SA	The Dorset Data Book (Census, ONS)

National and local indicators:

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Direct development towards the most sustainable locations in the District	Number of new homes completed at: (i) North West (ii) South West (iii) Central (iv) North East (v) South East	LOI	(i) 110 dwellings (ii) 355 dwellings (iii) 455 dwellings (iv) 580 dwellings (v) 900 dwellings
Policy LD - General Location of Development	New employment floorspace completed at: (i) North West (ii) South West (iii) Central (iv) North East (v) South East	LOI	(i) 0.1ha completed (ii) 5ha completed (iii) 5ha completed (iv) 0.4ha completed (v) 1ha completed
	New retail floorspace completed at: (i) North West (ii) South West (iii) Central (iv) North East (v) South East	LOI	To be determined through Site Allocations Plan
	Proportion of planning permissions granted in accordance with Policy LD - General Location of Development	LOI	100% of planning approvals
Only deliver housing development in the countryside where a countryside location is essential or the development is 'exceptional'.	Proportion of planning applications approved for non-essential or non-exceptional development in the countryside	LOI	0% of planning approval
	Proportion of planning applications approved for residential development in the countryside for agriculture and forestry workers and rural exception sites	LOI	100% of planning approvals
Policy CO - Countryside	Net additional gypsy and traveller pitches (permanent and temporary) provided in the countryside	LOI	To be determined in joint Gypsy and Traveller Site Allocations DPD.
Re-use of rural buildings in accordance with sequential approach – business, affordable housing, community facilities, tourist accommodation.	Proportion of planning applications approved for the re-use of rural buildings for uses other than business, affordable housing, community facilities and tourist accommodation	LOI	0% of planning approvals
	Proportion of planning permissions granted for the re-use of rural buildings for business uses as a percentage of all newly approved uses	LOI	50% or more of planning approvals
Policy CO - Countryside			
Retention of Green Belt and presumption against inappropriate development	Loss of Green Belt through inappropriate development (as defined in PPG2)	LOI	No loss to inappropriate development
Policy RES - Rural Exception Sites			
Spatial Area Policies			

Spatial Objective 2: Meeting Purbeck's Housing Needs

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Housing		
Total number of households, average household size and household compositions	Contextual, SA	The Dorset Data Book (Census, ONS)
Total number of dwellings, percentage of second homes and percentage of vacant properties	Contextual, SA	The Dorset Data Book (Census, ONS) and annual estimated updates
Total number of dwellings and percentage of second homes	Contextual, SA	Purbeck District Council records
Dwelling type	Contextual, SA	The Dorset Data Book (Census, ONS)
Dwelling tenure	Contextual, SA	The Dorset Data Book (Census, ONS)
Dwelling amenities	Contextual, SA	The Dorset Data Book (Census, ONS)
House Price / Income Ratio	Contextual, SA	Joseph Rowntree Foundation
% of affordable housing built	SA	Purbeck District Council and Dorset County Council

National and local indicators:

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Deliver Housing Requirement.	Plan period and housing targets	COIH1	2400 dwellings over the plan period 2006 – 2026, plus a further 120 to cover the period 2026 - 2027
Maintain a 5 Year Housing Land Supply. Policy HS - Housing Supply	Net additional dwellings in previous years	COIH2(a)	Year on year increase in accordance with housing trajectory
	Net additional dwellings for the reporting year	COIH2(b)	Provision in accordance with housing trajectory
	Net additional dwellings in future years (including 5 year housing land supply assessment)	COIH2(c)	Completion of 5 Year Housing Land Supply Assessment and provision in accordance with housing trajectory
	Managed delivery target (dwellings) (including trajectory)	COIH2(d)	Provision in accordance with housing trajectory
	New and converted dwellings on previously developed land	COIH3 &	At least 50% of new housing development including conversions
Deliver an appropriate mix of housing sizes, types and tenures Policy AHT - Affordable Housing Tenure	Average tenure split of net additional affordable housing completions	LOI	90% Social Rented & 10% Intermediate
	Bedroom mix of dwellings in new housing completions of houses and bungalows	LOI	18% 1 bed; 33% 2 bed; 38% 3 bed; 11% 4+ bed
	Bedroom mix of dwellings in new completions of flats/maisonettes/apartments	LOI	18% 1 bed; 33% 2 bed; 38% 3 bed; 11% 4+ bed
Secure the delivery of increased amounts of affordable housing Policy AH - Affordable Housing Policy RES- Rural Exception Sites	Gross affordable housing completions	COIH5	40 - 50% of all housing completions depending on location (local target)
	Net affordable housing completions	LOI	40 - 50% of all housing completions depending on location (local target)
	Net affordable housing completions within identified settlements	LOI	95% of all affordable housing completions
	Net affordable housing completions on rural exception sites	LOI	5% of all affordable housing completions
	Average percentage of affordable housing secured	LOI	40 - 50% of all housing completions depending on location (local target)
	Percentage of sites with secured affordable housing: (i) on-site (ii) off-site financial contribution	LOI	(i) 90% on-site (ii) 10% off-site or financial contribution

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Meeting the housing needs of Gypsies and Travellers Policy GT - Site Criteria for Gypsies, Travellers and Travelling Show People	Net additional pitches provided (Gypsy and Traveller)	COIH4	Provision of 44 residential pitches and 21 transit pitches over plan period
	Number of unauthorised encampments per year	LOI	Reduction year on year
	Preparation of Joint Dorset Gypsy and Traveller DPD	LOI	Adoption by Summer 2012

Spatial Objective 3: Conserve and enhance Purbeck's natural habitat

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Environment & Biodiversity		
Proportion (%) area protected by a designation	Contextual, SA	Dorset County Council
Air Quality	Contextual, SA	Purbeck District Council
River Quality	Contextual, SA	DEFRA – provided by DCC
Area of land designated as SACs	SA	Dorset Environmental Records Centre
Area of land designated as SPA	SA	Dorset Environmental Records Centre
Area of land designated as Ramsar	SA	Dorset Environmental Records Centre
Combined area SACs, SPA, and Ramsar	SA	Dorset Environmental Records Centre
Area of land designated as SSSI	SA	Dorset Environmental Records Centre
Area of SSSI in favourable condition	SA	Dorset Environmental Records Centre
Area of SSSI in unfavourable or unknown condition	SA	Dorset Environmental Records Centre
% of SSSI in favourable condition	SA	Dorset Environmental Records Centre
% of SSSI in unfavourable or unknown condition	SA	Dorset Environmental Records Centre
Area of land designated as SNCI	SA	Dorset Environmental Records Centre
Area of SNCI in favourable condition	SA	Dorset Environmental Records Centre
Area of SNCI in unfavourable condition	SA	Dorset Environmental Records Centre
Area of SNCI in condition not known	SA	Dorset Environmental Records Centre
% of SNCI in favourable condition	SA	Dorset Environmental Records Centre
% of SNCI in unfavourable condition	SA	Dorset Environmental Records Centre
% of SNCI with condition not known	SA	Dorset Environmental Records Centre
Priority Habitat Lowland heathland 2004	SA	Dorset Environmental Records Centre

National and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Protect, manage and enhance biodiversity and geodiversity Policy BIO - Biodiversity and Geodiversity	Change in area of biodiversity importance	COIE2	No change or increase in area
	Overall improvement in quality of Strategic Nature Areas	LOI	Increase year on year in number of SSSIs and SNCIs in favourable condition
	Use of Design SPD in relevant development management decisions	LOI	100% of relevant development management decisions
	Change in area of regionally important geological and geomorphological sites	LOI	No change or increase in area
No adverse effect to integrity of Heathland SPA / Ramsar sites	Number of planning applications for residential development granted within 400m protected heathland buffer	LOI	0 planning approvals
	Change in area of international designation	LOI	No change or increase in area

Policy	Indicator	Type of Indicator	Local Target
Policy DH - Dorset Heaths International Designations	Preparation of Joint Heathland DPD	LOI	Adoption by 2012
	Implementation of heathland mitigation	LOI	No increase in visitors to protected sites

Spatial Objective 4: Support Local Communities

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Health		
Long-term limiting illness	Contextual, SA	The Dorset Data Book (Census, ONS)
Life Expectancy	Contextual, SA	The Dorset Data Book (Census, ONS)
Index of Multiple Deprivation	Contextual, SA	Dorset County Council (Communities and Local Government)
Male life expectancy	SA	The Dorset Data Book (Census, ONS)
Female life expectancy	SA	The Dorset Data Book (Census, ONS)
Qualifications	Contextual, SA	Dorset County Council
Crime		
Crime rates (violent crime, dwelling burglary, vehicle crime and criminal damage)	Contextual, SA	Home Office & Dorset Police
Safety – Proportion (%) of residents who feel safe / very safe (a) after dark, (b) during the day	Contextual, SA	Community Safety Survey – report for Purbeck District Council
No of anti-social behaviour incidents per 1,000 population	SA	Dorset Data Book (provided by Dorset Police)
% of villages with access to a PO	SA	Dorset County Council Research and Information Team
% of villages with a school	SA	Dorset County Council Research and Information Team
% of villages with village hall	SA	Dorset County Council Research and Information Team
% of parishes undertaking a parish plan	SA	Purbeck District Council
% of parishes with adopted parish plan	SA	Purbeck District Council

National local indicators:

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Safeguard existing community facilities and provide new facilities and services Policy CF - Community Facilities and Services	Provision of new community facilities and services in spatial areas:	LOI	Net increase over plan period
	Loss of new community facilities and services in spatial areas:	LOI	Net decrease over plan period
	Number of community facilities protected or enhanced through planning approvals	LOI	Increase over plan period
	Implementation of the outcomes of the Purbeck Schools Review	LOI	Fully implemented over plan period
Safeguard existing and provide new recreation and sport facilities	Provision of new recreation and sports facilities	LOI	Net increase over plan period
	Loss of existing recreation and sports facilities	LOI	Net decrease over plan period
	Number of recreation and sports	LOI	Increase over plan period

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Policy GI - Green Infrastructure, Recreation and Sports Facilities	facilities protected or enhanced through planning approvals		
	Amount of eligible open spaces managed to the Green Flag Award scheme	LOI	Increase over plan period

Spatial Objective 5: Reduce Vulnerability to Climate Change and dependence upon fossil fuels

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Climate Change		
% of houses at risk from flooding (1 in 100 year event)	SA	Dorset County Council Research and Information Team
% of houses at risk from flooding (1 in 1,000 year event)	SA	Dorset County Council Research and Information Team

National and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Minimising flood risk to development Policy FR - Flood Risk	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	COIE1	0 planning permissions
Protection of the quality and quantity of existing water supply in chalk valleys, particularly in view of climate change Policy GP - Groundwater Protection	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	COIE1	0 planning permissions
Minimise coastal erosion, particularly in view of climate change Policy CE - Coastal Erosion	Number of planning permissions granted for net residential development within 100 year coastal erosion zones	LOI	0 planning permissions

Spatial Objective 6: Ensure high quality and sustainable design

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Energy		
Estimate of carbon emissions per capita (tonnes)	SA	Dorset Environmental Data Book
Emission of carbon emissions domestic per capita (tonnes)	SA	Dorset Environmental Data Book
% of housing with kerbside recycling	SA	Purbeck District Council
% of household waste recycled	SA	Purbeck District Council

National and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Reduce vulnerability to climate change through sustainable building design	Proportion of new homes and commercial developments meeting Code for Sustainable	LOI	Increase year on year

Policy SD - Sustainable Design	Homes and BREEAM standards		
	Housing quality – Building for Life Assessments	COIH6	Local Target: 0% of new build completions on relevant housing sites reaching poor ratings against Building for Life criteria
	Preparation of Design SPD	LOI	Adoption in summer 2011
	At least 10% of the energy to be used in new development of more than 10 dwellings or 1,000m ² of non-residential floor space should come from decentralised and renewable or low-carbon sources	LOI	100% of relevant development management decisions
	Use of Design SPD in relevant development management decisions	LOI	100% of relevant development management decisions

Spatial Objective 7: Conserve and enhance the landscape, historic environment and cultural heritage of the District

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Heritage		
No of conservation areas	SA	Purbeck District Council
% of conservation areas in the locality with an up-to-date character appraisal	SA	Purbeck District Council
No of Grade 1 and 2* listed buildings at risk	SA	Purbeck District Council

National and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Protection, conservation and enhancement of the landscape, historic environment and heritage Policy LHH – Landscape, Historic Environment and Heritage	Preparation of Design SPD	LOI	Adoption in summer 2011
	Achievement of the planning targets in the Dorset AONB management plan	LOI	Achievement over plan period 2009 - 2014
	Number of Conservation Areas with an up-to-date appraisal and management proposals	LOI	100% by 2015

Spatial Objective 8: Promote a prosperous local economy

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Economy		
Gross Value Added	Contextual, SA	ONS Statistics with local estimates by DCC
Unemployment rate	Contextual, SA	ONS Statistics [from Nomis] – provided by DCC
Firms in Purbeck	Contextual, SA	Annual Business Inquiry, ONS – provided by DCC
VAT registrations	Contextual, SA	ONS/DTI – provided by DCC
Average earnings	Contextual, SA	ONS – provided by DCC
Visitors at Lulworth Cove Heritage Centre	SA	Purbeck Tourism Facts
Visitors at Swanage Railway	SA	Purbeck Tourism Facts
Visitors to Corfe Castle	SA	Purbeck Tourism Facts
Visitors to Tank Museum	SA	Purbeck Tourism Facts
Visitors to Brownsea Island	SA	Purbeck Tourism Facts

National and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Deliver retail provision in accordance with the District's retail hierarchy Policy RFS - Retail Floor Space Supply Policy RP - Retail Provision	Total amount of floor space for 'town centre uses' (A1, A2, B1a & D2) (town centre areas)	COIBD4(i)	No change, or year on year increase
	Total amount of floor space for 'town centre uses' (A1, A2, B1a & D2) (local authority area)	COIBD4(ii)	No change, or year on year increase
	Amount of completed retail, office and leisure development (A1, A2 & D2) (local authority area)	COI14a	2000 square metres of additional floorspace to be completed by 2026
	Amount of completed retail, office and leisure development in town centres (A1, A2 & D2)	COI14b	Distribution of retail growth to be determined in Site Allocations Plan
	New retail floor space (by type) completed in: (i) Wareham Town Centre (ii) Swanage Town Centre (iii) Upton Local District Centre (iv) Wool Local Centre (v) Corfe Castle Local Centre (vi) All Other Shops and Parades	LOI	Distribution of retail growth to be determined in Site Allocations Plan
	Town Centre Health Checks: (i) Pedestrian counts Wareham town centre (ii) Pedestrian counts Swanage town centre	LOI	No change or year on year increase
Optimising employment opportunities in the District Policy ELS - Employment Land Supply Policy E - Employment	Total amount of additional employment floor space (by type)	COIBD1	A minimum of 11.5ha by 2026
	Total amount of additional employment floor space (by type) on employment allocations	LOI	A minimum of 11.5ha by 2026
	Total amount of employment floor space (by type) on previously developed land	COIBD3	75% of employment floor space built on previously developed land
	Employment land available by type	COIBD3	A choice of available sites that exceeds market demand.
	Loss of employment land	LOI	No overall loss
	Loss of employment land at employment allocations	LOI	No loss
Supporting tourism Policy TA - Tourist Accommodation and Attractions	Number of serviced and self catering tourist accommodation units granted planning permission	LOI	An overall net increase
	Proportion of planning permissions granted for new caravan, camping or chalet sites within the AONB	LOI	No planning approvals
	Loss of hotels, guesthouses, boarding houses and bed and breakfast uses with more than 6 bedrooms (requiring planning permission)	LOI	No overall net decrease in accommodation
	Provision of new touring or static caravans	LOI	No planning approvals
Meeting the needs of the MOD Policy MOD - Military Needs	Allow the expansion of MOD operations	LOI	100% planning approvals for essential MOD operations

Spatial Objective 9: Provide an integrated transport system and better accessibility to services for everyday needs

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Accessibility		
Car Ownership	Contextual, SA	The Dorset Data Book (Census, ONS)
Commuting Mode and Distance	Contextual, SA	The Dorset Data Book (Census, ONS)
Average Daily Traffic Flows	Contextual, SA	Dorset County Council
Proportion (%) of households within walking distance of an hourly bus service	Contextual, SA	Dorset County Council
Pollution		
No of heavy lorries per day on A351 (Corfe Castle)	SA	Dorset Environmental Data Book
No of heavy lorries per day on A352 (Wool)	SA	Dorset Environmental Data Book

National and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Improving accessibility in Purbeck through better provision of local services and facilities, reducing the need to travel by car Policy IAT - Improving Accessibility and Transport	Amount of new residential development (i) within 800m walking distance of a convenience store, a primary school and a GP surgery (ii) within 400m walking distance of an existing bus stop or 800m walking distance of a railway station, with hourly or more frequent services (iii) within 30 minutes public transport time of: hospital, secondary school, areas of employment and a major retail centre	LOI	75% of all planning approvals for residential development
	Number of transport assessments submitted where required	LOI	100% of planning applications
	Number of travel plans submitted where required	LOI	100% of planning applications
	Number of planning applications for new residential development incorporating improved safety and convenience of travel proposals and pedestrian and cycle schemes where necessary	LOI	100% of planning applications
Improved transport conditions in Purbeck through implementation of the Purbeck Transportation Strategy Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck	Implementation of the non-road building elements of the Purbeck Transportation Strategy	LOI	By 2026
	Formalisation of 'Development Contributions towards Transport Infrastructure in Purbeck' into an SPD	LOI	Adoption of SPD in 2012

Indicators and Sources that Respond to Multiple Spatial Objectives

Policy	Indicator	Type of Indicator	Local Target
Vision for North West Purbeck	Focus development towards Bere Regis by providing a housing allocation of around 50 dwellings	LOI	Provision in accordance with housing trajectory




Policy	Indicator	Type of Indicator	Local Target
Policy NW - North West Purbeck	Focus development towards settlements with defined settlement boundaries	LOI	95% of residential approvals in settlement boundaries
	Focus development towards Bere Regis by providing up to 1ha of employment land	LOI	0.1ha
	Net affordable housing completions	LOI	40% of all housing completions in Bere Regis; 100% for rural exception sites
	Heathland mitigation	LOI	No net increase in visitors to protected sites
Vision for South West Purbeck Policy SW - South West Purbeck			
	Focus development towards settlements with defined settlement boundaries	LOI	95% of residential approvals in settlement boundaries
	Net affordable housing completions	LOI	40% of all housing completions in Wool, Bovington and Winfrith Newburgh; 50% of all housing completions at West Lulworth; and 100% for rural exception sites
	Focus development towards Dorset Green Technology Park by providing up to 20ha of employment development	LOI	5ha completed
	Replacement of 2 first schools with 2 primary schools at Wool; 1 at Bovington; 1 at Winfrith Newburgh; and 1 at West Lulworth	LOI	100% planning lanning approvals for schools development
	Heathland mitigation	LOI	No net increase in visitors to protected sites
Vision for Central Purbeck Policy CEN - Central Purbeck	Focus development towards Wareham by providing a housing allocation of around 200 dwellings	LOI	Provision in accordance with housing trajectory
	Focus development towards settlements with defined settlement boundaries	LOI	95% of residential approvals in settlement boundaries
	Net affordable housing completions	LOI	40% of all housing completions in Wareham and Sandford; 50% of all housing completions in Stoborough; 100% for rural exception sites
	The wording has been updated. The Schedule of Amendments can be viewed here: http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf		
	Enhance town centre retail provision with extension to Wareham Town Centre	LOI	To be determined through Site Allocations Plan
	Develop Wareham Middle School site for 6 th form centre and replace Lady St Mary First School with a primary school; replace Sandford Middle School and Sandford First School with a primary school; and replace Stoborough First School with a primary school	LOI	100% planning approvals for schools development
	Encourage further economic development through 8ha at Holton Heath Industrial Estate and 4ha at Admiralty Park	LOI	5ha completed
	Retain general extent of the Green Belt, release appropriate land for Wareham settlement extension and create strategic additions	LOI	No loss to inappropriate development
	Heathland mitigation	LOI	No net increase in visitors to protected sites
Vision for North East Purbeck Policy NE - North East Purbeck	Focus development towards Upton by providing a housing allocation of around 70 dwellings	LOI	Provision in accordance with housing trajectory
	Focus development towards Lytchett Matravers by providing a housing allocation of around 50 dwellings	LOI	Provision in accordance with housing trajectory
	Focus development towards settlements with defined settlement boundaries	LOI	95% of residential approvals in settlement boundaries
	Net affordable housing completions	LOI	40% of all housing

Policy	Indicator	Type of Indicator	Local Target
			completions in Upton and Lytchett Matravers; 100% for rural exception sites
	Enhance town centre retail provision with extension to Upton Town Centre	LOI	To be determined through Site Allocations Plan
	Encourage further economic development through 0.6ha at Freeland Park, Lytchett Matravers	LOI	0.4ha completed
	Retain general extent of the Green Belt, release appropriate land for settlement extensions and create strategic additions	LOI	No loss to inappropriate development
	Heathland mitigation	LOI	No net increase in visitors to protected sites
Vision for South East Purbeck Policy SE - South East Purbeck	Focus development towards Swanage by providing housing allocations totalling around 200 dwellings	LOI	Provision in accordance with housing trajectory
	Focus development towards settlements with defined settlement boundaries	LOI	95% of residential approvals in settlement boundaries
	Net affordable housing completions	LOI	50% of all housing completions; 100% for rural exception sites
	Enhance town centre retail provision with extension to Swanage Town Centre	LOI	To be determined through Site Allocations Plan
	Encourage further economic development through 1.2ha at Prospect Business Park, Swanage	LOI	1.0ha completed
	Replacement of 3 first schools with 3 primary schools at Swanage; 1 at Corfe Castle; and 1 at Langton Matravers	LOI	100% planning approvals for schools development
	Heathland mitigation	LOI	No net increase in visitors to protected sites
Implementation Policy DEV - Developer Contributions	Transport infrastructure	LOI	Contribution from 100% of relevant planning approvals
	Affordable Housing	LOI	Contribution from 100% of relevant planning approvals
	Heathland Mitigation	LOI	Contribution from 100% of relevant planning approvals
	Recreation / open space	LOI	Contribution from 100% of relevant planning approvals

The wording has been updated. The Schedule of Amendments can be viewed here:
[http://www.dorsetforou.com/media.jsp?mediaid=156741&filetype=pdf](http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf)

Appendix 4: Changes to Proposals Maps

Key to Proposals Map

-  Dorset Districts boundary
-  Purbeck District boundary
-  Sea

New and Amended Policies

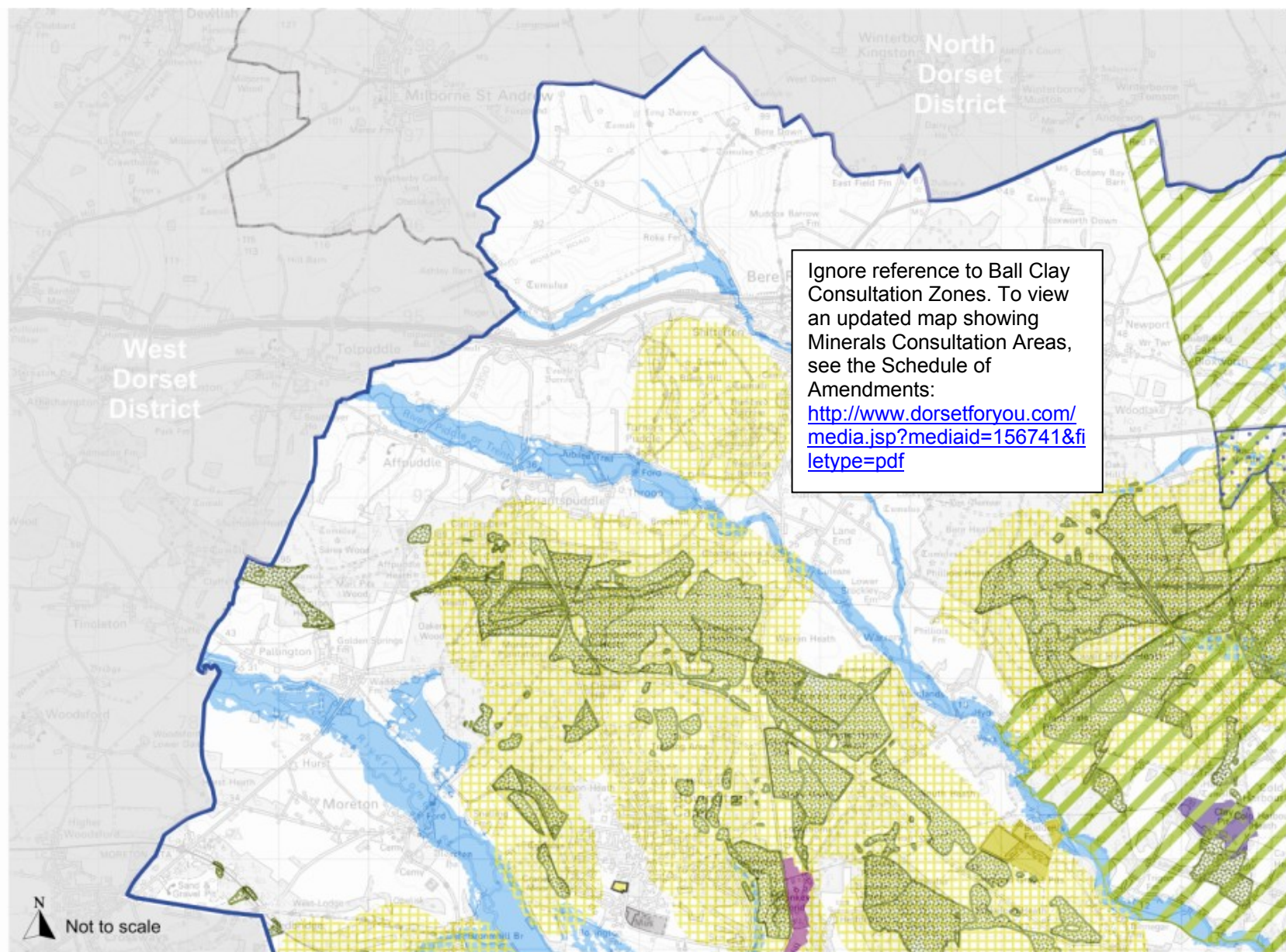
-  Green Belt (Policy NE/CEN)
-  Strategic Housing Site (Policy NE/Policy CEN)
-  Heathland 400m Buffer Zone (Policy DH)
-  Flood Zones 2 & 3 (Policy FR)
-  400m Soakaway Buffer (Policy CE)
-  Ball Clay Consultation Zone (Policy MCZ)
-  Conservation Area (Policy LHH)

Ignore references to Ball Clay Consultation Zones - these have been deleted. To view an updated map showing Minerals Consultation Areas, see the Schedule of Amendments:
<http://www.dorsetforyou.com/media.jsp?mediaid=156741&filetype=pdf>

Deleted Policies from the Purbeck Local Plan Final Edition (2004)

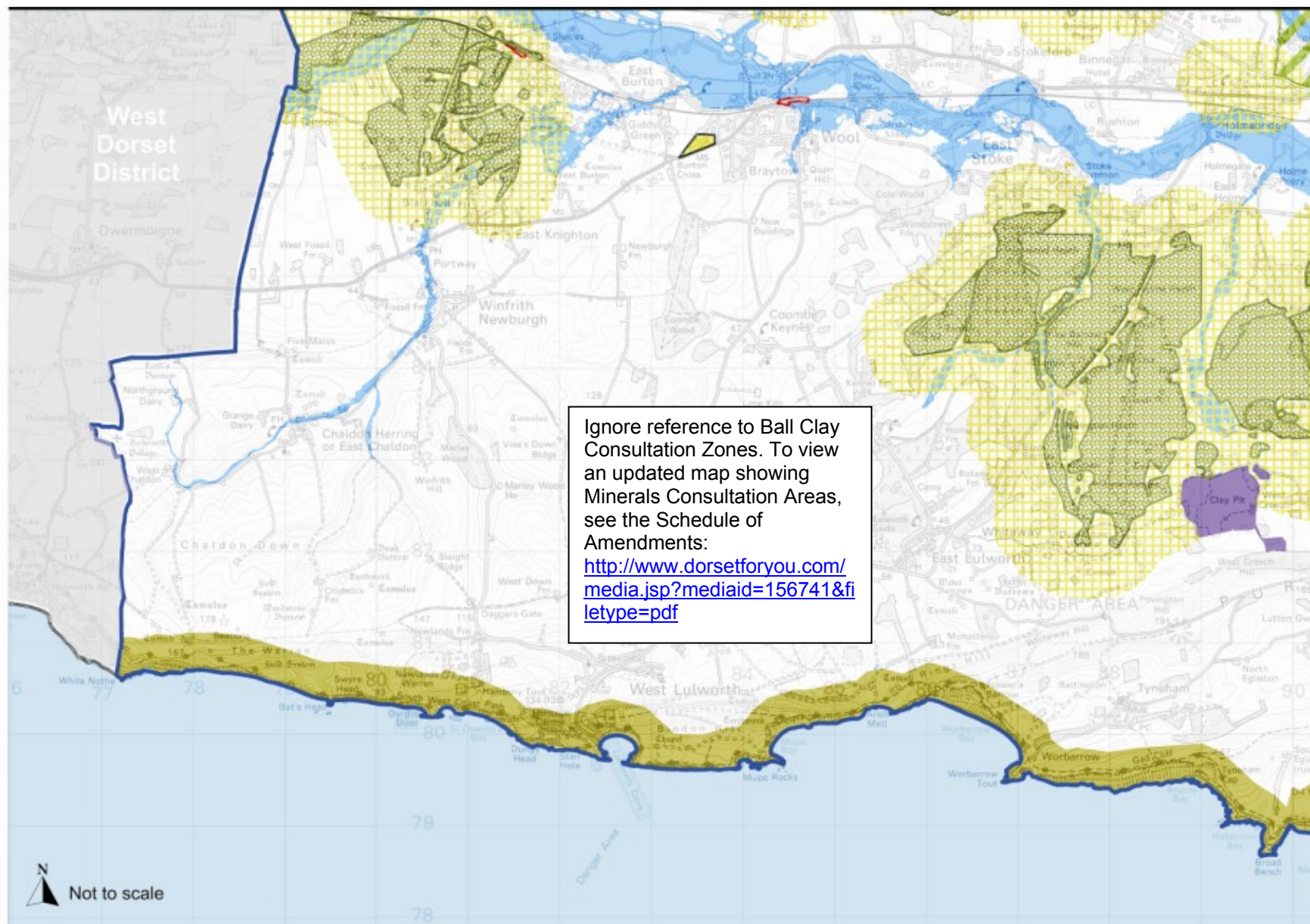
-  CA8A Major Developed Sites in the Green Belt
-  MN20a Protection of Land for Rail Freight Use
-  MN20B & SS35 Protection of land for Transport Interchange Use
-  QL3A Heathland Re-Creation Zone
-  QL20 Parking Restraint Area
-  QL30 Houses in Large Gardens
-  SS3 & SS34 New Housing Allocation
-  SS4 Bovington Tank Museum
-  SS5 Monkey World
-  SS7 & SS31 Park & Ride Site
-  SS8 Norden to Furzebrook Rail Extension
-  SS9 Buddens Farm Policy Area
-  SS13 & SS16 Cycleway - Footpath
-  SS14 Sandford Caravan Park
-  SS17 Morden Park
-  SS18 A35 Highway Improvements
-  SS22 Northbrook Road/Ulwell Road Highway Improvement
-  SS23 Holiday Accommodation/Education/Community Use
-  SS24 Swanage Enhancement Scheme - Commercial Road
-  SS25 Swanage Pier
-  SS26 Upton Enhancement Area
-  SS28 Southern Gas Car Parking Site, Wareham
- SS30 Coach and Lorry Park

North West



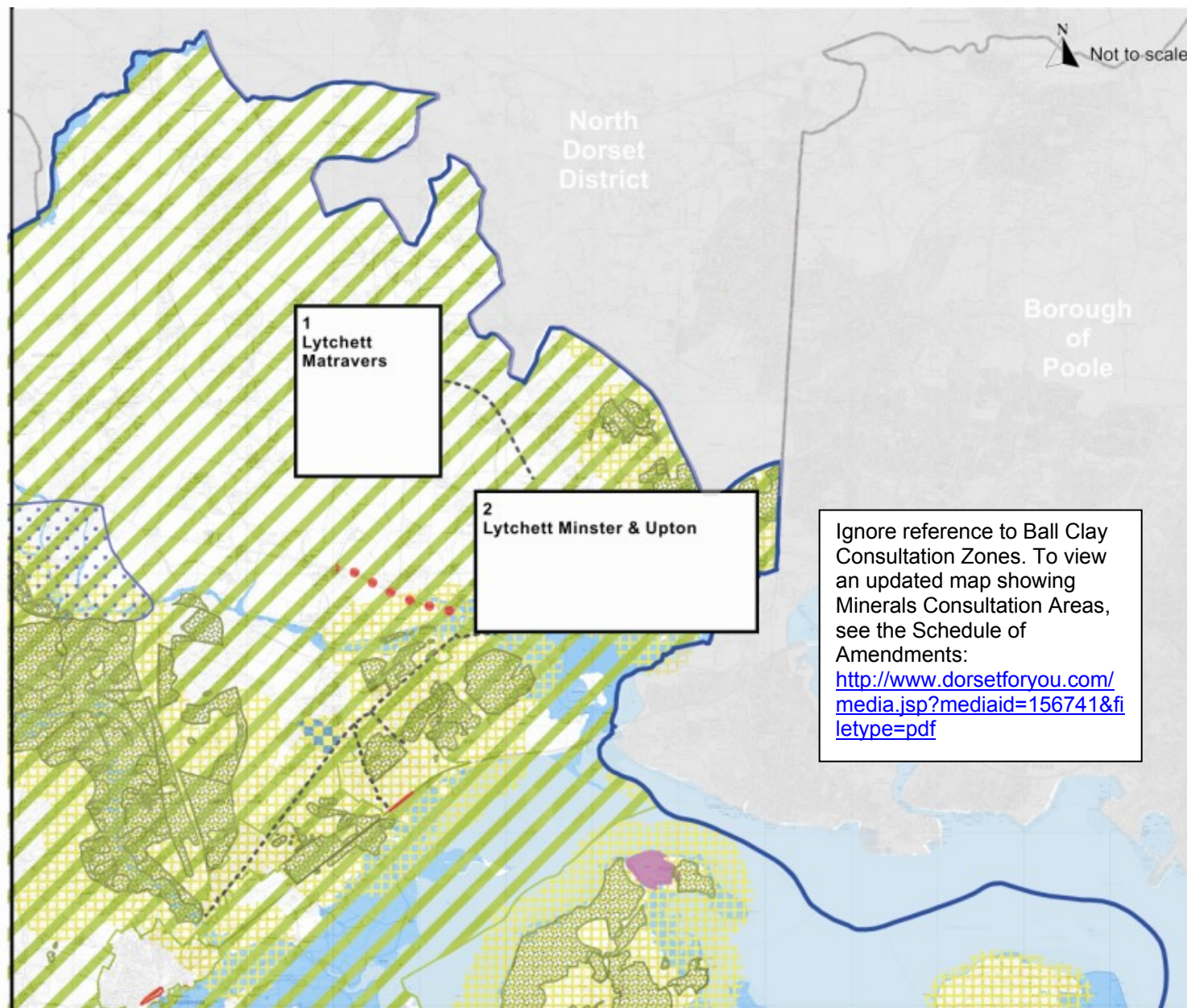
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South West



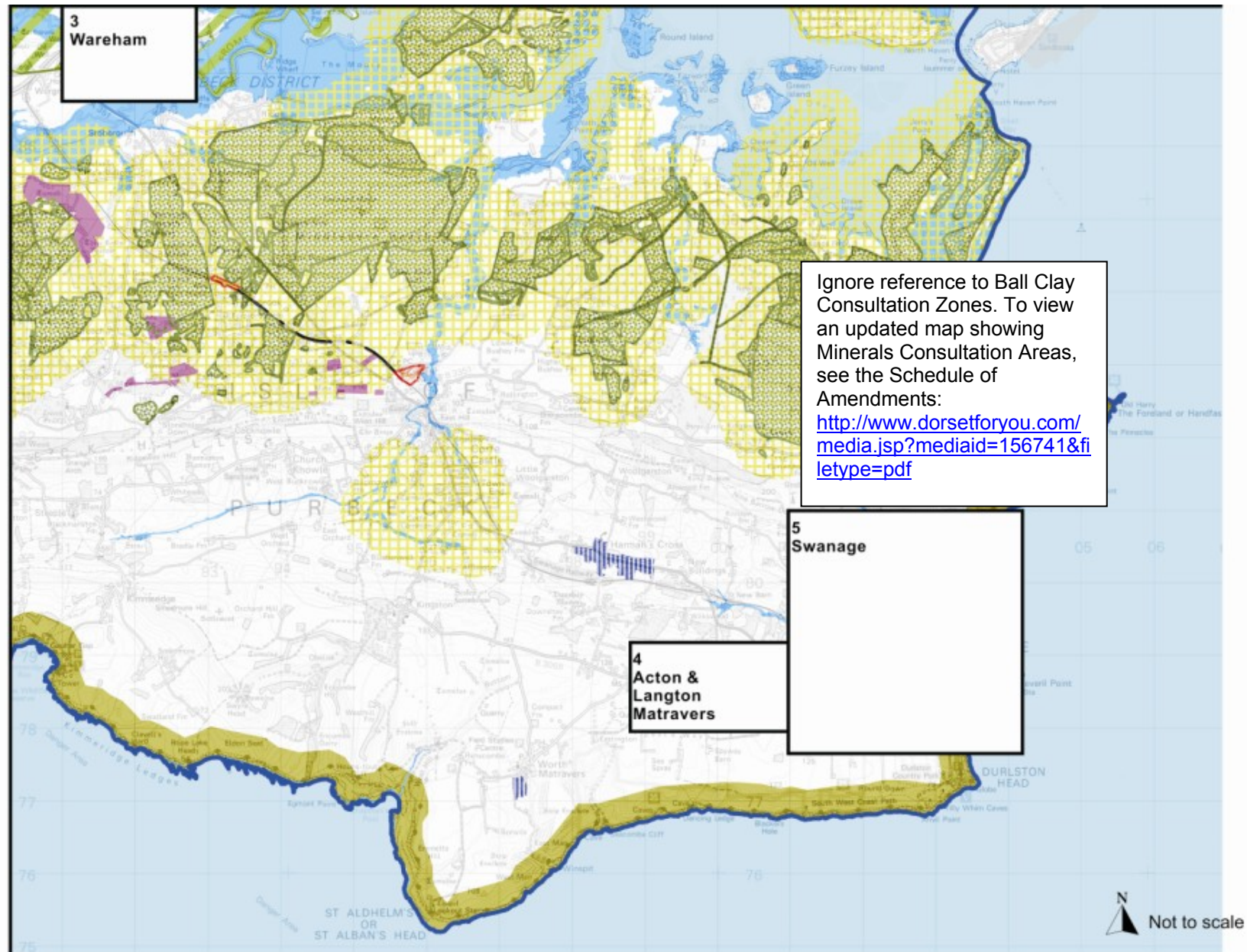
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North East



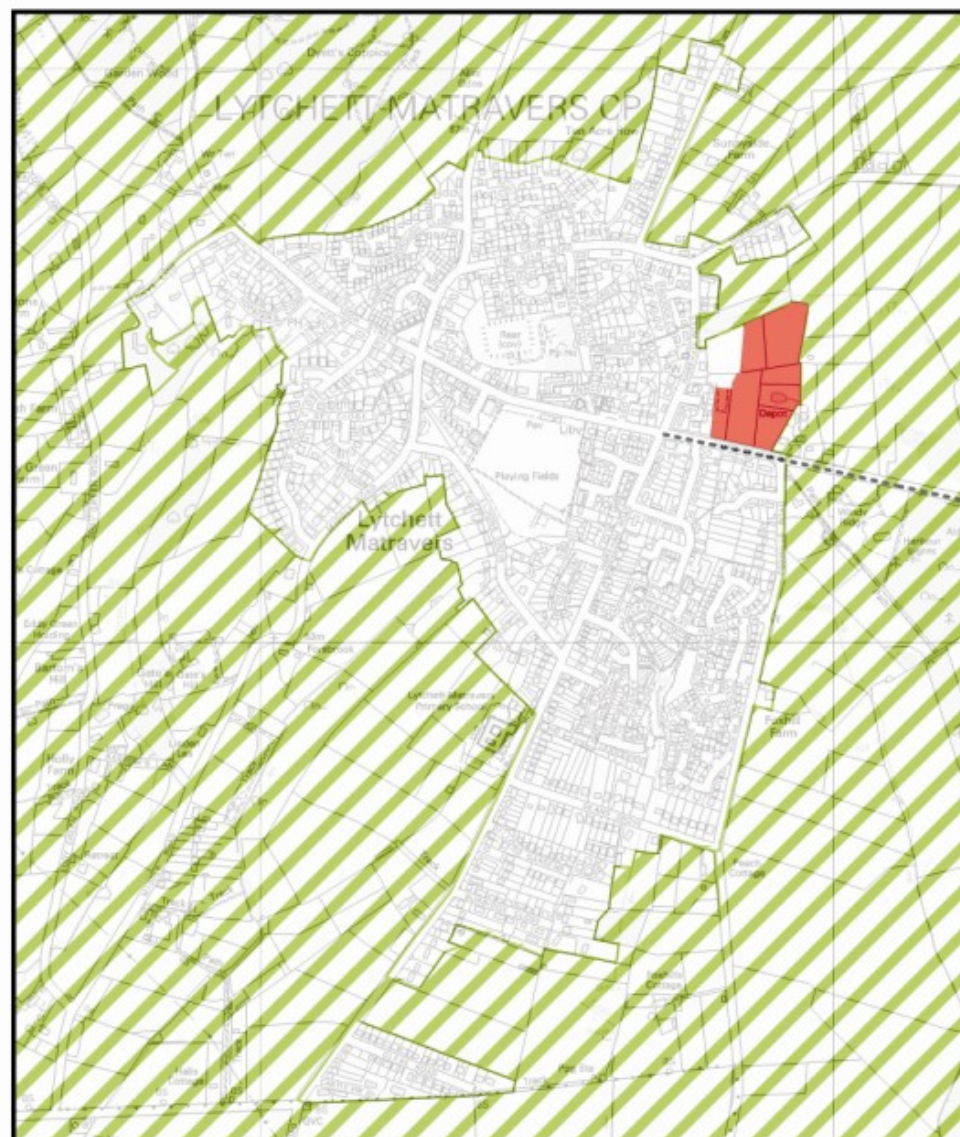
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South East



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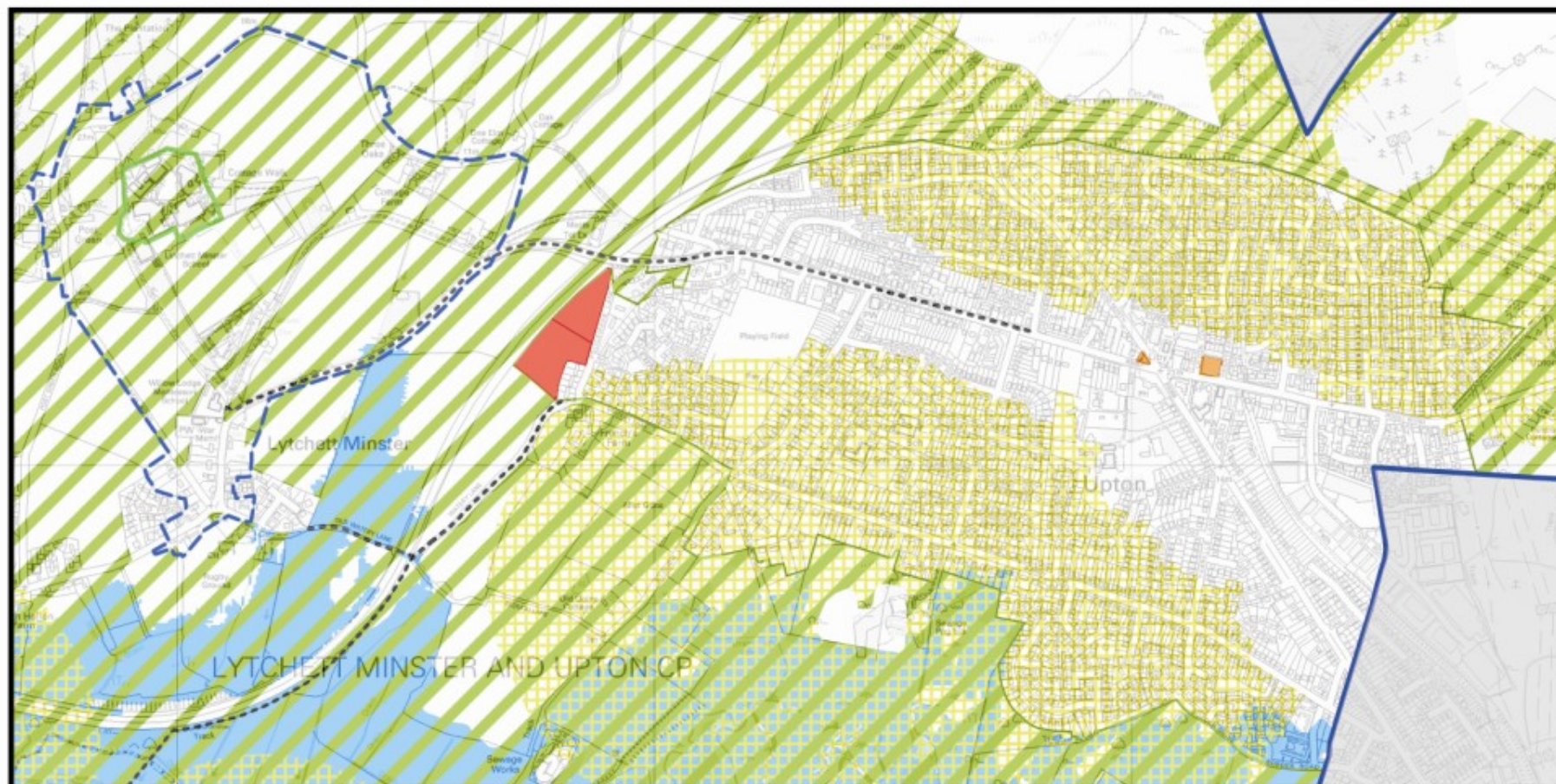
Inset Map 1 Lytchett Matravers



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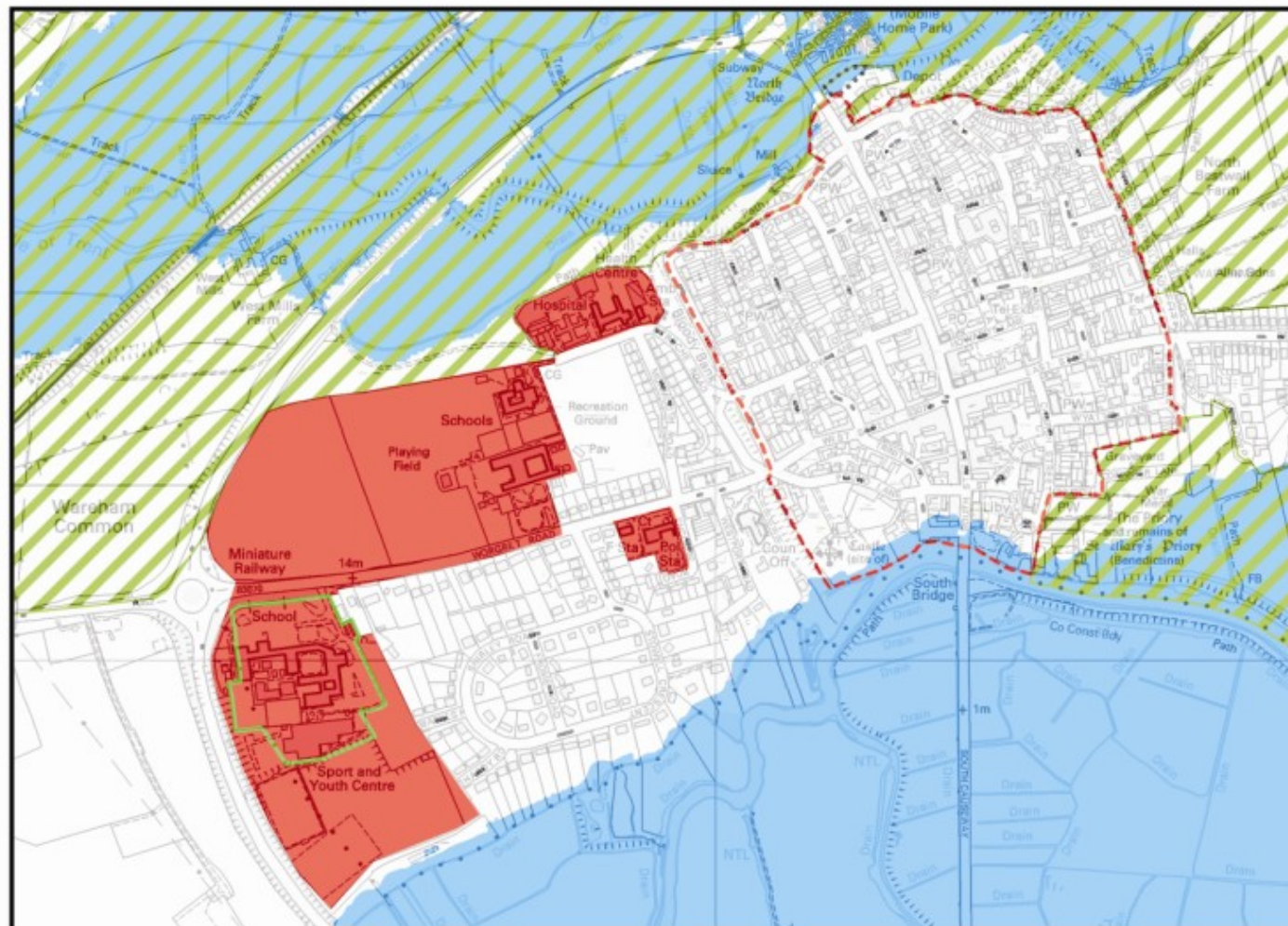
Inset Map 2 Lytchett Minster and Upton



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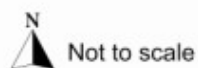
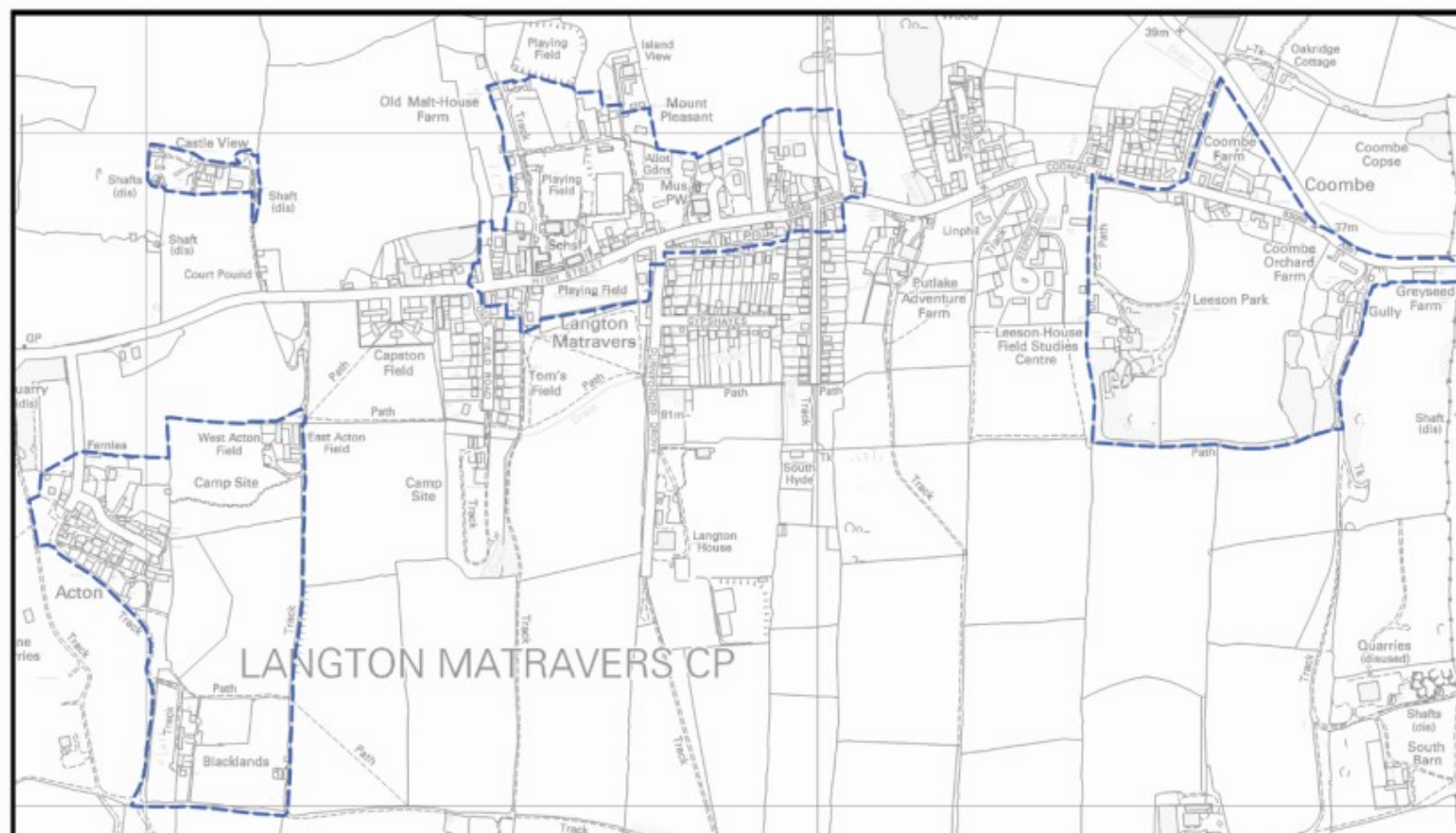
Inset Map 3 Wareham



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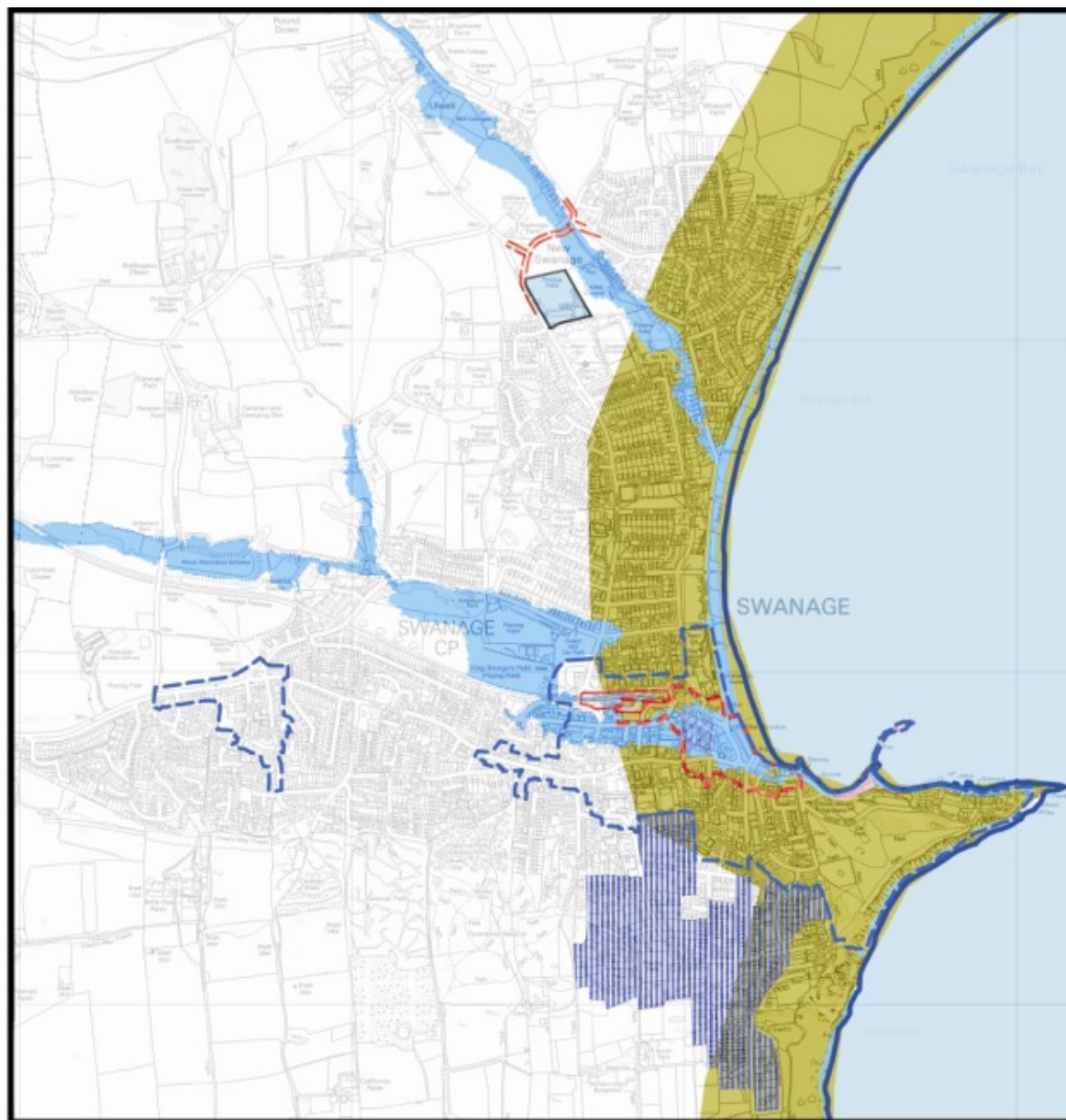
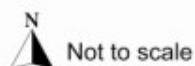
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Inset Map 4 Acton & Langton Matravers



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Inset Map 5 Swanage



Appendix 5 – Schedule of Policies to be Deleted upon the Adoption of Planning Purbeck's Future (The Core Strategy) will be added here. Please see Schedule of Amendments for details:

<http://www.dorsetforyou.co.uk/media.jsp?mediaid=156741&filetype=pdf>

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planning Purbeck's future



Thriving communities in balance
with the natural environment