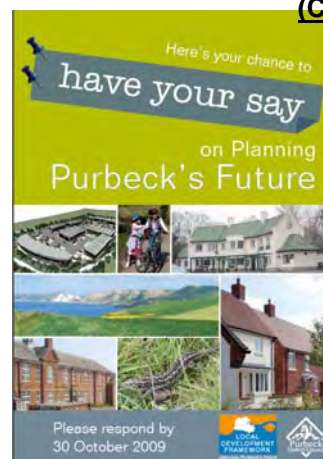


**Core Strategy Planning Purbeck’s Future
Public Consultation – September - November 2009**



Appendix C:

RESPONSES TO ALL OTHER POLICIES

1.0 Consultation Responses

1.0.1 The comments, officer summary and actions are set out in a series of tables below. It is important to note that these comments have been summarised often from large tracts of text, and are intended to show the flavour of the comment. All letters and responses will be considered in detail and have been published on the Council's website.

Chapter 1 – No comments

Chapter 2

Characterisation
Comments
<ul style="list-style-type: none"> • There needs to be recognition of the ball clay reserves in Purbeck (Imerys Minerals Ltd) • There needs to be more recognition of the contribution the historic environment makes to Purbeck’s character (English Heritage)
Officer summary
<ul style="list-style-type: none"> • No comments to add to the above.
Actions
<ul style="list-style-type: none"> • Explore the possibility of mentioning the ball clay reserves and elaborating upon the historic environment

Chapter 3

Issues and Challenges
Comments
<ul style="list-style-type: none"> • “Improving linkage” needs defining (CPRE) • Object to supermarket in Wareham (CPRE) • Object to new school in Purbeck (CPRE) • Over-emphasis on walking and cycling (CPRE) • Wool now has parish plan – correction required (Wool PC) • Bovington has no doctors’ surgery – needs spelling out (Wool PC) • Purbeck Gate now has permission for 180+ houses (Wool PC) • There are lots of green spaces for walking around Wool – correction required (Wool PC)

- Object to large-scale development in Wool (Wool PC)
- Under-provision of facilities in Wool is a problem (ZBV (Winfrith) Ltd)
- Wool should be a town (ZBV (Winfrith) Ltd)
- Supports masterplanning for linkages, range of local facilities and services, and additional housing (ZBV (Winfrith) Ltd) to improve connections between WTC, Wool and surrounding villages
- Need to refer to housing for the elderly and those in need of care (SW RSL Planning Consortium)
- Some minor changes to maps suggested (Romany Works Business Park, ZBV (Winfrith) Ltd)
- Add climate change to list of main challenges in 3.2 (DWT)
- 5 spatial areas fail to consider historic environment and importance of high quality public realm (English Heritage)
- Reference needs to be made to “Dorset Green Technology Park” as focus of economic growth through AAP (New Earth Energy Ltd)
- Define whether North East is part of SSCT and make more reference to links with SSCT (GOSW)
- Need to refer to park and ride (para 4.3.7) and further study required to improve access to Isle of Purbeck and reconnected railway (Lib Dems, Swanage and IOP)

Officer summary

- A number of varied comments, with not many common themes. Many of the suggestions regard small amendments to maps or text

Actions

- Make minor amendments to maps or text as suggested where there are factual errors
- Set out where SSCT is drawn in relation to North East, and emphasise Purbeck’s relationship to SSCT

Chapter 4

Vision for Purbeck

Consultation Responses

1. Do you agree with the District Vision? Yes = 48 No = 13

Support from: Wareham TC, McCarthy & Stone Retirement Lifestyles, West Lulworth PC, Purbeck Society, Cawdor Construction Ltd, Amphibian and Reptile Conservation, WDDT, East Lulworth PC, Bloor Homes, Morgan Carey Architects, Worth Matravers PC, Cllr Quinn (PDC), Arne PC, Wareham St Martin PC, Slepe Farm Ltd, Affpuddle and Turnerspudde PC, Bere Regis PC, Welfare Dwellings Residential Care, Grainger PLC, CPRE, Scott Estate, Ashvilla Estates (Wareham) Ltd, Lulworth Estate, Chichesters Lane, ZBV (Winfrith) Ltd, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U fund and AMR fund), Dorset Wildlife Trust, JS Bloor (Newbury) Ltd, Highways Agency, Defence Estates

Objection from: C G Fry & Son Ltd, Cllr Alex Brenton (DCC), Imerys Minerals Ltd, P J Atherton (Surveying) Ltd, International Tree Foundation, Post Green Farm, RSPB, Church Knowle PC, Monkeyworld, Redwood Partnership

Comments

- Many references to support for transport – eg Swanage Railway, cycle routes, reducing need to travel, increasing self-containment, in particular of key villages (Highways Agency)
- Reference to broadband and high tech employment (Arne PC, Wareham St Martin PC)

- Too much emphasis on links to conurbation and not to WDDC (Slepe Farm Ltd)
- Key villages needs defining (Grainger PLC)
- More emphasis should be on role of farming (Chichesters Land Agents)
- “Function of the countryside” is unclear
- Promoting sustainability should be at heart of vision (ZBV (Winfrith) Ltd)
- New development should support public transport and accessibility (Trustees of HW Drax Settlement (A Fund) & (U fund and AMR fund)
- Climate change impacts on all sectors, not just habitat (DWT)
- Upton cannot be considered as one of the three towns (C G Fry & Son Ltd)
- No reference to Area of Search 7B and difficulties of conformity with RSS (C G Fry & Son Ltd)
- Too aspirational (numerous responses), too parochial (Post Green Farm)
- Needs reference to cultural activities (DCC)
- Should be more emphasis on tourism (Monkeyworld)
- Should be more emphasis on high quality design (English Heritage)
- “Well-paid” implies certain types of employment use and should be deleted (Birchmere Ltd)
- Vision needs to acknowledge the role of cultural and creative activity (DCC)
- Strategy is better to be based on a vision that encompasses the whole of Purbeck rather than in one area only (Wareham Town Council)

Officer Summary

- The vision generated many comments, the main ones being listed above. There were comments that it was too detailed, but many other comments about the fact that more emphasis on a particular topic was required. In view of this, it must be assumed that a “happy medium” has been reached with the vision, with some minor omissions about sustainability and coping with climate change.

Actions

- Emphasise climate change and refer to promoting sustainability

Spatial Area Visions

Consultation Responses

2. Do you agree with the Spatial Area Visions?

Yes = 34

No = 25

Support from: Wareham TC, McCarthy & Stone Retirement Lifestyles Ltd, West Lulworth PC, Amphibian and Reptile conservation, East Lulworth PC, Worth Matravers PC, RSPB, Scott Estate, Bere Regis PC, Grainger PLC, Stoborough Settlement, Welfare Dwellings Residential Care, Cllr Quinn (PDC), Chichesters Land, Birchmere Ltd, Morgan Carey Architects, Savills, Dorset Wildlife Trust, CPRE, Bere Regis PC, E. Lulworth PC, Worth Matravers PC, Swanage TC, W. Lulworth PC, Chichesters Land Agents, Wareham and District Development Trust (WDDT), CPRE, Defence Estates

Objection from: Cawdor Construction Ltd, C G Fry & Son Ltd, Cllr Alex Brenton (DCC), Monkeyworld, Slepe Farm Ltd, Imerys Minerals Ltd, WDDT, Post Green Farm, Arne PC, Wareham St Martin PC, Hall & Woodhouse Ltd, Sibbett Gregory, Redwood Partnership, Romany Works Business Pk, Affpuddle and Turnerspudde PC, International Tree Foundation, Church Knowle PC,

Comments

- Many comments made on area visions that strictly speaking belong in other sections – eg reference to out-of-town supermarket in Wareham, settlement boundary in Corfe
- Numerous references to omissions, eg reference to Worth Matravers, Studland, other smaller settlements, transport improvements in Bere Regis and Lytchett Matravers, changes to Green

Belt, ferry links, Ball Clay industry

- Should be more emphasis on Bere Regis (Savills)
- Coastline should have separate spatial vision (CPRE)
- Upton could not fulfil vision as town (C G Fry & Son Ltd)
- More emphasis required on additional development in Lytchett Matravers (C G Fry & Son Ltd)
- Vision for Central Purbeck is unclear and should emphasise the sustainability of Wareham (Ashvilla Estates) and focus for residential development (Charborough Estate)
- Questions use/meaning of “key service village” (ZBV (Winfrith) Ltd)
- Map omits major tourist attractions (Monkeyworld)
- Vision too aspirational and not realistic (Sibbett Gregory)
- Reference to Area of Search 7B required (JS Bloor (Newbury) Ltd)
- Should be more emphasis on development in Wool (Lulworth Estate)
- Ref to Swanage: should be “tourist destination” not “seaside resort” as this implies summer only (Swanage TC)
- Reference to access by sea
- Bovington and Lulworth Gunnery schools are core sites in active use – need to make reference to them (Defence Estates)
- Concerns about development at Lytchett Matravers and Bere Regis (Highways Agency) for SRN
- Concerns about Corfe Castle, and maintains previous view that majority of growth should be focussed within 3 main settlements and potentially Wool.
- Supports sustainable proposals such as cycle paths and more attractive rail interchanges (Highways Agency)
- Lacking in environmental content or reference to rural parts of the respective areas (NE)
- Need referent to shores of Poole Harbour and hinterland of heaths and associated habitats

Officer summary

- This section generated many comments, but with a number of them (eg opposition to/support for supermarkets, opposition to/support for additional development) being more relevant to other sections of the Core Strategy.

Actions

- Consider coastline as separate area vision, which would include reference to erosion, climate change, World Heritage Site
- Reference to ferry links and sea access
- Include major tourist attractions on maps
- Make reference to minerals and waste
- Consider reference to Swanage as “tourist destination”
- Make reference to rural parts of each area and shores of Poole Harbour
- Explore A351/A352 corridor further

Spatial Objectives

Consultation Responses

3. Do you agree with the Spatial Objectives?

Yes = 48

No = 13

Support from: Wareham TC, McCarthy & Stone Retirement Lifestyles Ltd, West Lulworth PC, Dorset Wildlife Trust, Swanage TC, Stoborough Settlement, Worth Matravers PC, Amphibian and Reptile conservation, WDDT, East Lulworth PC, Lulworth Estate, Cllr Alex Brenton (DCC), Morgan Carey Architects, Cllr Quinn (PDC), Slepe Farm Ltd, Purbeck Society, CPRE, Ashvilla Estates, Savills, Chichesters Land Agents, Post Green Farm, Affpuddle and Turnerspuddle PC, Grainger PLC, Chichesters Land, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund), Redwood Partnership, C G Fry & Son Ltd, Bere Regis PC, Scott Estate, ZBV (Winfrith) Ltd, Birchmere Ltd. P J Atherton (Surveying) Ltd, Defence Estates, Highways Agency

Objection from: Wareham St Martin PC, Arne PC, Imerys Minerals Ltd, P J Atherton (Surveying)

Ltd, International Tree Foundation, Post Green Farm, RSPB, Church Knowle Parish Council, Monkeyworld, Redwood Partnership.

Comments

- Questions deliverability of many of the objectives and the meaningless of the objectives (numerous responses)
- Refer to development funding public transport and sustainable employment (Chichesters Land Agents)
- More emphasis needed on sustainable development (ZBV (Winfrith) Ltd)
- Reference to sub-regional employment locations (ZBV (Winfrith) Ltd)
- No reference to climate change (GOSW) and mitigation as well as adaptation
- Objectives 1, 6 and 7 seem to be different aspects of same objective (GOSW)
- Separate the two “needs”: rural Purbeck’s need and SSCT need (GOSW)
- More emphasis on economy and local communities (Sibbert Gregory)
- Emphasis on local housing needs (Wareham and St Martin PC, Arne PC)
- Reference to stone quarrying
- Need to include links to Coastal Corridor Action Plan, Rural Roads Protocol (Dorset AONB)
- Insufficient links made between biodiversity and climate change (NE)
- Reference required to potential mitigation – saltmarsh and other coastal habitats, bogs, floodplains, wetlands, increasing trees and woodlands

Officer Summary

- GOSW proposes separation of local needs and SSCT needs and some parish comments prefer to refer only to local housing needs.
- Many comments pointing out minor omissions and making suggestions, which are included in actions below

Actions

- Re-label as “strategic objectives” as per GOSW’s advice
- Re-examine objectives 1, 6 and 7
- SO 3 to be re-worded “conserve and enhance Purbeck’s existing habitats and promote additional habitat creation”
- Include reference to climate change
- Include reference to role of nature conservation in role of mitigation and adaption to climate change

Chapter 5

Policy LD - General Location of Development

The Policy:

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

Development Policy A – Strategically Significant Cities and Towns
Upton

Development Policy B - Market and Coastal Towns
Swanage and Wareham

Development Policy C – Small Towns and Villages
Key Service Villages:
Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool
Local Service Villages:
Langton Matravers, Stoborough, West Lulworth, Winfrith Newburgh

Development Policy A and B settlements will be the focus for new development within the District. Development will only take place in Development Policy C settlements where it meets an identified need including both open market and affordable housing and contributes to the provision or protection of village services.

Settlement boundaries will be reviewed for Development Policy A, B and C settlements through the Site Allocations Plan. In the interim, the Local Plan settlement boundary for the settlements listed in this policy will be carried forward.

Settlements not listed in this policy will be classed as falling within the countryside and development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Consultation Responses

4a. Do you agree with this policy?

Yes = 29

No = 23

Support from East Lulworth PC, Swanage Town Council, Bere Regis PC, West Lulworth PC, Wareham St Martin PC, McCarthy & Stone Retirement Lifestyle Ltd, Purbeck Society, WDDT, Lulworth Estate, Cllr Alex Brenton (Dorset CC), Ashvilla Estates (Wareham) Ltd, South West RSL Planning Consortium, Grainger PLC, Welfare Dwellings Residential Care, Amphibian and Reptile Conservation, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund), Stoborough Settlement, CPRE,

Objection from Wareham TC, Arne PC, Affpuddle and Turnerspuddle PC, Church Knowle PC, Worth Matravers PC, Cawdor Construction Ltd, Imerys Minerals Ltd, CG Fry & Son Ltd, JS Bloor (Newbury Ltd), Planning Solutions, Morgan Carey Architects, Slepe Farm Ltd, Redwood Partnership, Birchmere Ltd, ZBV (Winfrith) Ltd, Cllr Quinn (Purbeck DC)

4b. Do you agree with the Settlement Hierarchy in Policy LD?

Yes = 25

No = 20

Support from Wareham TC, East Lulworth PC, Affpuddle and Turnerspuddle PC, Swanage Town Council, West Lulworth PC, McCarthy & Stone Retirement Lifestyle Ltd, CPRE, Morgan Carey Architects, WDDT, Amphibian and Reptile Conservation, Grainger PLC, Welfare Dwellings Residential Care, Cllr Alex Brenton (Dorset CC), Purbeck Society, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund), Lulworth Estate, Stoborough Settlement, Dorset Wildlife Trust (DWT), PJ Atherton Surveying,

Objection from Church Knowle PC, Cawdor Construction Ltd, Redwood Partnership, Cllr Quinn (PDC), Arne PC, Imerys Minerals Ltd, CG Fry & Son Ltd, Scott Estate, Slepe Farm Ltd, Ashvilla Estates (Wareham) Ltd, ZBV (Winfrith) Ltd

4c. Do you agree that on affordable housing should be permitted in settlements not listed under Policy LD, including villages highlighted in red on Map 9 (affordable housing is social rented and/or shared ownership housing)?

Yes = 20

No = 23

Support from Wareham TC, East Lulworth PC, Church Knowle PC, Wareham St Martin PC, McCarthy & Stone Retirement Lifestyle Ltd, Purbeck Society, Stoborough Settlement, Morgan Carey Architects, Amphibian and Reptile Conservation, WDDT, Cllr Quinn (Purbeck DC), Grainger PLC, Swanage Town Council, Chichesters Land Agents, Slepe Farm Ltd,

Objection from Arne PC, Affpuddle and Turnerspuddle PC, Worth Matravers PC, CPRE, Planning Solutions, Cawdor Construction Ltd, Scott Estate, Cllr Alex Brenton (Dorset CC), Redwood Partnership, Chichesters Land Agents, Welfare Dwellings Residential Care, Post Green Farm, PJ Atherton Surveying, Lulworth Estate

Comments

Due to the similarity of issues and cross referencing in representations, questions 4 (a), (b), and (c) have been merged for simplicity:

Support for settlement hierarchy (Q4a&b)

Support for recognition in the hierarchy

- Upton (Chichesters),
- Wareham (Ashvilla, Bloor Homes),
- Swanage (Scott Estate)
- Bere Regis (Grainger PLC, Trustees of Drax Estate (both funds))
- Lytchett Matravers (Chichesters)

Challenges to the settlement hierarchy (Q4a&b)

Upton

- Development Policy A should be deleted in context of Council's approach to Area of Search 7B (Scott Estate)
- Policy should clarify Upton as part of Poole, which would probably happen with local government reorganisation.
- The SE Dorset SSCT is flawed as the Upton to Christchurch conurbation does not function as a single settlement. Upton is distinctive in its own right and the presence of heathlands should not view it as a more sustainable location for development than Wareham and Swanage. (PULM)
- Upton should not be ranked below Swanage and Wareham, as this is a technicality, in reality it does not function more than a Development Policy B settlement, and two thirds of Upton lies within 400m of a heathland.
- Upton in Community Facilities Background Paper has fewer facilities than Wool. Policy should clarify Upton is part of the SSCT and with Area of Search 7B Lytchett Matravers could also be included within the housing requirement the RSS specifically identifies for outside the SSCT (Redwood Partnership)
- Development Policy A at Upton should recognise Area of Search 7B (JS Bloor, Chichesters)
- Growth of Upton requires careful consideration as part of wider sub region growth and should be tested through South East Dorset Multi Modal Transport Study and any revision to the Purbeck Transportation Strategy (Highways Agency)

Wareham

- Wareham's is the centre of economic activity and should have top priority for expansion

Wool

- More refined approach is needed to reflect differing functions and growth potential. Wool meets all RSS criteria for Development Policy B settlement and could play a strategic role. (Redwood Partnership, Lulworth Estate).
- The Community Facilities Background Policy categorises Wool as a cat3 settlement with 15-19 types of facilities, yet the detailed audit says it has 20 types, which would make it a cat2 settlement. Furthermore the ranking does not reflect employment opportunities or constraints (Redwood Partnership)
- Wool performs more like a Development Policy B settlement, whereas some Key Service Villages function as dormitory / commuter settlements (Redwood Partnership)
- According to DCC 2008 statistics Wool has a population of 4400, 4th highest in the District and only 1384 less than Wareham, so greater recognition should be given to Wool. (Lulworth Estate)
- The close links to Winfrith and Bovington mean the local population is over 4300 (Redwood Partnership)
- Wool is a sustainable location with rail and bus links, range of services and employment opportunities (Lulworth Estate, ZBV Winfrith Ltd and Redwood Partnership)
- There is potential for 2400 jobs coming forward at Winfrith TC in the plan period on top of

the existing 1600 jobs. (Redwood Partnership)

- Potential to improve facilities at Winfrith/Wool including enhanced conference facilities, catering, hotel, gym and leisure (ZBV Winfrith Ltd)
- Policy should recognise there are settlements outside of the hierarchy that offers opportunity for sustainable development – e.g. Winfrith TC where there could be regeneration of brownfield land, and meets many sustainability objectives such as reduce the need to travel, etc (ZBV Winfrith)
- Wool and Winfrith should not be seen as separate key service villages.
- Prefers growth at towns and Wool. (Highways Agency)

Bere Regis

- Dormitory settlement with need for enhanced service provision, but have serious concerns over provision of further housing and employment which could increase commuting on strategic road network as there is poor public transport provision (Highways Agency)

Bovington

- Bovington is not a key service village – many facilities and the shop are not available to civilian families, there are no medical facilities, only one church, and the community hall and other facilities are run by the MOD (Wool PC)
- Welcomes opportunity to alter settlement boundary at Bovington and Lulworth to fit MOD future development aspirations (Defence Estates)

Corfe Castle

- Any development in Corfe Castle would be constrained by its accessibility (Purbeck Society)
- Corfe Castle is not a sustainable location for significant growth and any retail or housing growth beyond day to day means will impact upon strategic and local road network (Highways Agency)

Lytchett Matravers

- Dormitory settlement not the optimum location for development as would impact upon strategic road network (Highways Agency)

Other Key Service Village Comments

- Key service villages should more closely reflect RSS policy and aim for greater self containment (CG Fry)
- Open market housing in Development Policy C settlements should not be fettered to meeting an 'identified need' (PJ Atherton)
- Having working tradesmen makes it a key service village (Cllr Brenton)
- Studland should be a Key Service Village (CPRE)
- Accepts some small scale affordable housing at villages, but Agency would like to reserve comment until they come forward (Highways Agency)

Local Service Villages

- No difference between KSVs and LSVs?
- Unless LSVs grow to support the school, children will have to be imported from elsewhere which is not sustainable.
- Stoborough is Local Service Village, yet only 7 dwellings identified despite SHLAA sites being available (Imerys)
- Additional housing at Winfrith Newburgh is appropriate and sustainable due to employment opportunities at Winfrith TC. Good quality homes will attract inward investment. (PJ Atherton)
- Although the proposed level of housing is low for Stoborough and Winfrith Newburgh, the close proximity to heathland will require great care and development should only meet local need not District wide needs. (DWT)
- Local service villages should be separated as Development Policy D to make a clear distinction between them and Key service villages which perform a wider role. (Trustees of Drax Settlement (All funds))

- Growing local service villages will require importing children to maintain school rolls. The parents are unlikely to be employed locally so will have to drive. Policy doomed to failure unless villages are allowed to grow continuously.

Other Comments on Settlement Hierarchy

- Change title to “General Location of Residential Development” as employment does not fit with hierarchy at Admiralty park and Winfrith which would fall within KSVs or Countryside, which is not a true reflection of their strategic significance. (Birchmere)
- Any housing should come with provision of new facilities (Post Green Farm)
- Danger that suiting government demands rather than suits our existing needs (Arne PC).
- Policy needs clarification that brownfield will be developed before greenfield (Romany Works Business Park)
- Settlement boundaries should be reviewed for the Core Strategy, not rely on Local Plan boundaries, especially when the policy requires a justification of need. (Imerys)
- Support review of settlement boundary (Ashvilla)
- Development should be more evenly spread to recognise employment opportunities are to the east of the District
- Growth of B and C settlements will be a challenge as major development should only take place in the AONB in exceptional circumstances (Dorset AONB Partnership)
- Density is too high (Wareham Town Council)

Proposed deletion of settlement boundaries in smaller villages (Q4c)

- Support deletion of settlement boundaries and application of exception sites policy (South West RSL)
- Infilling should be permitted in villages (Worth Matravers PC, Affpuddle and Turnerspuddle PC, Charborough Estate, Slepe Farm, Scott Estate, Chichesters, Trustees of HW Drax Settlement (All funds), Cawdor Construction Ltd, Planning Solutions, Welfare Dwellings Trust, Lulworth Estate)
- Affordable housing should be for local people, village dwellings should be kept for local people and a policy is needed to address this issue (Wareahm TC)
- Infill plots not likely to come forward for affordable housing (Cawdor Construction Ltd, Planning Solutions, Welfare Dwellings Trust, Lulworth Estate)
- Policy could ensure plots come forward for affordable housing, but equally may deter market housing that contributes to meeting housing numbers (PULM)
- Affordable housing should include low cost housing (Cllr B Quinn (PDC))
- Affordable for local people, not overall housing list
- Expand definition of affordable housing to include private rented (Chichesters)
- Supports the provision of housing to allow local residents to continue to live locally, but there may be some exceptions such as the conversion of non-residential buildings (Swanage Town Council)
- Need to avoid ghettoisation (PJ Atherton and Slepe Farm) that produces sever social problems such as Lytchett Matravers, which will be helped by re-introduction of small social housing schemes in villages and hamlets (Slepe Farm)
- Must be better mix of shared ownership to encourage responsibility and community spirit
- Small self contained settlements have a history of gradual development. Studies show suburbs are the worst performing places in terms of a carbon footprint (Planning Solutions)
- £15,000 per acre for affordable housing is not attractive and grass paddocks for horses offer twice that value to landowners (Lulworth Estate)
- A consequence of restricting infilling will be increased development as greenfield settlement extensions elsewhere (Planning Solutions)
- Village growth is important to protect local services, the consequence of loss is increasing the need to travel elsewhere for daily needs (Planning Solutions).
- Cross subsidy would bring forward more affordable housing than exceptions sites and allow natural growth (Cawdor Construction Ltd, Lulworth Estate)
- Apply policy flexibly and any associated development to sustain rural settlements should not be deterred (ZBV Winfrith Ltd)

- Small infill residential schemes can contribute to villages social and economic prosperity .e.g Kingston (Scott Estate)
- Policy will stifle growth and turn villages like Studland and Worth Matravers into ghost villages in winter.
- Policy creates a divide in villages between wealthy house owners and the rest. Limited market housing or self build should be allowed to maintain ladder for enterprising children (Cllr Brenton)
- If only affordable housing then the price will be inflated (Arne PC)
- Exception sites should only be allowed in B and C settlements as more sustainable than isolated hamlets
- East Burton settlement boundary should not be deleted as it is in walking distance of Winfrith TC and functions as part of and is linked by development to Wool. There is potential for housing sites and improved links to Winfrith TC (Redwood Partnership)
- Clarify policy as it conflicts with Policy CO, which would not permit rural exception sites (South West RSL)
- Policy prevents local people who do not need affordable housing staying in the settlement (Welfare Dwellings Trust)
- There is a need for traditional open market housing in villages (Post Green Farm)
- Policy will set smaller settlements in aspic. Limited market housing brings benefits to communities (CPRE)
- Policy should be flexible to allow for exceptional needs that can not be forecasted today policy restricts potential for affordable housing particularly where there is a major landowner
- Policy will push up price due to lack of locations affecting affordability (Arne PC)
- Deletion of settlement boundaries reinforces the metropolitan view of sustainable development which fails to understand the rural economy (Morgan Carey)
- All settlements should grow at 2% per year (Cllr Brenton)
- More evenly spread to avoid changing character of towns and villages

Officer Summary

Comments to this policy depend largely upon the interests of the respondent. Generally landowners and developers with development interests in certain settlements have argued for their settlement to be re-categorised higher in the hierarchy. Upton is in an unusual position and this is recognised in para 5.3. Despite the potential for economic growth at Wool it is considered to function as a village, not a town, and would not accord with RSS policy, in particular reducing the need to travel. The comment on the population is mis-guided as it considers all of the Parish which contains Bovington and East Burton. The population of Wool village is 2170. Whilst there is some merit in considering the strategic employment role of Winfrith TC, there is such a large over-supply of employment in the District and only limited employment demand (11.5 hectares) with no guarantee of inward investment, it would not be appropriate to raise the status of Wool to a Development Policy B settlement. There is no guarantee that housing development will deliver new jobs at Winfrith TC, as has been illustrated recently at the Purbeck Gate development and could lead to a dormitory settlement. It would be sensible to monitor the growth of competing strategic sites at Holton Heath/Admiralty park and Winfrith TC and alter policy to reflect any significant inward investment in economic growth.

There is concern amongst some Parish Councils and landowners that restricting development in smaller villages will have a detrimental effect and this is reflected in the greater proportion of objections to this policy change than supports. In some cases the interpretation of this policy may have been confused. It is important to reiterate that the removal of settlement boundaries in smaller settlements will **only** stop infilling of open market housing that is not affordable to local people. Affordable housing will still be allowed through exception sites and this can be both greenfield sites **and** infilling. Past development in small villages is mostly 1-2 dwellings sold on the open market (often as second homes). These sites would not be required to provide affordable housing as the threshold for contribution is set at 3 dwellings and above by Policy AH. It is recognised that the lower land values offered by affordable housing will mean less sites come forward in villages, but on the other hand further development in small villages is considered contrary to the aims of sustainable development, in particular reducing the need to travel for daily needs – e.g. school,

work, supermarkets, etc. and contrary to the RSS, which directs development to Development Policy A, B and C settlements.

Actions

- Review the Community Background Paper and Settlement Strategy including adding the population for each settlement
- Re-assess the role of Wool as a B or C settlement.
- Clarify role of Upton and location of SSCT
- Add reference to unusual circumstances as why Winfrith TC and Holton Heath/Admiralty Park do not feature within the development hierarchy
- Clarify that if significant investment at Winfrith TC comes forward and large numbers of jobs are created, the hierarchy will require review to link future housing development to economic growth. This is likely to trigger a review of the Core Strategy.
- Analyse statistics of house building to identify the number of sites with 1-2 dwellings and 3+ dwellings in villages to gain better understanding of the supply of sites in villages and affordability.

Chapter 6

Policy HS - Housing Supply

The Policy:

Provision will be made for a minimum of 2,400 dwellings over the plan period 2006–2026 in accordance with the emerging RSS. Housing development will be focused at the most sustainable locations in accordance with Policy LD: General Location of Development.

Consultation Responses

5. Do you agree with this policy?

Yes = 31 No = 22

Support from CPRE, East Lulworth PC, Cllr Alex Brenton (Dorset CC), Dorset Wildlife Trust (DWT), Imerys Minerals Ltd, Amphibian and Reptile Conservation, WDDT, ZBV (Winfrith) Ltd, PJ Atherton Surveying, RSPB, Stoborough Settlement, Savills, Cllr Quinn (PDC), Worth Matravers PC, Arne PC, Wareham St Martin PC, McCarthy & Stone Retirement Lifestyle Ltd, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund), Scott Estate, Lulworth Estate, Affpuddle and Turnerspudde PC,

Objection from WarehamTC, Church Knowle PC, Ashvilla Estates (Wareham) Ltd, Swanage Town Council, Purbeck Society, Post Green Farm, Morgan Carey Architects, Chichesters Land Agents, Redwood Partnership, CG Fry & Son Ltd, Bere Regis PC, JS Bloor (Newbury Ltd), Grainger PLC, Slepe Farm Ltd, Welfare Dwellings Residential Care,

Comments

Area of Search 7B (2750 dwellings)

- Choosing to ignore Area of Search 7B is not in conformity with the RSS (South West RSL Planning Consortium, Ashvilla Estates, JS Bloor (Newbury Ltd)
- The Council needs to satisfy itself as well as an examining Inspector that evidence on deliverability of Area of Search 7B is sufficiently strong to outweigh the emerging RSS, which is a material consideration. The Council will need to consider how it meets the needs of the Western Sector in a different way. While Purbeck cannot consider all alternatives at

SSCT level, you should consider what contribution Purbeck can make. Unless you can demonstrate that this is being delivered elsewhere in the SSCT – with a reasonable degree of certainty – you cannot simply ignore Purbeck's part in meeting the SE Dorset's SSCT's housing needs. Would need to test an alternative option to identify as many houses as possible within Purbeck's part of the SSCT area that can be accommodated without compromising Habitat Regulations and taking account of wider sustainable development considerations. In turn the 2,400 dwellings would need to be distributed over the remainder of the district (GOSW)

- Welcome the decision to omit Area of Search 7B. The Habitats Regulation Assessment to the RSS Proposed Changes did not consider Area of Search 7B specifically or consult Natural England as required by the Habitat Regulations so Natural England's views are yet to be considered as part of the formal process. Without this there must be doubt whether Area of Search 7B will be included in final RSS. Coupled with detailed testing undertaken for the Core Strategy, there was little choice but to omit Area of Search 7B. A new study at a sub regional level with revised HRA would be required to test alternative scenarios and locations to meet the needs of the SSCT. At a strategic level it would be able to consider the in-combination effects. (Natural England)
- Decision not to include Western Sector is significant omission, calling into question the general conformity of the Core Strategy. However, DCC is supportive of PDC's stance (Dorset County Council)
- Potential to accommodate higher housing supply and tackle affordability at Wool / Winfrith TC (ZBV Winfrith Ltd and Redwood Partnership)
- Note that if housing levels are subsequently increased through the RSS the alternative proposals will have to be considered through Habitats Regulations Assessment (DWT and RSPB)
- Disagrees that Western Sector will fail Habitats Regulations and requires robust testing, otherwise not in conformity with RSS (JS Bloor (Newbury) Ltd)
- The Council cannot ignore its responsibility to meet the needs of SE Dorset and should make provision for at least a further 1000 dwellings to replace Area of Search 7B. (Sibbett Gregory and Welfare Dwellings Residential Care)
- Strongly support the decision not to recognise Upton as part of the SSCT and Area of Search 7B
- Would support substantial development of 600-1000 dwellings at Lytchett Minster, but not a new town, with accompanying green spaces and recreational facilities enhancing local communities. (Slepe Farm Ltd)
- Council's approach to only considering part of the RSS requirement is fundamentally flawed. Test Valley BC took a similar approach and received objections from GOSE on conformity. It is not clear whether the Area of Search will be included, excluded or re-distributed and this will have major knock on to the housing strategy (Ashvilla).
- Alternative scenarios to meet the Western Sector requirement should be tested (Ashvilla Estates and Redwood Partnership)
- Recommend Council seeks advice from GOSW on conformity (SW Councils)
- Note the absence of plans to provide for Area of Search 7B. It will be important that options and plans, which proactively provide for the most sustainable and successful outcomes, including, crucially, in meeting housing need, have been prepared should final provision be made for the urban extension. (South West Regional Development Agency)

2400 dwellings

- Would like fewer dwellings but understand it is dictated by RSS (CPRE, Arne PC, Wareham St Martin PC, PULM)
- Would like to revert to 2100 dwellings in Draft RSS as concerned about further traffic congestion on A351 and will threaten character of this environmentally sensitive district. (Swanage TC)
- A proposed minimum of 2,400 dwellings over the period 2006 – 2026 is too many for the area (Wareham TC)
- Support, provided there is no major development in Arne Parish (e.g. Worgret) (Arne PC, Wareham St Martin PC)
- Questions appropriateness of 2400 dwellings when RSS is not adopted (Imerys)

- This is too low as previous failure to deliver housing at Holton Heath has not been addressed (Post Green Farm)
- Insufficient number to deliver the vision for Purbeck and meet housing needs of the community and wider housing market (Chichesters Land Agents and Redwood Partnership)
- 2400 should be the maximum (Bere Regis PC and Purbeck Society)
- Without road infrastructure this proposal cannot be supported.
- Recognise these are minimum not maximum figures (ZBV Winfrith Ltd)
- With an ageing population and no significant increase in employment opportunities, the will not be the demand for so many houses
- Table 4 needs reconsideration as deals with precisely 2400 dwellings, yet this is a minimum (CG Fry and Son)

Windfall

- The document does not clearly demonstrate how the obligations set out in PPS3 will be met, particularly in terms of identifying sites and sources of supply for the first five years and also the following ten years of the plan period. (Grainger PLC)
- There is no evidence to suggest that components of housing provision included in rows (c) and (e) of Table 2 have been tested for deliverability as required by para 54 of PPS3. (Redwood Partnership and Charborough Estate). Apply a discount to (c) and (e) resulting in a modest increase in (h) (Charborough Estate)
- Due to uncertainty of windfall, settlement extensions will be needed, e.g. at Bere Regis has numerous potential sites (Savills)
- Too much reliance upon windfall and untested SHLAA sites. Should continue on basis of 5150 dwellings which means Council can only demonstrate a 2.12 year land supply. Need to maximise housing delivery to meet local needs (South West RSL Planning Consortium)

Distribution of housing

- Amend policy to read "Housing development will be focussed at Wareham and Swanage in accordance with Policy LD" (Ashvilla) The policy should be clear that the main growth will be focussed to the main towns and Key Service Villages (CG Fry & Son Ltd)
- Support housing numbers but object to restriction to large settlements
- Would like to see the housing more widely spread to smaller settlements (Morgan Carey and 4 comments from the public)

Officer Summary

There is a split response on the choice to take forward 2400 dwellings. On one side there is concern from the development industry about the decision to exclude Area of Search 7B and not to make provision for the wider housing market. On the other side, locally the choice of 2400 dwellings is supported as a compromise. GOSW have recognised that the Council can take this approach provided it is satisfied with its evidence and has undertaken further scenario testing to ensure some if not all of the needs of the SSCT are met. Concern is also raised by the development industry over the assumed level of windfall and whether it is deliverable. Depending upon the landowner or developers interests there are differences in opinion on the spread of development – although relevant to this policy wording, this issue is dealt with more thoroughly under the Development Options response.

Actions

- Test the Council's assumption that environmental constraints will inhibit the delivery of housing in excess of the 2400 dwellings, which were the subject of the consultation
- Further work on SHLAA and Character Area Potential to include robust analysis of windfall. This could include setting out windfall delivery over the last 10-15 years and compare with identified supply through SHLAA to illustrate special circumstances.

Para 6.2 - Character Area Development Potential (part1)

Consultation Responses

6a. Do you agree with this approach in estimating development potential?

Yes = 32 No = 17

Support from CPRE, Wareham TC, Arne PC, Wareham St Martin PC, Bere Regis PC, East Lulworth PC, Worth Matravers PC, Affpuddle and Turnerspuddle PC, Swanage Town Hall, Stoborough Settlement, McCarthy & Stone Retirement Lifestyle Ltd, Cawdor Construction Ltd, Amphibian and Reptile Conservation, Scott Estate, Lulworth Estate, Wareham District Development Trust, Morgan Carey Architects, Slepe Farm Ltd, Purbeck Society, Savills.

Objection from Church Knowle PC, Ashvilla Estates (Wareham) Ltd, Grainger PLC, Sibbett Gregory, Chichesters Land Agents, Welfare Dwellings Residential Care, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund) c/o SmG, ZBV (Winfrith) Ltd, Redwood Partnership, CG Fry & Son Ltd, Post Green Farm.

Comments

- It is difficult to comment on whether it is sound, as the Townscape Character Assessment has not been published (Morgan Carey Architects; Ashvilla Estates (Wareham) Ltd; ZBV (Winfrith) Ltd; Redwood Partnership; Bloor Homes; JS Bloor (Newbury) Ltd; Savills; Morgan Carey Architects).
- It is very unrealistic (Slepe Farm Ltd) and optimistic (individual).
- It is clear the council expects 1,325 dwellings to be delivered by windfall sources (55.2% of 2,400 target). It is inconsistent with paras 54, 58 and 59 of PPS3 / not robust (Ashvilla Estates (Wareham) Ltd; Bloor Homes; JS Bloor (Newbury) Ltd; ZBV (Winfrith) Ltd; South West RSL Planning Consortium; Redwood Partnership; CG Fry & Son Ltd; Grainger PLC).
- Figure 'f' (character area development potential) on table 2 seems arbitrary and criterion 'h' (SHLAA identified sites to meet remaining supply) is irrelevant and should not feature because it gives a false impression of a 'stock' of suitable supply. The study needs to reflect further on how comprehensive and intensive the capacity analysis has been and to what extent it has been informed by industry and market intelligence (Bloor Homes; JS Bloor (Newbury) Ltd; Trustees of HW Drax Settlement (A Fund); Trustees of HW Drax (U Fund and AMR Fund) c/o SmG).
- Given the current and foreseeable economic climate, coupled with costs, reliance on windfall is unrealistic (Chichesters Land Agents; Trustees of HW Drax Settlement (A Fund); Trustees of HW Drax (U Fund and AMR Fund) c/o SmG).
- There is no evidence to suggest the existing employment sites that have been included would be deliverable (Bloor Homes; JS Bloor (Newbury) Ltd).
- The local authority have not gone far enough in identifying potential development sites (Welfare Dwellings Residential Care).

Officer summary

- Comments to this policy depend largely upon the interests of the respondent. Generally landowners and developers with development interests are questioning the soundness of the methodology and claiming that it is flawed in terms of compliance with PPS3. The publication of the Townscape Character Assessment should provide the robust supporting evidence required
- It is incorrect that the council expects 1,325 dwellings to be delivered by windfall, as this figure was discounted by 50%.
- The local authority has not gone far enough in identifying potential development sites – a comprehensive study was undertaken and will be updated as and when sites that have been included are subsequently submitted through SHLAA or planning applications.

Actions

- Complete and publish the Townscape Character Assessment for public consultation to provide robust supporting evidence
- Produce a graph showing windfall trends and percentage infill within settlements compared with outside settlements to illustrate robustness and show consistency with PPS3
- Publish 2009 SHLAA in early 2010 with update on character area potential

Para 6.2 - Character Area Development Potential (part 2)

Consultation Responses

6b. Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward? Yes = 17 No = 23

Support from CPRE, Wareham TC, Arne PC, Wareham St Martin PC, Bere Regis PC, East Lulworth PC, Worth Matravers PC, Affpuddle and Turnerspudde PC, Swanage Town Hall, Stoborough Settlement, McCarthy & Stone Retirement Lifestyle Ltd, Cawdor Construction Ltd, Amphibian and Reptile Conservation, Scott Estate, Lulworth Estate, Wareham District Development Trust, Morgan Carey Architects, Slepe Farm Ltd, Purbeck Society, Savills.

Objection from Church Knowle PC, Ashvilla Estates (Wareham) Ltd, Grainger PLC, Sibbett Gregory, Chichesters Land Agents, Welfare Dwellings Residential Care, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund) c/o SmG, ZBV (Winfrith) Ltd, Redwood Partnership, CG Fry & Son Ltd, Post Green Farm.

Comments

- Delivering 25% of the district's housing supply through windfall is a concern and PDC needs to provide more robust evidence in support. 50% is arbitrary and does not take into account future market trends (Bloor Homes; JS Bloor (Newbury) Ltd).
- Given the changing political attitudes to backland and infill development and the dwindling supply of suitable sites and the implications of other policies (such as affordable housing), a discount of 75% is considered appropriate and the level of supply to come from settlement extensions should be 1,040 dwellings (Grainger PLC).
- The percentage must be kept under constant review (Purbeck Society; Affpuddle and Turnerspudde PC; Individual).
- 50% is a cautious figure (CPRE).
- 50% is a suitable reduction (East Lulworth PC; Worth Matravers PC; Wareham St Martin PC; Arne PC; Swanage Town Hall; Savills Planning).
- A lower proportion should be considered (Lulworth Estate; Morgan Carey Architects; Individual (2)).
- A higher proportion should be considered (Cawdor Construction Ltd; Church Knowle PC; WDDT; Dorset County Councillor; Welfare Dwellings Residential Care; Individual).
- Difficult to quantify, however 50% should be an adequate provision figure (Wareham TC)

Officer Summary

Comments to this policy depend largely reflect the interests of the commentator; those with land

available for development claim the discount rate not enough, therefore would like to see more development through settlement extensions. Elsewhere, those who wish to safeguard the countryside find the figures agreeable.

Actions

- Publish the Townscape Character Assessment for public consultation to provide robust supporting evidence
- Produce a graph showing windfall trends, percentage infill within settlements compared with outside settlements, and the number of 1-2 dwellings to illustrate robustness and show consistency with PPS3
- As many comments had differing views as to what the percentage should be, the potential for monitoring likely levels of windfall should be considered
- Explore the possibility of an alternate discount rate
- Update to include 2009 SHLAA
- Publish results for comment

Para 6.4 - Maintaining a 5 Year Land Supply

Consultation Responses

7. Should the Core Strategy include phasing for settlement extensions?

Yes = 26 No = 23

Support from Wareham TC, McCarthy & Stone Retirement Lifestyles Ltd, Morgan Carey Architects, Cllr Quinn (PDC), Worth Matravers Parish Council, Cawdor Construction Ltd, WDDT, East Lulworth Parish Council, East Lulworth Parish Council, The Scott Estate, Redwood Partnership, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund) c/o SMG, Church Knowle Parish Council, Cllr Alex Brenton (DCC Councillor), Post Green Farm, CPRE, Affpuddle and Turnerspudde Parish Council, Slepe Farm Ltd, Ashvilla Estates (Wareham) Ltd.

Objection from P J Atherton (Surveying) Ltd, Lulworth Estate, ZBV (Winfrith) Ltd, Arne Parish Council, Wareham St Martin Parish Council, C G Fry & Son Ltd, Stoborough Settlement, Bloor Homes, JS Bloor (Newbury) Ltd, Imerys Minerals Limited, Grainger PLC, Private Citizen, Welfare Dwellings Residential Care, Bere Regis Parish Council, Chichesters Land.

Comments

- A phasing policy should be introduced that identifies specific, deliverable sites to deliver the RSS target over the plan period (7 respondents).
- The Council needs to be aware of changing population requirements.
- A phased approach would be contrary to the RSS which requires that both brownfield and greenfield sites come forward in tandem and are considered on their own merits (Lulworth Estate).
- Vital that the Council adopts a positive and flexible approach to ensure that future housing needs can be met. Approach of working with developers to update the housing trajectory on an annual basis represents more pragmatic approach that will reflect challenges within housing market (Rolfe Judd Planning).
- Development must be controlled to ensure appropriate housing is built, not large scale expensive units (Arne Parish Council, Wareham St Martin Parish Council)
- Phasing provision would hinder 5 year supply, would not allow sufficient flexibility and would stifle delivery (10 responses).

- Why not indicate green field extensions on the housing trajectory to address land shortfall?

Officer summary

Comments on phasing of the housing land supply are split with many supporting deliverability and others supporting the flexibility of a non-phased approach. There are also mixed views over the phasing of brownfield and greenfield sites. Delivery of brownfield sites is favoured in terms of sustainability but not supported where it would hinder housing land supply delivery and the provision of essential affordable housing.

Actions

Re-consider approach to phasing set out in the emerging Core Strategy but ensure consistency with requirements of emerging RSS.

Policy ELS – Employment Land Supply (part 1)

Provision will be made for a minimum of 11.5 hectares of employment land over the plan period 2006–2026. Economic development will be focused at sub regional employment sites at Winfrith Technology Centre and Holton Heath and the most sustainable locations in accordance with Policy LD: General Location of Development.

Consultation Responses

8a. Do you agree with this policy?

Yes = 32

No = 18

Support from: Arne PC, Wareham TC, Wareham St Martin PC, Bere Regis PC, Worth Matravers PC, E. Lulworth PC, Wareham and District Development Trust, Swanage TC, W. Lulworth PC, Cllr. Quinn (PDC), Affpuddle and Turnerspuddle PC, Cllr. Alex (DCC), ZBV (Winfrith) Ltd, McCarthy and Stone Retirement Lifestyles Ltd, Cawdor Construction Ltd, Amphibian and Reptile Conservation Trust, Wareham and District Development Trust, The Scott Estate, CPRE, Lulworth Estate, Purbeck Society, Stoborough Settlement, C G Fry and Son Ltd, SWRDA

Objection from: Church Knowle PC, Birchmere Ltd, Scott Estate, Chichesters Land Agents, Trustee's of HW Drax Settlement (A Fund), Trustee's of HW Drax Settlement (U Fund and AMR Fund), Romany Works Business Park, J S Bloor (Newbury) Ltd, C G Fry and Son Ltd, International Tree Foundation, Redwood Partnership, Slepe Farm Ltd, Morgan Carey Architects.

Comments

Support:

- ZBV (Winfrith) Ltd, broadly support the policy and agree with the general approach adopted in terms of new economic development being directed towards sub-regional employment sites. ZBV Ltd also support the proposal for 5ha of employment land for local employment growth and a further 15ha for inward investment opportunities (as recommended in the SWRDA Workspace Strategy) and ZBV regard this as a reasonable estimate of the scale of business growth. ZBV suggest that major investment is required in order that the site does not decline. In response, ZBV intend to re-launch the site as the 'Dorset Green Technology Park' (DGTP), with the intention of establishing the site as a nationally prestigious business park 'with a focus upon high-tech business and companies'. It is also their aspiration that the site will achieve a 'regional significance' over the plan period. This is proposed to be achieved by promoting a mixed use approach to development. ZBV suggest that there is potential to develop between 140,000 to 150,000 sq m of prestige business industrial storage accommodation within the WTC site, along with additional business support facilities, such as retail, hotel and leisure and between 400 – 600 residential units. There is also recognition that this would require a significant change in planning policy for the site.

- Cllr. Brenton suggests favouring of the WTC site in order to direct traffic off the A351.
- Support provision being made for a minimum of 11.5ha of employment land over the period to 2026. Need to be aware of pinch-point relating to the demand for office space in the short-term. We welcome underlying ambitions for diversification of the existing economic base. We would welcome the delivery of incubator facilities to help support new and emerging businesses. The Agency also welcomes provision of employment land at sub-regionally significant locations within the district. The mix, choice and depth of identified sites are important assets to South East Dorset and, as identified by GVA Grimley, there may be opportunities for knowledge-based and technology clustering. (South West RDA)

Opposed:

- Birchmere Ltd, have expressed some opposition to the policy, although they support ‘the thrust of the policy which promotes economic development being focussed upon the Holton Heath industrial estate’. However, Birchmere have several concerns which include:
 - We consider the policy is confusing as the 11.5 hectares is not proportioned by TTWA the figures included within the SWRDA Workspace Strategy mainly the grounds that reference to the two TTWAs (Poole and Dorchester and Weymouth) are confusing. ‘We realise the confusion arises from the SWRDA Workspace Strategy which assesses the employment demand on a TTWA basis and then in Appendix D quantifies the breakdown to LPAs’. There is no explanation for how this is worked out for individual areas, or what the breakdown is for LPAs such as Purbeck which lie within two TTWAs.
 - Birchmere also suggest that it is not clear how the figures for projected employment growth in terms of jobs is translated into the employment land requirement of 11.5ha.
 - Paragraph 6.5.2.1: Birchmere suggest that ‘we consider the oversupply of B8 land in Poole has led in the reduction of industrial land proportioned to Purbeck, therefore, further analysis of the SWRDA justification is required.
 - Birchmere suggest that ‘Table 3 is confusing as it appears that the remaining available sites have been allocated in the Preferred Option (Table 6) as individual sites are listed. However, this is at odds with Paragraph 1.2.4 of the supporting text which states that the Core Strategy does not allocate sites’.
 - Birchmere object to the wording in Paragraph 6.5.4.2 (‘to formally allocate the site to allow refurbishment and redevelopment of existing buildings’). Birchmere maintain that; ‘an allocation or planning permission is not required for refurbishment or repairs and this wording should be deleted’.
 - However, Birchmere support the suggestion for master planning work to be undertaken around the Holton Heath Industrial Estate (an area they refer to as Holton Gate), as they consider that this would offer opportunity to provide better linkages between Admiralty Park and Holton Heath which might help to strengthen the regional importance of this area.
- Romany Works consider that ‘In general terms the policy can be supported. However, minor amendments to some of the supporting details are sought. This is to emphasise the potential of the Romany Works Business Park to accommodate additional employment development and will add clarification to the Core Strategy’.
- Table 3, page 39, Romany Works 1.6 ha but refers to no remaining availability. This is incorrect. Although a planning application for further development has not been submitted, potential does exist to accommodate new employment workspace, hence the request for amendment.

- J S Bloor (Newbury) Ltd: 'Bloors considers that new employment created as part of a comprehensive western sector development at Lytchett Minster is an essential component of the future supply of jobs, but the emerging policy document fails to give the strategic direction to deliver this'.

OTHER:

- DCC: The total figure of 35.75ha identified is significantly above the 11.5 ha identified within the Workspace Strategy. This figure raises concerns about the over supply of employment land and housing balance. It is suggested that a clear explanation is given as
- There is a need for further joint work on employment land in SE Dorset to prevent a considerable oversupply and the potential to exacerbate housing balance issues.
- Rather than allocate sites, a more general approach should be applied such as "at least 13ha of employment land to be found in Holton Heath area" (Birchmere Ltd).
- Defence Estates comment that 'provision for expansion and/or intensification of existing military sites needs careful consideration and appropriate policies adopted to respond to the rapidly changing defence environment'.
- Highways Agency comment that 'The Agency would be cautious in the expansion of this out of town development due to its potential impact upon the local and strategic highway networks.

Officer summary

There is some support for the policy from the owners of existing employment land, with ZBV Winfrith supporting the proposals for the WTC. However, other groups, such as Birchmere Ltd, while supporting some aspects, have also expressed some objection. Birchmere suggest that further clarification of the SWRDA breakdown of the employment land allocation between the two TTWAs is required and consider that the SWRDA Workspace Strategy has unduly favoured the Poole area. In addition, the owners of Romany Works support the policy, but have pointed out that there is additional development potential at their site.

The main opposition has come from developers/landowners of additional areas which are not identified for development within the policy. These will be considered on their merits, but will not be included where the locations identified are less sustainable and ranked lower within the hierarchy. A more significant concern is that of the Highways Agency with regard to the possible impact of further development at the WTC on the highway network.

DCC have expressed concern that the amount of potential employment land identified appears to be much higher than the need suggested in the SWRDA Workspace Strategy. DCC suggests that this could result in a significant over-supply of employment land and that there is a need for further joint work with SE Dorset Las in order to ensure the supply of an appropriate amount of employment land for the sub-region.

Actions

- Further clarification of the SWRDA breakdown of the employment land allocation between the two Travel To Work Areas.
- Need to further clarify that Table 3 (p.39) is not the final forward allocation, but instead a statement of the current situation.
- Need to amend Table 3 to read that there is still some available land at Romany Works.

- Need for further joint work with SE Dorset LAs in order to ensure the supply of an appropriate amount of employment land for the sub-region.
- To recommend an impact assessment for the proposed development of the WTC.

Policy ELS – Employment Land Supply (part 2)

Consultation Responses

8b. Should existing employment sites (e.g. Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand, or should we allocate new sites that are nearer existing populations in Swanage and Wareham?

Yes = 21 No = 12

Support from: Wareham TC, Wareham St Martin PC, Bere Regis PC, Worth Matravers PC, Cllr. Quinn (PDC), McCarthy & Stone Ltd, Welfare Dwellings Residential Care, Stoborough Settlement, Cawdor Construction Ltd, Redwood Partnership, Post Green Farm, CPRE, Birchmere Ltd, Romany Works Business Park, Amphibian and Reptile Conservation Trust, Redwood Partnership, SWRDA

Objection from: Affpuddle and Turnerspuddle PC, Arne PC, Church Knowle PC, Cllr. Alex Brenton (DCC), The Scott Estate, Morgan Carey Architects, C. G. Fry and Son Ltd, Slepe Farm Ltd

Comments

- Provision of a new railway station to serve WTC, but no new employment provision at Wareham (Bere Regis PC).
- Need to consider additional employment provision elsewhere eg at Upton (Post Green Farm), at Bovington (Cllr. Alex Brenton), at other KSVs such as Lytchett Matravers (two private respondents and C G Fry & Son Ltd).
- To allow existing employment sites to expand, with provision of new sites only where this will reduce the need to travel (CPRE, Affpuddle and Turnerspuddle PC).
- To allow existing sites to expand only (Wareham St Martin PC, Church Knowle PC, private respondent).
- To focus development upon existing sites, but no additional employment development at Swanage (Swanage Town Council).
- To allow the enlargement of existing employment areas together with some new provision adjacent to new development (Romany Works Business Park, Cawdor Construction).
- To limit growth at WTC and HH, with new sites at Swanage and Wareham (Worth Matravers PC, Amphibian and reptile conservation trust and private respondent).
- To allocate new sites in association with new development only (private respondent, DWT, Morgan Carey Architects).
- Concern at focus upon Admiralty Park as there is a need to take into account the needs of the designated historic environment (in order to obtain Scheduled Monument Consent for any development which might impact upon the setting of the Scheduled Ancient Monument), and also a need to acknowledge the assets surrounding Winfrith (English Heritage).
- Need to take into account the requirements of the Habitats Regulations Assessment which has identified fragmentation of heathland caused by employment allocation to be an issue. This concludes that the Core Strategy should not promote land at WTC or HH until the

necessary studies have been undertaken.

- No additional development at Wareham (Arne PC).
- To develop at Swanage only (Scott Estate).
- To focus growth at WTC only (Lulworth Estate and Slepe Farm Ltd).
- The Highways Agency comments that 'The Agency would be cautious in the expansion of this out of town development due to its potential impact upon the local and strategic highway networks.
- Allow existing sites to continue to expand, but is difficult to expand employment sites in Wareham since there is little further land available (Wareham TC)

Officer summary

There was support for the expansion of existing employment sites from several parish councils and other organisations and individuals. There is some division in opinion as to whether such expansion should be exclusively at existing sites, or partly in association with new residential development. Some respondents suggest the focus of growth at particular sites where they have a wider development interest, for example the WTC. Others suggest the location of all new employment land in association with wider new development. The SW RDA support the proposal for growth at the key towns across the District and the subregionally important sites across the District.

A potentially significant response from English Heritage raises concern with regard to Admiralty Park, where the impact upon the historic environment has been flagged up. The possibility of Scheduled Monument Consent for development being refused on impact grounds could prove to be a major limitation in the development of this site. The Highways Agency concern about the impact of development at WTC on the highway network could also be significant.

Actions

Recommend that promoters of Holton Heath undertake an impact assessment of additional employment development upon both the natural and historic environment of the Holton Heath area (especially Admiralty Park, but potentially also some area of the Holton Heath Industrial Estate and Romany Works.

Chapter 7 – Development Options is considered in separate report

Chapter 8

Policy CO – Countryside (part 1)

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 outbuildings within the curtilage of existing buildings; or
- It is for sensitive small-scale business use, well related to a complex of buildings or the expansion of an existing employment use;
- It is a farm diversification scheme; or
- It is a community facility or service located close to existing settlements and in an accessible location.

Re-use of Rural Buildings

Planning permission for the re-use of rural buildings of permanent and substantial construction in the

countryside will be permitted in accordance with Policy SD: Sustainable Design. In the first instance the primary purpose of the re-use should be for a business use (B1, B2 or B8), in the second instance for 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 in accordance with Policy SD: Sustainable Design, provided that the replacement building is not disproportionately larger than the existing building, is not the result of a temporary permission or series of temporary permissions, and has an established lawful use.

Outbuildings

Planning permission for outbuildings within the curtilage of existing buildings in the countryside will be permitted in accordance with Policy SD: Sustainable Design.

Farm Diversification

Diversification of existing farms will be encouraged provided that:

- Farming is still the primary purpose of the enterprise;
- Diversification will support the current farming 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 a detrimental impact, directly or indirectly, on landscape character or internationally designated heathland.

Consultation Responses

11a. Do you agree with this policy?

Yes = 35

No = 13

Support from CPRE, DWT, RSPB, English Heritage, Amphibian and Reptile Conservation, Defence Estates, Wareham TC, East Lulworth PC, Worth Matravers PC, Cllr Quinn (PDC), Swanage Town Council, Arne PC, Church Knowle PC, Wareham St Martin PC, Bere Regis PC, WDDT, Cllr Alex Brenton (DCC Councillor), PDC, Infinergy Ltd, Romany Works Business Park, Lulworth Estate, The Scott Estate, Purbeck Society, ZBV (Winfrith) Ltd

Objection from Affpuddle and Turnerspuddle PC, Chichesters Land Agents, Imerys Minerals Ltd, Cawdor Construction Ltd, Monkeyworld, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund, Slepe Farm Ltd, Morgan Carey Architects

Comments

- Needs more positive encouragement of businesses in the countryside (Alex Brenton; Chichesters Land Agents)
- Needs more to help the vitality and viability of villages/the rural economy must be allowed to evolve (PDC; Trustees of HW Drax Settlement (A Fund); The Scott Estate)
- 'Disproportionate' needs clarification (Worth Matravers PC)

- There needs to be safeguards to prevent follow-up planning applications for change of use to residential (Cllr Quinn (PDC))
- It is too restrictive (Affpuddle and Turnerspudde PC; Individual)
- A small amount of market housing and extensions to existing dwellings should be catered for (Affpuddle and Turnerspudde PC)
- Development within the countryside can achieve wider policy/regeneration objectives (ZBV (Winfrith) Ltd)
- Equestrian shelters should come under recreation, not agriculture (International Tree Foundation)
- The countryside should be left alone and not dealt with by PDC as many other organisations deal with it already (Arne PC; Wareham St Martin PC; Individual)
- It is unclear whether or not the policy overlaps with Green Belt policy (Alex Brenton)
- 'Should not be harmed' in the last paragraph of 'reuse of rural buildings' sounds too passive (English Heritage)
- Policy needs review to achieve realistic flexibility (Charborough Estate)

Officer Summary

Comments to this policy depend largely upon the interests of the respondent. Some individuals/organisations/landowners would prefer more development in the countryside, whereas others see it as sacrosanct. The Local Planning Authority is statutorily obliged to manage countryside development. It is important to note that encouraging more business growth would be unsustainable and against national and regional policy, as would encouraging market housing (although extensions to existing properties are allowed). Such development is generally located in settlements, unless a countryside location is essential, in which case an application would be judged on its merits. Furthermore, regional policy does not support the growth of villages, but the suitable reuse of buildings is permitted and limited affordable housing in exception sites.

Equestrian shelters are not labelled as agriculture or recreation, they are generally located in countryside locations.

There is concern amongst some that restricting development in smaller villages will have a detrimental effect. In some cases the interpretation of this policy may have been confused. It is important to reiterate that the removal of settlement boundaries in smaller settlements will **only** stop infilling of open market housing that is not affordable to local people. Affordable housing will still be allowed through exception sites and this can be both greenfield sites **and** infilling. Past development in small villages is mostly 1-2 dwellings sold on the open market (often as second homes).

Actions

- Investigate the possibility of clarifying 'disproportionate' and 'should not be harmed'

Policy CO – Countryside (part 2)

Consultation Responses

**11b. Should a sequential approach be followed in the re-use of rural buildings? Yes = 24
No = 8**

Support from CPRE, Amphibian and Reptile Conservation, Wareham St Martin PC, Affpuddle and Turnerspudde PC, Arne PC, Worth Matravers PC, East Lulworth PC, Church Knowle PC, Bere Regis PC, Cllr Alex Brenton (DCC Councillor), Stoborough Settlement, Morgan Carey Architects, WDDT, The Scott Estate

Objection from Chichesters Land Agents, Post Green Farm, Lulworth Estate, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund), Slepe Farm Ltd, Cawdor Construction Ltd

Comments

- Affordable housing should be the first choice over business use, as the 9 month delay may mean total inaction (Alex Brenton)
- Yes, if by 'sequential' you mean replacing buildings (Wareham St Martin PC; Arne PC)
- It is unclear what the sequential approach means (Purbeck Society)
- It is expensive to redevelop old farm buildings, so the LPA needs to understand the need to gain a proper income from any capital investment (Post Green Farm; Lulworth Estate)
- It is too rigid and prescriptive. An application should be judged on its merits on the basis of the character of the area (Lulworth Estate; Trustees of HW Drax Settlement (A Fund); Slepe Farm Ltd)
- Tourist uses should be viewed more favourably than affordable housing because it would benefit the local economy (Lulworth Estate)
- The hierarchical approach prioritises local business re-use, which is commendable, and is a practical and viable approach for all aspects of re-use (Wareham TC)

Officer summary

Again, comments to this policy depend largely upon the interests of the respondent. Some individuals/organisations/landowners would prefer more development in the countryside, whereas others see it as sacrosanct. It appears that some have misinterpreted the meaning of the sequential approach, so it is appropriate that it is made clearer, although it is not possible to prioritise affordable housing over business use or tourist uses over affordable housing, as this is set out in national policy.

Actions

- Consider redefining the sequential test to make it clearer

Policy CO – Countryside (part 3)

Consultation Responses

11c. Should other uses be considered for the re-use of rural buildings? Yes = 30 No = 5

Support from CPRE, East Lulworth PC, Affpuddle and Turnerspuddle PC, Cllr Quinn (PDC), Church Knowle PC, Arne PC, Wareham St Martin PC, Worth Matravers PC, Post Green Farm, WDDT, Chichesters Land Agents, Morgan Carey Architects, Cawdor Construction Ltd, Cllr Alex Brenton (DCC Councillor), Lulworth Estate, Slepe Farm Ltd, Stoborough Settlement, The Scott Estate, Trustees of HW Drax Settlement (A Fund), Purbeck Society

Objection from Amphibian and Reptile Conservation, Bere Regis PC

Comments

- Conversions to residential accommodation should be allowed for local residents (Swanage Town Council). It would provide much needed income for farmers and landowners (Trustees of HW Drax Settlement (A Fund); Trustees of HW Drax (U Fund and AMR Fund); Chichesters Land Agents; Slepe Farm Ltd)
- Reuse for holiday homes or second homes with suitable restrictions on curtilage and design would be preferable to locating exception sites in the countryside away from facilities. This would also help ease the demand for second homes (Morgan Carey Architects)

- Conversions to dwellings should be explored when no other alternative is viable (CPRE; Trustees of HW Drax Settlement (A Fund); Affpuddle and Turnerspuddle PC)
- Be flexible depending on needs (Worth Matravers PC; Morgan Carey Architects; The Scott Estate; Individual; Purbeck Society)
- Anything that leads to people living and working in rural areas should be considered good (Alex Brenton)

Officer Summary

Again, comments to this policy depend largely upon the interests of the respondent, but encouraging large scale development in rural areas would be contrary to the objectives of planning. The sequential test does leave out the reuse of rural buildings for other uses such as residential, so to introduce extra flexibility, it should be considered in exceptional circumstances.

Actions

- Consider allowing conversions to other uses when no other alternative is viable in exceptional circumstances and it is proven that no other use is viable.

Policy CO – Countryside (part 4)

Consultation Responses

11d. Are there any other countryside related issues that should be addressed by the policy?

Yes = 22 No = 10

Support from CPRE, Amphibian and Reptile Conservation, Defence Estates, Arne PC, Wareham St Martin PC, Affpuddle and Turnerspuddle PC, Worth Matravers PC, Stoborough Settlement, Cllr Alex Brenton (DCC Councillor) Morgan Carey Architects, Chichesters Land Agents, Imerys Minerals Ltd, Post Green Farm, Purbeck Society, Slepe Farm Ltd, Trustees of HW Drax Settlement (A Fund), Lulworth Estate, Monkey World

Objection from Bere Regis PC, Church Knowle PC, The Scott Estate, Cawdor Construction Ltd

Comments

- The redevelopment of rural buildings should take into account that it is virtually impossible for small family farms to make a living on farming alone (Post Green Farm)
- Agricultural retail should be encouraged (Slepe Farm Ltd)
- Brownfield land should also be developable (Imerys Minerals Ltd)
- Tourist attractions should be considered by the policy (Monkey World; Worth Matravers PC; Stoborough Settlement; Alex Brenton; Trustees of HW Drax Settlement (A Fund))
- Farms should be allowed to expand to allow the next generation to live with the old (Slepe Farm Ltd)
- The bullet points should be amended to include (Stoborough Settlement):
 - It is an estate farm or diversification scheme
 - It is for a leisure or tourist development in balance with the natural environment
- Increased green infrastructure needed e.g. cycle routes (Amphibian and Reptile Conservation)
- Encouragement of energy generation, which would help address one of PDC's identified challenges (Morgan Carey Architects; Post Green Farm; Lulworth Estate, Individual)
- Noise and light pollution should be considered (CPRE; Affpuddle and Turnerspuddle PC) as well as visual amenity (Individual (2))
- No mention of Purbeck's ball clay reserves (Imerys Minerals Ltd)
- Other equestrian development, such as racing establishments or studs (Individual)
- Transport infrastructure is vital to rural communities (Lulworth Estate)
- Consideration should be given to farming advice recently published by English Heritage

(English Heritage)

- No mention given to MOD sites – they require specialist design criteria and need less rigorous criteria than the outside world (Defence Estates)

Officer Summary

The comments illustrate some areas that are either unclear, or require rewording and the policy warrants review. Some issues were raised, however, that are addressed elsewhere in the Plan and other comments relating to non-essential development in the countryside would be contrary to national policy.

Actions

- Consider including tourist attractions within policy TA and include cross-reference from policy TA
- Consider making allowances for green infrastructure e.g. SANGS, recreation sites, etc.
- Consider policy on Minerals Consultation Zones
- Review English Heritage’s farming advice
- Consider bespoke policy for MOD

Policy GB – Green Belt (part 1)

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

- Redefining the Green Belt boundary to accommodate settlement extensions at Upton, Wareham and Lytchett Matravers;
- Addition of Green Belt at Sandford and Holton Heath; and
- Minor boundary re-alignment to coincide with OS Base map.

All of the above alterations to the Green Belt boundary will be made through detailed boundary amendments in the Site Allocations Plan.

In exceptional circumstances, the development of limited affordable housing will be allowed adjacent to existing settlements within the Green Belt where it meets an identified local housing need in accordance with Policy RE: Rural Exception Sites.

Consultation Responses

12a. Do you agree with this policy? Yes = 31 No = 9

Support from CPRE, Dorset Wildlife Trust, Amphibian and Reptile Conservation, Worth Matravers PC, East Lulworth PC, Affpuddle and Turnerspudde PC, Bere Regis PC, Cllr Quinn (PDC), Swanage Town Council, Church Knowle PC, Cllr Alex Brenton (DCC Councillor), Lulworth Estate, Morgan Carey Architects, CG Fry & Son Ltd, ZCV (Winfrith) Ltd, Cawdor Construction Ltd, South West RSL Planning Consortium, Ashvilla Estates (Wareham) Ltd, The Scott Estate, Purbeck Society.

Objection from Wareham TC, Arne PC, Wareham St Martin PC, Redwood Partnership, Imerys Minerals Ltd, Romany Works Business Park, Post Green Farm, Slepe Farm Ltd, Birchmere Ltd.

Comments

Settlement Extensions

- Once you make exceptions then others try to get included and it makes a nonsense of the Green Belt protection objective (Wareham St Martin PC; Arne PC; Imerys Minerals Ltd)
- This would create an unwelcome precedent (CPRE; Affpuddle and Turnerspudde PC)
- Development at Wool/Winfrith would not require deletion of parts of the Green Belt

(Redwood Partnership)

- Do not agree with any green belt expansion at Upton, Wareham or Lychett Matravers, with possible exception of extension of green belt due to proposed new supermarket/housing in Wareham (Wareham TC)

Sandford/Holton Heath

- It is undesirable to change the boundary at Holton Heath, as this would limit employment development (Romany Works Business Park). It would be contrary to the objective of para 6.5.4.4, which recommends masterplanning of Holton Gate (Birchmere Ltd)
- Some of the 'white land' at Sandford is likely to be needed for a cycle way; there are no exceptional circumstances for deleting the white land; Sandford is a sustainable location for housing development (The Charborough Estate)

Other

- Undesirable and unnecessary – no justification in RSS (Redwood Partnership; individual)
- A comprehensive review needs to be undertaken (Imerys Minerals Ltd)
- Villages need to be able to expand, so the Green Belt is unfair; boundaries are drawn too tightly and are restrictive (Post Green Farm; Slepe Farm Ltd)

Officer Summary

Without a defined Green Belt, there is an understandable amount of ambiguity, however this should be clarified through a Green Belt review in the near future.

Some developers with an interest at Wool/Winfrith believe that development here would prevent using land in the Green Belt, however urban extensions into the Green Belt are permissible under exceptional circumstances and development at Wool/Winfrith would be contrary to RSS policy.

Actions

- Prepare a review of the Green Belt to inform boundary realignment and assess potential sites for sustainable urban extensions

Policy GB – Green Belt (part 2)

Consultation Responses

12b. Do you agree that small scale rural exception sites for the provision of 100% affordable housing should be allowed as exceptional development in the Green Belt?

Yes = 29 No = 12

Support from Church Knowle PC, Bere Regis PC, Worth Matravers PC, Cllr Quinn (PDC), Wareham TC, Wareham and District Development Trust (WDDT), South West RSL Planning Consortium, Morgan Carey Architects, Cawdor Construction Ltd, Chichesters Land Agents, Savills, Cllr Alex Brenton (DCC Councillor), Swanage Town Council, Stoborough Settlement, Slepe Farm Ltd, ZBV (Winfrith) Ltd, Lulworth Estate, Purbeck Society.

Objection from CPRE, Amphibian and Reptile Conservation, Wareham St Martin PC, Arne PC, Affpuddle and Turnerspudde PC, East Lulworth PC, Imerys Minerals Ltd, Post Green Farm, The Scott Estate

Comments

- There should be flexibility in the type of affordable housing provision (ZBV (Winfrith) Ltd)
- 100% affordable housing may be undeliverable (Imerys Minerals Ltd)
- 'Limited' should be removed from the policy wording (South West RSL Planning Consortium)
- Strong objection. If an exception site is made, the Green Belt should be extended elsewhere (CPRE)
- Alterations should be on as small a scale as possible (Swanage TC, Wareham TC)

Officer Summary

The thresholds for affordable housing in the countryside are set by national policy. The purpose of the Green Belt is not to extend it elsewhere when an urban extension has taken place; such extensions will only be in exceptional circumstances and small scale.

Actions

- Investigate possibility of removing 'limited' from the policy wording

Policy AHT – Affordable Housing Tenure

Affordable housing provision tenure will be split as follows:

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

Consultation Responses

13. Do you agree with this policy?

Yes = 21

No = 27

Support from: Amphibian and Reptile Conservation, Wareham TC, Swanage TC, Worth Matravers PC, CPRE, Church Knowle PC, Cllr Alex Brenton (DCC), WDDT, East Lulworth PC, Post Green Farm, Slepe Farm Ltd, Affpuddle and Turnerspuddle PC, West Lulworth PC, Lib Dems: Swanage and IOP

Objection from: Chichesters Land, Bere Regis PC, Wareham St Martin PC, Aren PC, Morgan Carey Architects, Welfare Dwellings Residential Care, Ashvilla Estates, Cllr Quinn (PDC), Imerys Minerals Ltd, Purbeck Society, Grainger PLC, JS Bloor (Newbury) Ltd, ZBV (Winfrith) Ltd, Scott Estate, Bloor Homes, Cawdor Construction

Comments

- Too prescriptive, more flexibility required (Cllr Alex Brenton, Chichesters, Bere Regis PC, Ashvilla Estates, Imerys Minerals Ltd, Bloor Homes)
- Suggest 70% - 30% (Welfare Dwellings Residential Care, Grainger Trust, Sibbett Gregory)
- Suggest 80% - 20% (Wareham St Martin and Arne PC)
- Suggest 67% - 33% (C G Fry & Son Ltd)
- Suggest 75% - 25% (PULM)
- Suggest 60% - 40% (Cawdor Construction)
- Supporting text makes reference to 67:33 ratio with no clear evidence about why there is a 90:10 split (ZBV (Winfrith) Ltd)
- Council should clarify why intermediate housing provided for below market value is not acceptable (SW RSL Planning Consortium)

Officer Summary

- Most responses focus on the split and the apparent contradiction between para 8.4.3 and the

policy itself. Other responses say that any split is too prescriptive.

Actions

- Evidence needs to be spelt out more clearly to demonstrate how the tenure split was reached.

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:

The following proportions of affordable housing provision will be required on:

- brownfield market housing developments of 3 or more dwellings, or a site area of 0.1 or more hectares; and
- greenfield market housing developments of between 3 and 29 dwellings, or a site area of 0.1 to 0.9 hectares.

(i) at least 50% in the Swanage and Coast sub-market areas

(ii) at least 40% elsewhere

The Council will require at least 50% affordable housing provision on all greenfield housing developments of 30 or more dwellings, or a site area of 1 or more hectares.

In all cases the Council will take account of:

- Current identified local need in Purbeck 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 affordable housing provision required in accordance with this policy will be expected to 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. The affordable housing provision required on greenfield sites 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 developer 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.

Consultation responses

14. Do you agree with this policy?

Yes = 29 No = 25

Support from: East Lulworth PC, Wareham TC, WDT, Amphibian and Reptile Conservation, Cllr Quinn (PDC), Church Knowle PC, Bere Regis PC, ZBV (Winfrith) Ltd, Cllr Alex Brenton (DCC), Worth Matravers PC, Chichesters Land, Swanage TC, CPRE, Post Green Farm, Affpuddle and Turnerspudde PC, Wests Lulworth PC, Slepe Farm Ltd, Lib Dems: Swanage and IOP

Objection from: McCarthy & Stone Retirement Lifestyles Ltd, Wareham St martin PC, Arne PC, Morgan Carey Architects, Welfare Dwellings Residential Care, Savills, C G Fry & Son Ltd, Imerys Minerals Ltd, Ashvilla Estates, Grainger PLC, Sibbett Gregory, JS Bloor (Newbury) Ltd, Cawdor Construction Ltd, Lulworth Estate, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR fund), Scott Estate, Bloor Homes

Comments

- Support “open book” approach of viability assessments (ZBV (Winfrith) Ltd)
- PDC has not properly assessed information from Three Dragons (McCarthy & Stone Retirement Lifestyles Ltd)
- Financial models used in viability testing are flawed (Cawdor Construction)
- Percentage is too large (various responses, including Grainger PLC, Ashvilla, Welfare Dwellings Residential Care, Morgan Carey Architects, C G Fry & Son Ltd, Scott Estate, Lulworth Estate, South West RSL Planning Consortium, Cawdor Construction)
- “at least” means that more would be sought and this is unrealistic (McCarthy & Stone Retirement Lifestyles Ltd). It should be “up to 50%”
- Applicant should not pay for independent verification (McCarthy & Stone)
- Application should pay for independent verification (Affpuddle and Turnerspudde PC)
- Should be 50% across entire district (Wareham St Martin PC, Arne PC)
- Suggest 25% RSL tenanted, 5% shared ownership, 20% small open-market as part of 50% provision (Charborough Estate)
- Sliding scale of thresholds required
- No justification for geographical split (Scott Estate)
- Should not need to resort to viability testing (Welfare Dwellings Residential Care)
- Threshold of 3 dwellings on brownfield sites is nonsense (Welfare Dwellings Residential Care)
- Pepper-potting is not supported (various responses, including Cawdor Construction, Welfare Dwellings Residential Care) either because of “social engineering” or not practical for RSL management or because it affects prices of adjoining properties
- Needs to be much higher than 50% (Purbeck Society)
- Requirement for phasing should be removed, and be secured by condition instead (South West RSL Planning Consortium)
- There should be flexibility in the type of affordable provision. ZBV (Winfrith) Ltd.
- There needs to be a review of the likely level of actual delivery of planning permissions not yet built. (Charborough Estate)
- The low affordable housing threshold (3 units/0.1ha) could seriously deter small brownfield infill opportunities, particularly when there is an existing use. (ZBV (Winfrith) Ltd)
- Request that Core Strategy states that developers will not be allowed to pass on other planning contributions when negotiating transfer price for Section 106 affordable housing (SW RSL Planning Consortium)

Officer Summary

- Much opposition, particularly from developers, to proposed thresholds, as well as questioning of viability testing.
- Some respondents have spotted the fact that current infilling in small communities does not deliver affordable housing.

Actions

- Update viability testing to reflect current market conditions and ensure consistency with testing undertaken by other Dorset authorities.
- A better explanation of the implications of a restrictive policy which supports the removal of settlement boundaries to stop infilling of 1 or 2 houses.

Policy RES – Rural Exception Sites

Housing development within or adjoining existing settlements with a population less than 3,000, on sites where housing would otherwise be contrary to the policies for general housing provision in rural areas, may, in exceptional circumstances, be permitted to meet local needs for affordable housing in rural areas, 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;
- The site is not remote from existing buildings and does not comprise scattered, isolated development in the open countryside;
- The site is 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.

Consultation response

15. Do you agree with this policy? Yes = 37 No = 2

Support from: Cllr Alex Breton (DCC), Church Knowle PC, Wareham TC, Swanage TC, South West RSL Planning Consortium, Bere Regis PC, Worth Matravers PC, WDDT, CPRE, Chichester Land Agents, Stoborough Settlement, Cllr Quinn (PDC), Savills, Morgan Carey Architects, East Lulworth PC, Affpuddle and Turnerspuddle PC, West Lulworth PC, Cawdor Construction Ltd, Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund), Wareham St Martin PC, Slepe Farm Ltd, Arne PC, Scott Estate

Objection from: Lulworth Estate

Comments

- It is likely that many rural exception sites will not offer the returns that would induce landowners to sell (Lulworth Estate)
- Need list of settlements where policy will apply (South West RSL Planning Consortium, C G Fry & Son Ltd)
- Ambiguous wording – “small in scale” needs defining (South West RSL Planning Consortium)
- Policy should allow provision of affordable housing by private landlords (Chichester)
- Funding for community property trusts required
- Policy should generate “enabling develop” such as full market value housing (Drax)
- Good design required, appropriate character (PULM)
- Policy should only apply to villages with settlement boundaries
- Where located within the AONB, full account should be taken of the likely environmental impact and every effort made to conserve the natural landscape through the use of high quality design, materials and sustainable construction methods.

Officer summary

Strong support for this policy.

Actions

- Clarify which settlements would not have rural exception sites (as included in the Rural Exception Site Guidance and Checklist)
- Consider separate policy relating to incentives for landowners to bring forward land for rural affordable housing on exception sites based on emerging government guidance.

Policy GT – Site Criteria for Gypsies, Travellers and Travelling Show People

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

The following considerations will be taken into account in the determination of locations 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 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 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.

Consultation Responses

16. Do you agree with this policy?

Yes = 27

No = 6

Support from: Campaign to Protect Rural England (CPRE), Bere Regis PC, Wareham TC, Swanage TC, Worth Matravers PC, Affpuddle and Turnerspudde PC, Wool PC, Church Knowle PC, E. Lulworth PC, Cllr Quinn (PDC), Wareham and District Development Trust (WDDT), Dorset Wildlife Trust (DWT), Amphibian and Reptile Conservation, Slepe Farm Ltd, Purbeck Society, Ashvilla Estates (Wareham) Ltd, ZBV (Winfrith) Ltd and Chichesters Land Agents, Cawdor Construction Ltd, Trustee's of HW Drax Settlement (A Fund), Highways Agency.

Objection from: Arne PC, Wareham and St Martin PC, Morgan Carey Architects,

Comments

- The Highways Agency agrees with the Council's suggestion that a criteria based policy will be required as this will help to ensure that sustainable locations and appropriate site locations are achieved. The Agency also wishes to ensure that there is adequate infrastructure in place prior to the occupation of such sites with regards to pedestrian routes, cycle ways and public transport facilities that offer access to alternative modes of transport to the private vehicle. These routes should link with the facilities associated with urban areas. The Agency believes that the location criteria for sites should include making provision for 'access to health and education facilities, shopping centres, access for refuse collection and access to public transport'.
- CPRE felt that the policy was comprehensive, but expressed some concern at the pitch levels which they suggest seem 'too large' and that given the further work planned by consultants. They also feel that 'it is unwise to be specifying numbers of particular sites at this stage'.
- Several references to the need for 'considerable care' being required when selecting locations for sites and a need to avoid a detrimental impact upon neighbouring residential

areas or countryside.

- Wareham St Martin and Arne PCs suggest the inclusion of 4 additional criteria in the policy:
 - The site would not result in a detrimental impact on the privacy or residential amenity of existing residents.
 - The site should not be in Green Belt areas.
 - The site provides for adequate on site facilities for waste disposal
 - There should be a fair rental scheme paid in advance when booking a plot.
- Morgan Carey objected to the policy on the grounds that 'all groups should be subject to the same rights and obligations - including planning law/regulations'.
- The Purbeck Society commented that they felt 'an undue emphasis was placed on the needs of this group, to the detriment of those local residents whose amenities and quality of life can be adversely affected by the establishment of these sites'.
- DCC have commented that the policy has the potential to duplicate elements of the planned Joint Gypsy and Traveller Development Plan Document (G and T DPD) and that there is a need to avoid confusion, inconsistency or duplication with this document.
- The Friends, Families and Travellers Project (FFTP) support the 'thrust of the policy which aims to make allocations through the Joint G and T DPD'. They comment that while 'we generally agree with the criteria we have concerns at the wording of two of these criteria, which if applied slavishly would mean that that almost any application for a site could be turned down'. These are detailed below:
 - Criterion 4: requires no harm to residential amenity which they suggest means that 'almost anyone could object on the grounds of amenity'. Instead they suggest that a more realistic wording would be to 'add the word unacceptable to read - ; 'would not unacceptably harm residential amenity'.
 - Criterion 5: This also needs to be amended in order that almost any application is not turned down for detrimental impact upon the landscape – a more acceptable form of words might be ' the site would not result in unacceptable harm to the natural environment'.
 - FFTP welcome the opportunity for partnership working to achieve future progress.
- English Heritage recommend the addition of an additional bullet - 'the site would not result in a detrimental impact on the natural, built or historic environment'.
- Agree general policy, however these sites should not be located near residential areas and existing provision is sufficient (Wareham TC)

Officer Summary

The majority of responses in support of the policy felt it to be comprehensive and appropriate. However, there were some 'conditions' which were specified for the support pledged and in particular suggestions that 'considerable care should be taken when selecting sites'. This concern is noted and considerable care will need to be exercised in the choice of sites.

The concern expressed by CPRE that the site numbers appear too large and premature in advance of further work, does not take into account the fact that the pitch levels have already been set by the SW RSS and these levels will form the basis for the future work which is planned to be conducted by consultants.

The objection by Morgan Carey that 'all groups should be subject to the same rights and obligations, including planning law/regulations' does not appear to take into account the requirements of the Housing Act 2004, Circular 01/2006 (Planning for Gypsies and Travellers) and 04/2007 (Planning for Travelling Showpeople).

The specific changes to the existing wording as detailed in the above section by Arne and Wareham St Martin PCs, Friends and Family and Travellers Project and English Heritage will all be considered in a revised version of the text of the policy.

Actions

- Need to ensure that there is clarity between the role and operation of Policy GT and the role of the Joint G and T DPD (in particular that the recommendations of the DPD will supersede

Policy GT within the Core Strategy when adopted).

- To consider the amendments to the wording of the policy as recommended by Highways Agency, Arne and Wareham St Martin PCs, Friends and Family and Travellers Project and English Heritage.

Policy WHN – Wider Housing Needs (part 1)

The provision of supported housing (including sheltered housing and extra care housing for older people), care homes and nursing homes will be encouraged to meet the District's specific wider housing needs provided that provision is focused within the towns of Upton, Swanage and Wareham and/or the Key Service Villages to ensure that residents have access to community facilities, service and public transport provision.

Any proposal for the loss of an existing facility should be in accordance with Policy CF: Community Facilities and Services.

Consultation Results

17a. Do you agree with this policy?

Yes = 42

No = 1

Support from Cllr Alex Brenton (DCC Councillor), Wareham TC, Church Knowle Parish Council, Swanage Town Hall, South West RSL Planning Consortium, Bere Regis Parish Council, Worth Matravers Parish Council, Amphibian and Reptile Conservation, CPRE, Stoborough Settlement, Chichesters Land, Cllr Quinn (PDC), Welfare Dwellings Residential Care, Morgan Carey Architects, Affpuddle and Turners Puddle Parish Council, Arne Parish Council, Slepe Farm Ltd, Wareham St Martin Parish Council, McCarthy & Stone Retirement Lifestyles Ltd, Hall and Woodhouse Ltd, Lulworth Estate, Private Citizen, Cawdor Construction Ltd, WDDT, East Lulworth Parish Council, Post Green Farm, Purbeck Society.

Objection from Grainger Plc.

Comments

- Swanage has seen a steep decline in provision of care home places in recent years and support policy that reverses trend (Swanage Town Hall).
- Recommend that Continuing Care Retirement Communities added to list of supported housing to further encourage housing solutions for the elderly and those in need of care (South West RSL Planning Consortium).
- Recommend that the Council acknowledges and encourages the support that can be provided in individual's homes to assist independent living (South West RSL Planning Consortium).
- This has been a popular area to retire hence the number of over 60s.
- Sensible to provide this accommodation in accessible and sustainable towns and key villages, especially those which benefit from good communications and where more likelihood of desirable support facilities and amenities being available (CPRE, Savills, Hall and Woodhouse Ltd).
- How does this policy relate to existing provision in Care Homes out of towns and key service villages where it is difficult for residents and staff to access community services and facilities (Cllr Quinn (PDC)).
- Owners of former Grammar School site in Swanage would release part of site for extra care housing for elderly people or a care / nursing home. An operator for a Care Home with nursing, comprising 60-70 bed-spaces has been identified (Welfare Dwellings Residential Care).
- There should be an explanation of what Policy CF is as there should be no loss of these facilities (Arne and Wareham St Martin Parish Councils).
- It will be necessary through the Core Strategy and subsequent LDF documents to go further

to ensure delivery of specialised units of older persons accommodation. As an example of good practice, Mole Valley will be specifically allocating sites for older persons accommodation thus ensuring delivery and that an identified need is met. Strongly encourage this approach in future LDF documents with reference made in Core Strategy supporting text (McCarthy & Stone Retirement Lifestyles Ltd).

- There is a benefit in freeing up [under-occupied] properties in the housing market to better meet housing need and assist with affordability. Given that the delivery of older persons housing is close behind affordable housing needs, it is suggested that some consideration is given to reducing the level of affordable housing sought from specialised older persons and special needs accommodation to assist the delivery of specialised housing units (McCarthy & Stone Retirement Lifestyles Ltd).
- Should also consider (1) Use of more mobile homes, (2) local authority purchase of flats and small houses, (3) incentivise private purchase of flats and small houses, (4) employers assisting provision of key worker housing, (5) incentivise more co-occupancy, (6) more development of sheltered accommodation for local mature residents, (7) a young persons hostel (PULM).
- Policy does not give an indication of the scale of provision required or any criteria in relation to the need for such provision. The broad strategy to tackle the key objective of planning for the needs of an ageing population is not clear. A key strand should refer to independent living. Lifetime Home requirements may be an approach to consider. Adult Services advise that care for the elderly is moving more towards care being provided in service user's homes. Should seek to create an environment and culture that increases awareness that there are other care options such as domicillary care delivered in people's own homes, extra care housing and sheltered housing. Should consider an evidenced policy approach which discourages the provision of new private 'mainstream' care homes but supports the provision of specialist residential and residential with nursing care homes for people with dementia. Policy should include a proviso that where such a development takes place a percentage of beds should be offered to the County Council for the provision of affordable bedspaces (Dorset County Council)

Officer summary

There is general support for the policy as a whole although a number of suggestions are made to ensure that the policy is based on robust evidence of need, is deliverable, and also considers wider forms of provision particularly in terms of care for the elderly or specialist care.

Actions

- Ensure policy is deliverable based on sound evidence of need and ensuring all relevant forms of accommodation and support are addressed.
- Review Mole Valley approach

Policy WHN – Wider Housing Needs (part 2)

Consultation Responses

**17b. Are you aware of any specific housing needs that should be addressed? Yes = 24
No = 19**

Support from Lulworth Estate, Post Green Farm, Chichesters Land, Cllr Alex Brenton (DCC Councillor), Purbeck Society, Cllr Quinn (PDC), Church Knowle Parish Council, Arne Parish Council, International Tree Foundation, Dorset Wildlife Trust.

Objection from CPRE, Stoborough Settlement, Wareham St Martin Parish Council, Private Citizen, Bere Regis Parish Council, ZBV (Winfrith) Ltd, Grainger Plc, Affpuddle and Turnerspuddle Parish Council, Slepe Farm Ltd, East Lulworth Parish Council, Cawdor Construction Limited, Amphibian

and Reptile Conservation.

Comments

- To address rural housing and the provision of estate housing for the community and employees, Lulworth Estate suggests a hybrid rental scheme. This would increase stock for employee housing and local / village community need housing. A proportion of market rental units will also need to be constructed to ensure long term viability. The Core Strategy should support such a scheme.
- Planning policy should enable people to look after their elderly relatives and not be restrictive.
- Single rural men who do not qualify for most affordable rented housing, housing for retiring people from tied cottages who wish to stay in the countryside, affordable housing for young local families with local employment, housing for younger disabled people, young who want to stay in the area, the needs of injured service personnel, key workers relevant to Purbeck, addition of annexes for family cohesion, discounted and low cost housing, local only housing.

Officer summary

There are a number of other wider housing needs that should be considered which related to housing for 'local' people, either through family connection, current or most recent employment in the District.

Actions

Consider wider housing needs and potential for support through policy or supporting text. Allow flexibility within policy for 'other housing needs' which are not specifically identified to be considered.

Policy BIO – Biodiversity and 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;
- 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);
- Allowing development proposals that incorporate biodiversity elements in accordance with the Design SPD; and
- Maintaining regionally important geological and geomorphological sites (RIGS) for their scientific and educational value.

Consultation Responses

18. Do you agree with this policy? Yes = 37 No = 11

Support from: WDDT, Amphibian and Reptile Conservation, Wareham TC, Cllr Alex Brenton (DCC), Morgan Carey Architects, Cawdor Construction Ltd, Bere Reigs PC, Wool PC, East Lulworth PC, Worth Matravers PC, CPRE, Dorset Wildlife Trust, Cllr Quinn (DCC), Swanage TC, Purbeck Society, Arne PC, Wareham St Martin PC, West Lulworth PC, Lulworth Estate, Church Knowle PC, ZBV (Winfrith) Ltd, Affpuddle and Turnerspuddle PC, Post Green Farm, Defence Estates

Objection from: Hall and Woodhouse Ltd, International Tree Foundation, C G Fry & Son Ltd,

Imerys Minerals Ltd, JS Bloor (Newbury) Ltd, Slepe Farm Ltd, Bloor Homes, Stoborough Settlement, Birchmere Ltd

Comments

- Some comments about quality of maps and what is included and excluded
- Better links with GI required
- Lack of reference to water environment (Environment Agency)
- Should include reference to mitigation (Stoborough Settlement)
- Questioning why heathland should be included when it has pine trees on it (Birchmere Ltd)
- Too many constraints on human species – nature is adaptable
- Reference to SSSI required in respect of water quality in Purbeck's rivers (NE)
- Reference to SSSI required in respect of coastal erosion (NE)
- Wild Purbeck ellipse should be extended to include floodplain grazing marsh around Wool

Officer Summary

- Some useful comments regarding the quality of maps and reference to water environment

Actions

- Larger and clearer map required, with amendments as set out in comments
- Include reference to water environment and Water Framework Directive as per EA's comments
- Refer to specific pressures on SSSIs such as water quality and coastal erosion

Policy DH – Dorset Heaths International Designation

Development will not be permitted where it would be likely to lead to an adverse effect upon the integrity, directly or indirectly, of the Dorset Heaths International designations.

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

- (i) Residential (C3) development that would involve a net increase in dwellings;
- (ii) Tourist accommodation including hotels, guest houses, boarding houses and bed and breakfast accommodation which require planning permission (C1 uses) and self-catering tourist accommodation
- (iii) Sites providing accommodation for Gypsy and Traveller and Travelling Show People (permanent and transit)
- (iv) 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, residential development will be expected to take all necessary steps on site to avoid or mitigate any adverse effects upon the site's integrity or, where this cannot be achieved within the residential development, 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.

The Council will jointly prepare 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.

Consultation Responses

19. Do you agree with this policy?**Yes = 31****No = 15**

Support from Dorset Wildlife Trust (DWT), RSPB, CPRE, Wareham TC, Bere Regis PC, Swanage TC, Worth Matravers PC, Affpuddle and Turnerspudde PC, Wool PC, Church Knowle PC, E. Lulworth PC, WDDT, Amphibian and Reptile Conservation, Slepe Farm Ltd, Purbeck Society, Ashvilla Estates (Wareham) Ltd, ZBV (Winfrith) Ltd and Chichesters Land Agents

Objection from Arne PC, Wareham and St Martin PC, International Tree Foundation, Lulworth Estate, Cawdor Construction Ltd, JS Bloor (Newbury) Ltd, Imerys Minerals Ltd, Savills, Trustee's of HW Drax Settlement (A Fund), Trustee's of HW Drax Settlement (U Fund and AMR Fund), Welfare Dwellings Residential Care and The Scott Estate

Comments**400m buffer :**

- Welcomes policy and supports defining types of development not permitted in 400m. Note tourist accommodation includes camp sites and caravan parks. Some types of C2 uses such as retirement homes would also not be acceptable. (Natural England)
- Blunt tool and would be better if used physical barriers between development and the heaths, allowing redevelopment of surplus school sites and deliver needed housing. (Post Green Farm)
- Flexibility needed for exceptional circumstances when alternative measures such as physical barriers could be used (Chichester Land Agents)
- Horses are needed for management of cattle grazing heaths (Slepe Farm Ltd)
- 400m buffer should include restrictions on industrial development (Individual) and agricultural buildings (CPRE & Affpuddle and Turnerspudde PC)
- Reuse of historic farm buildings is essential to secure their future (English Heritage)
- In some cases encroachment into 400m buffer is preferable to loss of Green Belt (Purbeck Society)
- Flexibility is needed to provide affordable housing - e.g. where future residents already live with their parents so no increase in residential population, tenure condition to restrict cats, etc. (Arne and Wareham St Martin PCs)
- People can live on heathlands as always have done if non-polluting (DCC Councillor)
- Boundary needs review to ensure delivery of 2400 dwellings— other factors such as footpaths stop SANGS taking pressure off heaths (Imerys)
- Supports the Joint DPD. However, policy does not recognise current land uses – the military garrisons do not experience high levels of public access, dog walking arson etc. as residential development and MOD needs to safeguard housing land in case military personnel return from overseas during the Plan period. (Defence Estates)

400m - 5km zone :

- Contributions towards mitigation measures will also be expected from exceptions within 400m buffer such as C2 uses. (Natural England)
- Mention SAC status as well as SPA status in para 8.9.6.1
- More flexibility needed as policy is 'One size fits all' with no understanding of the changing characteristics and problems of any particular heath (many rural heaths have little or no human impact). There is an incorrect presumption that problems on urban heaths are also a problem for rural heaths (Lulworth Estate and Savills)
- Seems extreme to north of A35 where there is plenty of open space
- Should be reduced to 2km as no rationale behind it.
- Beyond 400m it is unlikely that steps could be taken on site to mitigate the impacts and a financial contribution is preferable. (Welfare Dwellings Residential Care)
- SANGS as part of Lytchett Minster development would take pressure off heathland (Post Green Farm, JS Bloor Newbury Ltd and Chichester Land Agents)
- Add to policy that mitigation should pertain to directly and effectively to site in question
- Masterplan for WTC will include comprehensive strategy to ensure development respects heaths (ZBV Winfrith Ltd)

Other comments:

- Para 8.9.6.1 should also refer to SACs and Ramsar sites (RSPB and DWT)
- Para 8.9.6.2 should explain that contributions towards mitigation measures will particularly apply to small scale developments where on site mitigation is not feasible (DWT)
- Potential for large scale habitat restoration including minerals sites (around 800 hectares) and removal of conifer woodland. (RSPB)
- Support the IPF, the commitment to the Joint Heathlands DPD and recognition of need for monitoring of mitigation projects (RSPB)
- Strategy needed to recognise implications of development pressures through water abstraction and wastewater discharges on SPA freshwater and coastal wetlands of Poole (DWT and RSPB). Solutions may need developer contributions or larger on site treatment to reduce nutrient discharges (DWT)
- Too much emphasis on protecting heathland, good quality agricultural land is also important to feed an increasing population
- Duplication of policy has potential for confusion or inconsistency with emerging Heathlands DPD policy (DCC)
- Policy will in effect be a moratorium on development to the detriment of sustainability and vitality of existing settlements. A sliding scale would be better than a two zone approach. (Trustees of HW Drax Settlement – A, U and AMR funds)
- Policy is now unduly biased towards Natural England's interests (Morgan Carey Architects)
- Access and Parking management measures should be subject to separate public consultation as residents will be upset at losing access they have respected for years. (Plan for Upton and Lytchett Minster Steering Group)

Officer Response

The policy has been supported the majority of respondents including local ecological and environmental groups. Some concern has been raised about flexibility of the 400m and 5km zones, but these are best dealt with through the Heathlands DPD. It must be made clear that the Core Strategy policy is temporary until replaced by the Heathlands DPD to avoid conflicting policies. There are also some references to the promotion of housing sites and provision of SANGS, which will be picked up through mitigation work.

Actions

- Assess implications of nutrient discharge into Poole Harbour SPA through HRA
- Amend policy to make it clear that policy will be superseded by Joint Heathlands DPD
- Explore potential for flexibility in application of policy and clarify the exceptions (e.g. C2 uses) with Natural England through Joint Heathland DPD.
- Amend policy to include contributions for mitigation measures from exceptions permitted within 400m zone
- Amend para 8.9.6.1 to refer to SACs and Ramsar sites
- Amend para 8.9.6.2 to explain that contributions towards mitigation measures will particularly apply to small scale developments where on site mitigation is not feasible

Policy RP – Retail Provision

New Retail Provision

A hierarchy of Centres will be taken into account when considering proposals for new retail development:

- Town Centres: Wareham and Swanage
- District Centres: Upton
- Local Centres: Corfe Castle and Wool
- Local Shops: All other Purbeck villages

Any proposal for new retail provision should be commensurate with the position of the relevant centre within

the hierarchy and also be in accordance with Policy RFS: Retail Floor Space Supply.

Within the Primary Shopping Areas in Swanage and Wareham changes between Class A of the Use Classes Order will be permitted, provided that this would not harm the vitality, viability and functionality of the town centre as a whole. Primary shopping areas will be reviewed through the Site Allocations DPD. In the interim, the boundaries used in the Local Plan will be carried forward.

Swanage - The enhancement of the area around the railway station will be encouraged and the re-development of the Pierhead cafe has been identified to be of key importance.

Upton - The enhancement of the centre will be encouraged and the re-development of the Greenridge pub site has been identified to be of key importance.

Wareham – The enhancement of the area around the railway station will be encouraged with potential to create a new central focus to North Wareham

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.

Consultation Responses

20. Do you agree with this policy?

Yes = 29

No = 10

Support from: Bere Regis PC, Wareham TC, E. Lulworth PC, Worth Matravers PC, Swanage TC, W. Lulworth PC, Wareham and St Martin PC, Arne PC, Chichesters Land Agents, Wareham and District Development Trust (WDDT), Cawdor Construction Ltd, CPRE, Amphibian and Reptile Conservation, Purbeck Society, Lulworth Estate, Slepe Farm Ltd, The Scott Estate, Ashvilla Estates (Wareham) Ltd, Highways Agency and Defence Estates.

Objection from: Affpuddle and Turnerspuddle PC, Church Knowle PC, Cllr. B. Quinn (PD Cllr), Cllr. A. Brenton (DCC), Hall and Woodhouse Ltd, C G Fry and Son Ltd, Trustee's of HW Drax Settlement (A Fund), Trustee's of HW Drax Settlement (U Fund and AMR Fund),

Comments

- Dorset County Council has suggested that the retail hierarchy is inconsistent with the settlement strategy in Policy LD (General Location of Development). In particular, that the 'local shops' type does not give any preference to Development Policy C settlements. This would appear inconsistent that such settlements are not situated higher within the retail hierarchy than other settlements which are not classified as Development Policy C settlements.
- C G Fry and Son suggest that all key service villages should all be included within the retail hierarchy as 'local centres' on account of their position within the settlement hierarchy , for example Lytchett Matravers.
- Some confusion expressed about the role of Upton as a 'District centre' in retail terms, but not clearly within the vision for the area (private respondent).
- Wareham TC and CPRE would welcome the enhancement of area around Wareham Rail Station in terms of some form of retail provision
- Cllr Quinn (PDC) does not favour development around the station in Wareham and instead favours the safeguarding of retail within the town centres.
- W Lulworth PC expressed support for protection of existing retail outlets
- Lulworth Estate and ZBV Winfrith support further enhancement of some key service villages,

for example at Wool

- There is also some support for the policy but qualified, for example on condition that it did not include any additional supermarkets (Arne and Wareham St Martin PCs).
- There is some concern that the policy should not prejudice the provision of retail floorspace outside of defined centres, particularly to serve new development and where it will result in the achievement of wider sustainability objectives (Ashvilla Estates).
- There has been some objection to the inclusion of certain specified sites, for example the Greenridge (Hall and Woodhouse).
- Cllr. Brenton (DCC) has suggested that it would be better to put retail in the key service villages to link with the tourist facilities.
-

Officer Summary:

There is general support for this policy, but concern raised about the retail hierarchy and inclusion of specific sites needs further consideration

Actions:

1. To review the retail hierarchy in order to reassess if the recommendations of the Retail Study are appropriate and in particular to:
 - a. Consider whether all key service villages should all be included within the retail hierarchy as local centres on account of their position within the settlement hierarchy (for example, Lytchett Matravers).
 - b. Consider whether there should be any distinction given to the overall hierarchy of 'local' shops, for example, to assess the relative importance of rural and urban provision (are rural shops more significant than local outlets in urban areas because the rural examples may have a larger geographic catchment?).
2. To reconsider how site specific the retail policy should be with regard to the location of future development and whether reference should be made to specific sites (for example the Greenridge site should be included). If deleted, reference to other areas may also need to be removed to ensure consistency.

Policy CF – Community Facilities and Services

New Facilities and Services

The Site Allocations Plan will consider the requirements for new sites and/or the extension or relocation of:

- Schools needed to implement the new education system in the Purbeck Pyramid;
- Healthcare facilities at Wareham, Swanage, Sandford and Bere Regis;
- Community facilities identified through Town and Parish Plans.

Where appropriate, the implementation of these facilities will be linked to new development.

Planning permission for new community facilities in the countryside will be granted provided that:

- The use cannot reasonably be met within the settlement; and
- The facility meets an identified local need; and
- It is located close to existing settlements and in an accessible location; and
- It conforms with Policy CO: Countryside.

Safeguarding Existing Facilities and Services

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

- The premises or location are unsuitable;
- Replacement facilities are proposed that are readily accessible to the catchment population or alternative facilities are available locally;
- 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.

Consultation Results

21. Do you agree with this policy?

Yes = 35

No = 8

Support from: Arne PC, Wareham TC, Wareham St Martin PC, Bere Regis PC, Chichesters Lane, Morgan Carey Architects, Cawdor Construction, Church Knowle PC, Cllr Alex Brenton (DCC), WDDT, Scott Estate, Slepe Farm Ltd, CPRE, Swanage TC, Purbeck Society, Lulworth Estate, Affpuddle and Turnerspuddle PC, Cllr Quinn (PDC), Trustees of HW Drax Settlement (A Fund), Trustees of HW Drax (U fund and AMR fund), Worth Matravers PC, ZBV (Winfrith) Ltd, Defence Estates

Objection from: Amphibian and Reptile Conservation, Hall and Woodhouse Ltd, Sibbett Gregory, E. Lulworth PC

Comments

- Support for and concern expressed about healthcare facilities, school provision, day centres (numerous responses)
- Facilities promoted Parish Plans are a “wish list” and may not be justified or feasible (Hall and Woodhouse)
- 6-month marketing is too onerous (Hall and Woodhouse)
- Costs too onerous for developers (Sibbett Gregory)
- Too many facilities included in one policy
- Opportunity to take contributions for new school facilities (DCC)
- Term “community facilities” is “far too all-embracing” and leads to confusion

Officer Summary

- General support for this policy. Responses tended to focus on specific issues in specific locations such as schools and healthcare facilities.

Actions

- Check wording of “and” and “or”
- Viability of costs to be examined through implementation plan

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 Purbeck

Recreation 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.

New facilities will be set out in the Site Allocations DPD.

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.

Consultation Responses

22. Do you agree with this policy?

Yes = 35

No = 15

Support from: Wareham TC, Wareham St Martin PC, Purbeck Society, Bere Regis PC, Morgan Carey Architects, Stoborough Settlement, Worth Matravers PC, Church Knowle PC, Cllr Alex Brenton (DCC), Amphibian and Reptile Conservation, WDDT, Scott Estate, Slepe Farm Ltd, Post Green Farm, Dorset Wildlife Trust, Wool PC, Lulworth Estate, CPRE, Swanage TC, Chichesters Land Agents, Arne PC, Cllr Quinn (DCC), RSPB, Defence Estates

Objection from: Cawdor Construction Ltd, Bloor Homes, JS Bloor (Newbury) Ltd, Affpuddle and Turnerspudde PC, East Lulworth PC, Welfare Dwellings Residential Care, Hall and Woodhouse Ltd, C G Fry and Son Ltd, Defence Estates

Comments

- Support for protection of open spaces and suggestions for improved linkage between this policy and policies BIO and CH (Chichester Land Agents, Bloor Homes)
- Concerns about additional costs on developers or another tax (Various, including South West RSL Planning Consortium, Welfare Dwellings Residential Care, Hall and Woodhouse Ltd)
- More details on how the GI would be implemented is required – policy currently too vague (numerous responses)
- Joint DPD or SPD should set out the evidence base (DCC)
- 3rd para needs to be rephrased to state that SED GIS will set out the overarching framework, principles and standards (DCC)
- Key elements of GI strategy should be on map (DCC)
- Recreation SPD should be broadened to include access to cultural infrastructure and activity, using Living Places Toolkit (DCC)
- International Tree Foundation (HLH Policy comments) – GI needs support through provision of education and information.

Officer Summary

- Since the policy was written, more details have been drawn up in conjunction with the GI group which will provide an overarching framework. The comments above would not be able to take this framework into account. Many comments have been received by DCC who are taking the lead on this with the joint SPD or DPD.

Actions

- As the SED GI Strategy will set out the evidence base, the policy should be updated to reflect

how this is being achieved.

- Include GI on Proposals Map
- GI strategy for rest of Purbeck will be produced to complement SED Strategy.
- Consider Living Places Toolkit for Recreation SPD

Policy FR – Flood Risk

Priority will be given to development in areas not considered to be at risk of flooding or coastal erosion or at risk of creating flooding problems elsewhere. The impact of flooding will be managed by locating development in accordance with Purbeck’s Strategic Flood Risk Assessment (SFRA).

In addition to the requirements set out in PPS25, (requiring all new development over 1 hectare to submit a Flood Risk Assessment), a Flood Risk Assessment will be required for all 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 3.55m Above Ordnance Datum (AOD)

or

- are located in areas below 6m AOD and are within 50 metres of the coast (defined as back edge of beach or coast protection line)

All FRAs should include a topographic survey with levels reduced to ordnance datum.

Finished Floor Levels must be set at an agreed level above ordnance datum which should include 600mm freeboard.

New development within Flood Zones 2 and 3 must undertake a sequential test, in accordance with PPS25. However, this test is unlikely to be passed as Purbeck has sufficient space to accommodate development outside areas of flood risk.

Consultation Responses

23. Do you agree with this policy? Yes = 39 No = 5

Support from: Wareham TC, Purbeck Society, Post Green Farm, Bere Regis PC, Chichesters Land, Stoborough Settlement, Worth Matravers PC, Cawdor Construction, Church Knowle PC, Cllr Alex Brenton (DCC), Amphibian and Reptile conservation, WDDT, East Lulworth PC, Scott Estate, Lulworth Estate, Slepe Farm Ltd, Cllr Quinn (PDC), Affpuddle and Turnerspuddle PC, Arne PC, Wareham St Martin PC, CPRE.

Objections from Hall and Woodhouse Ltd, C G Fry & Son Ltd, Bloor Homes, JS Bloor (Newbury) Ltd, ZBV (Winfrith) Ltd.

Comments

- Some comments query whether the policy is consistent with PPS25 (ZBV (Winfrith) Ltd) or whether it materially adds to it (Hall and Woodhouse Ltd, C G Fry & Son Ltd)
- “Blight” if areas within flood risk are not allowed to be developed (ZBV (Winfrith) Ltd).
- Lack of reference to SUDs (Environment Agency)
- Both support for (Environment Agency, GOSW) and objections to (ZBV (Winfrith) Ltd, Bloor Homes, JS Bloor (Newbury) Ltd) final paragraph

Officer Summary

Some comments by the Environment Agency are included in actions below.

Actions

- Change last paragraph to explain that sequential approach will be undertaken and normally this will only be allowed in Flood Zone 1. Put this section at the beginning of the policy.
- Highlight the fact that sequential assessment has already been undertaken by PDC and is reflected in the proposed housing distribution.
- Refer to Exception test
- Include separate policy on or more specific reference to Surface Water Drainage

Policy GP – Groundwater Protection

Development within Groundwater Source Protection Areas, as defined on the Proposals Map, will be permitted if there is no risk to the quality or quantity of groundwater.

Consultation Responses

24. Do you agree with this policy?

Yes = 37

No = 6

Support from: Wareham TC, Arne PC, Wareham St Martin PC, Prubeck Society, Post Green Farm, Bere Regis PC, Chichesters Land, Swanage TC, Morgan Carey Architects, Cllr Quinn (PDC), Stoborough Settlement, Worth Matravers PC, Cawdor Construction Ltd, Church Knowle PC, Cllr Alex Brenton (DCC), Amphibian and Reptile Conservation, WDDT, East Lulworth PC, Scott Estate, Lulworth Estate, Slepe Farm Ltd, CPRE

Objections from Hall and Woodhouse Ltd, C G Fry & Son Ltd, Bloor Homes, JS Bloor (Newbury) Ltd, Affpuddle and Turnerspuddle PC

Comments

- Duplication of national or regional guidance (Hall and Woodhouse Ltd, C G Fry & Son Ltd)
- A number of suggestions on minor word changes (eg Affpuddle and Turnerspuddle PC)

Officer Summary

- Some comments by the Environment Agency are included in actions below.

Actions

- Alter wording in accordance with Environment Agency's suggestion as follows: "Development will be permitted if there is no risk to the quality or quantity of groundwater. Within Groundwater Source Protection Areas, as defined on the Proposals Map, additional safeguards may be required"
- Add "in consultation with the Environment Agency" to the above amendment.

Policy CE – Coastal Erosion in Swanage

Development of additional buildings, outbuildings, and extensions to buildings will not be permitted within a 400 metre buffer around the cliff tops at Durlston as shown on Map 22.

Consultation Responses

25. Do you agree with this policy?**Yes = 33****No = 3**

Support from: Wareham TC, Arne PC, Wareham St Martin PC, Post Green Farm, Chichesters Land, Worth Matravers PC, Church Knowle PC, Cllr Alex Brenton (DCC), Amphibian and Reptile Conservation, WDDT, East Lulworth PC, Scott Estate, Slepe Farm Ltd, CPRE, Cllr Quinn (PDC), Affpuddle and Turnerspudde PC, Purbeck Society.

Objections from Cawdor Construction, Morgan Carey Architects

Comments

- Support principle of limiting development in such areas but needs to be based on predicted rates of erosion as defined in the SMP (Natural England).
- Additional factors such as designations need to be taken into account (Natural England).
- Policy should include shoreline north of Swanage (part of Purbeck Ridge East SSSI and Studland) (Natural England).
- Principle acceptable, but needs refining (Swanage TC)

Officer Summary

- Not many comments on this policy, but this may be because it is not widely understood. Justification for policy needs setting out, as 400m buffer was put forward by Councillors but needs expert backing and more detailed modelling to avoid legal challenge. Justification for policy not sufficiently robust in current form

Actions

- Need to get views of Environment Agency
- Exact line needs justification in order to be defended at enquiry, using data from Shoreline Management Plan and including shoreline north of Swanage

Policy SD – Sustainable Design

The Council will give the achievement of design quality a high priority in its decision making and other activities.

Proposals for development, landscaping, advertisements and other applicable works should be consistent with guidelines set out in the Design Supplementary Planning Document and where relevant Dorset County Council's Residential Car Parking Strategy. These should also take into account the findings of Conservation Area Appraisals, Townscape Character Appraisals, Dorset Historic Towns Survey, and the Dorset Landscape Character Assessment.

In addition to showing conformity with the above the Council will be supportive of proposals for development which:

- demonstrate a positive approach to the functional, spatial and aesthetic compatibility and integration of new development with its context. Special emphasis is placed upon reflecting the diverse but localised traditions of building material usage found across the District, and the innovative use of the same where opportunities are presented;
- demonstrate a positive approach to delivery of sustainable development objectives through site layout and building design which should be as comprehensive as conformity with other policies and criteria allows;
- 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 careful landscaping and through in-built features which provide appropriately configured and located nesting and roosting opportunities for bats and birds.
- in addition to the above criteria 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.

Consultation Responses

26. Do you agree with this policy? Yes = 42 No = 3

Support from: Wareham TC, Purbeck Society, Bere Regis PC, Chichester's, Swanage TC, Cllr Quinn (PDC), Stoborough Settlement, Cawdor Construction Ltd, Church Knowle PC, WDDT, E.Lulworth PC, Slepe Farm Ltd, CPRE, Affpuddle and Turnerspudde PC, Morgan Carey, DWT, Amphibian and Reptile Conservation, Arne PC, Wareham & St.Martin PC, Lulworth Estate, Ashvilla (Wareham) Estates, Scott Estate, Post Green Farm, ZBV (Winfrith) Ltd, W.Lulworth PC, RSPB.

Though not ticked English Heritage and PULM support this policy.

Objection from: Bloor Homes, JS Bloor(Newbury), International Tree Foundation.

Comments

Content

- Reference to neighbour amenity should be deleted from the policy as is general 'good' practice (Morgan Carey) – though some respondents highlight this as especially welcome (PULM and W.Lulworth PC).
- Support for biodiversity should be deleted from the policy as too onerous (New Earth Energy Ltd) – though some respondents highlight this as especially welcome (DWT, Amphibian and Reptile Conservation, RSPB).
- Reference to Building for Life standards is questionable (Bloor Homes, JS Bloor (Newbury), CGFry & Son) – perhaps place in supporting text. Two respondents welcome its presence (English Heritage, SWRDA).

Language

- Strengthen the language in para 2 – “..Council will require proposals for development to..” (CPRE, Affpuddle & Turnerspudde PC, English Heritage).
- Need to define 'sustainable design' and use straightforward English
- Concern that 'aesthetic compatibility' may discourage contemporary design
- Clarify meaning of 'other applicable works' (English Heritage).

Scope

- Should require more exacting standards in regard to sustainable construction (e.g. waste disposal, energy and water conservation) (International Tree Foundation and Environment Agency) and BREEAM (District Councillor) – though another respondent views it necessary that this should not happen (Lulworth Estate).
- Include connectivity between gardens and green areas within biodiversity bullet (Amphibian and Reptile Conservation).
- Mention Dorset Historic Landscape Characterisation in para 2 (English Heritage).
- Perhaps mention Manual for Streets in policy (English Heritage).

Design SPD

- Need to ensure that this progresses in parallel with the Core Strategy so that proper support is given to the policy (CG Fry & Son).
- SPD presents clear opportunities to facilitate growth, where it might otherwise be unacceptable, through development that, alongside social needs, respects landscape, visual amenity and wider environmental limits (SWRDA).

Officer Summary

Significant support for this policy but some minor queries raised over aspects of content and general ambition. Concern that Design SPD should be progressed.

Actions

- Consider whether use of more strongly worded and straightforward language might better deliver policy objectives.
- Consider addition of text in policy contextualising landscaping for biodiversity in terms of creating and maintaining broader site linkages.
- Check Dorset Historic Landscape Characterisation – consider inclusion.

Policy REN – Renewable Energy

The Council encourages the sustainable use and generation of energy and will encourage renewable energy where it is in keeping with the District's landscape and cultural heritage and would not adversely affect the area's biodiversity.

At least 10% of the energy to be used in new development of more than 10 dwellings or 1,000m² of non-residential floor space should come 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.

Proposals for renewable energy apparatus will be permitted provided that:

- The technology is suitable for the location and would not cause adverse harm 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 harm to residential amenity by virtue of noise, vibration, overshadowing, flicker (associated with turbines), or other harmful emissions;
- Any large-scale proposal must take into account Dorset County Council's Landscape Sensitivity Study and should include an agreed restoration scheme and measures to ensure the removal of the installations when operations cease;
- Safe access during construction and operation must be provided; and
- It would be in accordance with Policy SD: Sustainable Design and Policy HLH: Historic Environment, Landscape and Heritage.

Consultation Responses

27. Do you agree with this policy?

Yes = 34

No = 13

Support from Wareham TC, CPRE, RSPB, Amphibian and Reptile Conservation, Worth Matravers Parish Council, East Lulworth Parish Council, Wareham St Martin Parish Council, Bere Regis Parish Council, Cllr Quinn (PDC), Swanage Town Council, Church Knowle Parish Council, Purbeck Society, Wareham and District Development Trust (WDDT), Trustees of HW Drax Settlement (A Fund), The Scott Estate, ZBV (Winfrith) Ltd, Lulworth Estate, Slepe Farm Ltd, Trustees of HW Drax (U Fund and AMR Fund), Chichesters Land Agents, Ashvilla Estates (Wareham) Ltd, Post Green Farm

Objection from Arne Parish Council, Affpuddle and Turnerspuddle Parish Council, Cllr Alex Brenton (DCC Councillor), McCarthy and Stone Retirement Lifestyles Ltd, Infinergy Ltd, JS Bloor (Newbury) Ltd, Welfare Dwellings Residential Care, Bloor Homes, Southern Planning Practice, Cawdor Construction Ltd, Morgan Carey Architects

Comments

Targets and Thresholds

- The Code for Sustainable Homes will usurp this policy. The policy should be amalgamated with Policy SD (McCarthy and Stone Retirement Lifestyles Ltd)
- It should be 25%, not 10% (Arne PC)
- PPS22 does not give thresholds. This policy should relate to all new development (New Earth Energy Ltd)
- Second paragraph involves a requirement that is not adequately justified at this time (JS Bloor (Newbury) Ltd)
- All new housing should have solar panels (Affpuddle and Turnerspuddle PC)
- 10% is an arbitrary and unintelligible figure (Welfare Dwellings Residential Care)
- Policy should make provision for low energy use technology instead of the 10% figure (Welfare Dwellings Residential Care)

New Proposals

- Needs to address the variety of likely renewables coming forward (individual)
- No mention of water rams to obtain water from rivers (Slepe Farm Ltd)

Site Specific Proposals

- Industrial wind turbines should never be allowed where they can be seen from the AONB (CPRE)
- First bullet point referring to landscape should say ‘...views into it and out of it’ – offshore windfarms could spoil views if located too close to shore (Swanage TC)
- Too much emphasis on landscape and heritage – it limits scope for renewable energy (individual)
- The RES identifies the region’s capacity to become a renewable energy leader. Its Delivery Framework promotes the delivery of sustainable energy supplies across the region. The South West RDA welcomes the work that is underway to identify landscape sensitivities in Purbeck, particularly with respect to renewable energy provision. The RES promotes implementation of the Regional Renewable Energy Strategy which seeks greater transparency and planning guidance to help deliver renewable energy facilities. The analysis of landscape sensitivities in Purbeck holds the potential to play an important role in identifying opportunities for renewable energy provision. The Agency would welcome strategic explication of those opportunities within future iterations of the Core Strategy, with the incorporation of a more detailed approach as a component of the forthcoming Site Specific Allocations DPD (SWRDA).

Other Comments

- Second sentence of 8.17.3 weakens PPS22 and last sentence should say ‘renewable energy’ instead of ‘large scale’, delete ‘internationally’ from the second bullet point (CPRE)
- Define or delete ‘large scale’ on fifth bullet point (CPRE; Affpuddle and Turnerspuddle PC)
- All proposals should include a restoration scheme and measures to ensure the removal of apparatus when operations cease (CPRE). This should be for temporary permissions (ZBV (Winfrith) Ltd)
- Policy BIO should be added to the list of policies at the end of the last bullet point (RSPB; Dorset Wildlife Trust)
- Policy should refer to biodiversity assets other than internationally protected habitats (Dorset Wildlife Trust; Affpuddle and Turnerspuddle PC)
- The majority of the policy is vague, but the parts relating to apparatus are too complex (Welfare Dwellings Residential Care)
- Too restrictive, no sense of urgency or encouragement of new ideas, obsessed with visual harm rather than actual effectiveness (Alex Brenton)
- Too many caveats – should be a presumption in favour (Morgan Carey Architects)
- ZBV (Winfrith) Ltd, Infinergy Ltd, New Earth Energy Ltd’s have suggested rewording
- Reference to policy HLH inconsistent with PPS22 given wording of the former. (New Earth Energy).

Officer Summary

The main arguments centre around compliancy with other targets and policies. Elsewhere different individuals have varying preferences for types of technologies and the thresholds, however the policy does not discount any particular technology and the threshold is based on the regional targets set by the RSS (no sub-regional target exists). It would be inappropriate for a LPA to be so prescriptive to require solar panels on all new housing, as the external appearance of a building must have proper consideration of its surroundings and be judged on its merits.

A significant number seemed to find the wording needs adjustment. More site specific details are requested by SWRDA.

Actions

- Amend bullet point 2 to not include 'internationally'
- Define 'large scale'
- Apply cross-referencing consistently across Core Strategy
- Incorporate a more detailed approach to show strategic opportunities for renewable energy production in a Site Specific Allocations DPD
- Consider suggestions of amended policy wording
- Check PPS22 para 15 and check that this covered

Policy HLH – Historic Environment, Landscape and Heritage

The Council will give the protection, conservation and enhancement of the District's landscape and historic environment a high priority in its decision-making and other activities. These will be informed by Conservation Area Appraisals, the Dorset Landscape Character Assessment, AONB Management Plan, Purbeck Heritage Strategy, the District Design Supplementary Planning Document and other strategies, wherever relevant.

Insofar as proposals for development and other works are also consistent with other policies, the Council will be supportive of those which would cause no demonstrable harm to or detract from the appearance, setting, character, interest and integrity of, locally, nationally and internationally designated landscape and historic environment assets. The Council will expect that wherever possible proposals for development and other works take available opportunities to deliver enhancement of the same.

Consultation Responses

28. Do you agree with this policy?

Yes = 39

No = 4

Support from: Wareham TC, Arne PC, Wareham St.Martin PC, Post Green Farm, Bere Regis PC, Chichester's, Swanage TC, Morgan Carey, Worth Matravers PC, Cawdor, Church Knowle PC, Amphibian and Reptile Conservation, East Lulworth PC, Scott Estate, Slepe Farm Ltd, Cllr Quinn (PDC), International Tree Foundation, W.Lulworth PC, Lulworth Estate, Ashvilla Estates (Wareham) Ltd, CPRE, Purbeck Society, Affpuddle and Turnerspuddle PC.

Though not ticked English Heritage 'warmly supports' policy.

Objections from: Bloor Homes, JS Bloor (Newbury), CG Fry & Son, a Dorset County Councillor.

Comments

Terms of Reference

- Policy/text should refer to draft PPS15 (Lulworth Estate) and draft Heritage Bill

Scope

- Core Strategy should address the 'local listing' of parks and gardens (Dorset Gardens

Trust).

- 'Local listing' of buildings should be given some basis (Purbeck Society).
- Policy should apply to both designated and undesignated historic environment assets (English Heritage).
- Policy should apply to all land outside the current scope of the policy.
- The distinction between historic landscape and protected landscape is not clear. AONB is designated for its natural beauty and the historic dimension is one of many elements that contribute to the quality of the landscape (Dorset AONB Partnership).

Consistency with higher level policy

- Policy is inconsistent with PPS22 given its reference by Policy REN - does not indicate that consent may be granted for renewable energy projects within designated areas (i.e. AONB, Parks and Gardens) where adverse effects are shown to be clearly outweighed by social, economic and environmental benefits. Renewable energy should be given a waiver in this policy (New Earth Energy Ltd).
- Does not add anything new (CGFry & Son).

General

- Policy is 'too obsessed with the historic environment' (a Dorset County Councillor).
- Policy should exclude 'justified enabling development' (Stoborough Settlement).
- This is a development management policy it shouldn't be in the Core Strategy (Bloor Homes).
- Section should clarify the role of the Heritage Strategy, threats to the historic environment, sensitive street management, actions of partner organisations in delivering objectives, the contribution made by the historic environment in delivering broader LDF objectives, how S106 agreements could be used (English Heritage).
- Suggest including a map of key assets (English Heritage).
- Allowing an out of town supermarket in Wareham would be inconsistent with this policy (Wareham Town Trust).
- Bearing in mind PPS7 and a visual appraisal conducted for the respondent, an urban extension of Wareham at Worgret Manor would be consistent with this policy (Ashvilla Estates (Wareham) Ltd).
- The AONB Landscape Character Assessment should also inform decision making (Dorset AONB Partnership).

Officer Summary

Significant support for the policy though a desire from a number of respondents to broaden its scope and content.

Actions

Consider expanding the background text so that the role of the historic environment in terms of delivering broader policy objectives is made clear.
Clarify reference to Landscape Character Assessments which apply to District – AONB Landscape Character Assessment and Purbeck Landscape Character Assessment.
Completion and consultation of Townscape Character Assessment.

Policy E – Employment

New Employment Provision

New employment provision will be supported:

- Within Swanage, Upton and Wareham and the Key Service Villages;
- For intensification and redevelopment of existing employment land; and
- Through the conversion of redundant buildings to rural workspaces 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.

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; and
- There is a lack of suitable alternative sites, other than in existing employment areas for the type of employment activity proposed.

Redevelopment or change of use of employment land

Redevelopment or the change of uses of employment land (for uses other than those considered above) will only be permitted where:

- Alternative suitable employment land of the same size is provided elsewhere in the District; or
- 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; and
- The location or expansion of the existing employment use(s) would not result in an unacceptable adverse impact on neighbouring residential uses.

Consultation Responses

29. Do you agree with this policy?

Yes = 36

No = 5

Support from: Wareham TC, Arne PC, Wareham St Martin PC, Bere Regis PC, Worth Matravers PC, Church Knowle PC, E. Lulworth PC, Amphibian and Reptile Conservation Trust, Wareham and District Development Trust, The Scott Estate, ZBV Winfrith Ltd, CPRE, Swanage TC, W. Lulworth PC, Cllr Quinn (PDC), Affpuddle and Turnerspudde PC, Ashvilla Estates (Wareham) Ltd, Stoborough Settlement, Lulworth Estate, Morgan Carey Architects, C G Fry and Son Ltd, Romany Works Business Park, Purbeck Society, Trustee's of HW Drax Settlement (A Fund), Trustee's of HW Drax Settlement (U Fund and AMR Fund), Birchmere Ltd, SWRDA.

Objection from: Cawdor Construction Ltd, J S Bloor (Newbury) Ltd, Slepe Farm Ltd,

Comments

- Support provision being made for a minimum of 11.5ha of employment land over the period to 2026. Need to be aware of pinch-point relating to the demand for office space in the short-term. We welcome underlying ambitions for diversification of the existing economic base. We would welcome the delivery of incubator facilities to help support new and emerging businesses. The Agency also welcomes provision of employment land at sub-regionally significant locations within the district. The mix, choice and depth of identified sites are important assets to South East Dorset and, as identified by GVA Grimley, there may be opportunities for knowledge-based and technology clustering. (South West RDA)
- Romany Works Business Park have suggested that the wording of the policy should be amended to make reference to established employment areas rather than just the settlements. Support was given to the employment proposals for the key service villages (Trustees of HW Drax A, U and AMR Funds).
- A private respondent suggests that other potential employment sites could also be identified at Lytchett Matravers for example, Huntick Road.

Objections:

- Relatively few objections were made to the policy (5). Of these, one offered no explanation

(Cawdor Construction Ltd), two felt that there was a presumption against retail type business which would be too restrictive (Slepe Farm Ltd and a private respondent), that the policy should include scope to provide employment land within strategic urban extensions where appropriate (J S Bloor, Newbury Ltd) and that employment opportunities should be encouraged across the district (private individual).

Other:

- There is a suggestion that there should be a greater emphasis upon the role of mixed use development as part of a sustainable approach to development (Chichester Land Agents and J S Bloor Ltd).
- There is also a suggestion that PDC should employ a responsive policy to future employment development rather than a predictive one.
- The Lulworth Estate have suggested that there could be more emphasis upon the conversion or redundant rural buildings for viable employment use.
- ZBV Winfrith Ltd argue that the large-scale redevelopment of the site that is required needs to be achieved through 'a sustainable communities approach to mixed-use development - incorporating residential'. This will meet the needs of the future business community and enable the improvement of linkages within the wider area. At least an additional 20 ha of the site could be developed in the future and achieve a regional significance for the WTC through rebranding as Dorset Green Technology Park. The need for residential development is made on the grounds that enabling development is required to fund such redevelopment of the site. It is suggested that the proposed Master Plan has the potential to produce between 140,000 and 150,000 sq m of prestige business/industrial/storage accommodation, business support facilities (including retail, leisure and hotel facilities) and between 400 -600 residential units.
- All new development will be designed to achieve sustainability objectives including; the use of on-site renewable energy generation, energy efficiency measures, sustainable transport modes and waste mitigation.
- New Earth Energy (NEE) have suggested that the policy should make reference to wider provision for renewable or low carbon CHP facilities on existing and new employment sites and that these should be encouraged by PDC in order to ensure delivery of its obligations for sustainable energy.

Officer Summary

The emphasis of the response appears to favour the policy, although almost one half of the respondents in support the policy offered no comments. The town and parish councils were all in support of the policy. Significantly, support has also been expressed by a variety of the existing employment land owners; including ZBV Winfrith Ltd (WTC), Birchmere Ltd (Admiralty Park, Holton Heath) and Romany Works. This is significant as a wide range of land holding sizes and premises types are represented. Some amendments to the existing wording of the policy have been suggested.

Actions

- To consider the amendment of the wording of the policy to include reference to existing employment areas for new employment development including the 'intensification, redevelopment and extension to existing employment land'.
- To consider making reference to wider provision for renewable or low carbon CHP facilities on existing and new employment sites

Proposals for new development of serviced and self-catering tourist accommodation or extension to existing premises will be permitted within settlement boundaries, provided that the proposal can conform to the Policy SD: Sustainable Design.

Within the Area of Outstanding Natural Beauty, proposals for new caravan, camping and / or chalet sites will not be permitted. Alterations to existing sites will be permitted where the following criteria can be met:

- It would meet demonstrable need as set out in the Tourism Strategy;
- The proposal would be of an appropriate scale in relation to its setting;
- The development is sited to be visually unobtrusive and will help to conserve and enhance the surrounding landscape;
- Any traffic generated by the proposed site access can be safely accommodated by the local road network; and
- The development would result in net environmental benefits to the site as a whole.

Outside of the Area of Outstanding Natural Beauty, proposals for new caravan, camping and chalet sites and extensions or alterations to existing sites will be permitted provided the proposal satisfies the criteria above.

Safeguarding Existing Accommodation

Proposals that would result in the loss of hotel, guesthouse, boarding house and bed and breakfast use (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 Attractions

Proposals for new tourist and leisure attractions within settlement boundaries will be allowed where they are in accordance with Policy SD: Sustainable Design. In the countryside new tourist and leisure attractions will only be permitted where they are in accordance with the Policy CO: Countryside.

Consultation Responses

30a. Do you agree with the policy wording?

Yes = 31

No = 13

Support from: Arne PC, Wareham TC, Wareham and St Martin PC, Bere Regis PC, E. Lulworth PC, West Cllr Quinn (PDC), Affpuddle and Turnerspuddle PC, Swanage TC, West Lulworth PC, Cllr. B. Quinn PD Cllr, Cllr. A. Brenton (DCC), Purbeck Society, Morgan Carey Architects, Stoborough Settlement, Amphibian and Reptile Conservation, The Scott Estate, CPRE, ZBV (Winfrith) Ltd, Dorset Wildlife Trust (DWT), RSPB, Chichesters Land Agents, PULM

Objection from: Church Knowle PC, East Lulworth PC, Worth Matravers PC, Cawdor Construction Ltd, Slepe Farm Ltd, Lulworth Estate, Trustee's of HW Drax Settlement (A Fund), Monkey World Ape Centre (Savills), Wareham and District Development Trust (WDDT).

Comments

- Support for the policy reflected the importance of tourism to Purbeck (Chichester Land Agents) and the need to safeguard the existing tourism accommodation (West Lulworth PC).
- Objections to the policy included suggestion of a need for more detail on visitor management and car parking (Worth Matravers PC). The Trustees of H W Drax, A Fund suggest that there could be a more site sensitive approach which might allow for some touring caravan sites within the AONB area, on the grounds that as a temporary use they have a minimal effect on the character and visual qualities of the AONB. They also argue that proposals to extend existing attractions should be accommodated in order to ensure an economically successful and vital countryside.
- Humphries Kirk suggest that there might be a risk of further development outside of the AONB impacting upon heathland areas outside of this area.
- ZBV Winfrith suggest that recognition should be given to the merits of locating a new hotel development close to or within existing employment areas, where this could support existing business facilities and encourage business tourism. Other respondents have suggested that locations such as within or near to the towns should be considered.
- Charborough Estate suggest some amendment to the wording of the policy: There include:
 - Deletion of the requirement for new caravan and camping and chalet sites to result in

- net environmental benefits
 - Delete last sentence 'In the countryside...'
 - To identify Morden Park as a strategically significant tourism /leisure opportunity
- Charborough Estate also comment that:
 - The requirement that a camping, caravan or chalet park proposal should have a net environmental benefit to the site rules out consideration of other potential benefits.
 - Policy CO allows very little in the way of rural tourism other than barn
 - Conversions and farm diversification. 'There is no justification for this restriction'.
 - The Morden Park opportunity is not identified.
- Plan for Upton and Lytchett Minster (PULM) while supporting the policy, felt that there might be a risk of tourist accommodation in the settlements might be developed for residential use in exchange for new accommodation within the AONB.
- It was also suggested that a test for the appropriateness of development within the AONB should be one of 'harm'
- Cllr Quinn (PDC) suggests that the policy should be expanded to include the conversion of structures such as garages into tourist accommodation.
- Cllr Brenton suggests that there is a need for non tourist (business) accommodation in or near to the towns.
- Wool Parish Council commented that 'the policy does not address Climate Change and increasing visitors to Jurassic coast. Eco-Tourism should be encouraged with emphasis on the diverse environmental and cultural heritage away from coastal hot spots'.
- See 'other' comments from Monkey World re. including provision for the expansion of existing tourist facilities.
- The Highways Agency offered broad support for the policy and suggested that they would prefer to see attractions and accommodation developed together in future.
- The focus in terms of economy is on traditional, office and industrial activity. The policies do not recognise the importance of tourist-related development to the local economy. Major tourist attractions should be added to the context maps and be included in visions for Purbeck and more consideration given in policies CO and TA to potential expansion of existing tourist attractions (Monkeyworld).

Officer Summary

The general support for this policy reflects the recognised importance of tourism to the wider economy of the district. Further promotion of tourism within the district was generally welcomed, the need for the enhancement of existing facilities was also considered to be important. Monkey World suggest that the Core Strategy should give a policy steer reflecting the SW RSS recommendation 'to enhance the tourism offer by investing in existing rather than new attractions'.

Actions

- To consider making provision for the expansion of existing large tourist attractions (for expansion of the same use).
- To further assess the tourism accommodation needs of the district to 2026.
- iii. To review the WDDC tourism policy and AONB Management Plan with regard to development within the AONB.

Policy TA – Tourist Accommodation and Attractions (Part 2)

Consultation Results

30b. Should new tourist accommodation be allowed within the AONB? Yes = 24 No = 17

Support from; Worth Matravers PC, Affpuddle and Turnerspudde PC, Wool PC, Church Knowle PC, W . Lulworth PC, Swanage TC, Post Green Farm, Cawdor Construction Ltd, Wareham and District Development Trust (WDDT), Scott Estate (Savills), Lulworth Estate, International Tree

Foundation, Slepe Farm Ltd, Chichesters Land Agents, Trustee's of HW Drax Settlement (A Fund), Stoborough Settlement,

Objection from; Arne PC, Wareham TC, Bere Regis PC, E. Lulworth PC, Cllr Quinn (PDC), Wareham and St Martin PC, Cllr B. Quinn (PD Councillor), Cllr Alex Brenton (DCC Councillor), Amphibian and Reptile Conservation, CPRE, Morgan Carey Architects.

Comments

- West Lulworth PC agree 'as long as the character of the landscape is not compromised'.
- Affpuddle and Turnerspudde PC agree 'within the settlement boundaries'.
- Arne PC consider that 'as the attraction is the AONB and quiet nature of the area, more attention should be given to the higher end of the market where there is a greater spend eg hotels should not be allowed within the AONB and no increase in moveable caravan sites encouraged as traffic clogs up routes and damages tourism'.
- International Tree Foundation suggest that 'high standards of eco tourism might be appropriate'.
- Objections included; the need to be flexible in the reuse of existing rural buildings, the need to curb further development of caravan sites and a fear that the policy would fail to protect the character of the AONB (Wareham St Martin PC).
- Cllr Brenton felt that there was already enough tourist accommodation and that there was a need to get benefit from tourism to the local residents. Cllr. Quinn suggests that the policy should be expanded to include the conversion of structures such as garages into tourist accommodation.
- Wareham TC would like a focus on enhancement of existing sites to preserve the character and nature of the unique Purbeck AONB
- Some PCs (Arne PC) consider that there should not be any new hotels within the AONB nor an increase in the number of caravan sites. In contrast other PCs (eg Church Knowle) feel that there should be an increase in the number of such sites in order to reduce unauthorised camping.

Officer Response

The supportive comments reflected general concern for a need to not compromise on the character of the landscape and to deliver environmental benefits. The need for sustainable transport schemes and to encourage the higher end of the tourist market also mentioned

Objections were concerned about the need to be flexible in the reuse of existing rural buildings, and tourism accommodation in the AONB

Actions

- To consider tourist accommodation policies in other LAs across the remainder of the Dorset AONB.
- To assess whether or not a test of 'harm' would be an appropriate mechanism to ensure no adverse impact upon the environment.

Policy IAT – Improving Accessibility and 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, is supported by a detailed transport assessment;
- The development, where of a significant scale, is supported by 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 maintenance/improvement of the local highway.

Consultation Responses

31. Do you agree with this policy?

Yes = 36

No = 10

Support from: Arne PC, Wareham TC, Wareham St Martin PC, Post Green Farm, Chruch Knowle PC, Cllr Alex Brenton (DCC), Amphibian and Reptile Conservation, WDDT, Lulworth Estate, Slepe Farm Ltd, CPRE, Cllr Quinn (PDC), Purbeck Society, East Lulworth PC, Scott Estate, Worth Matravers PC, Hall and Woodhouse Ltd, Affpuddle and Turnerspuddle PC, Chichesters Ltd, West Lulworth PC, ZXBV (Winfrith) Ltd, Swanage TC, Defence Estates

Objections from: Cawdor Construction, Morgan Carey Architects, Bere Regis PC, Trustees of HQ Drax Settlement (A Fund), Trustees of HW Drax (U Fund and AMR Fund)

Comments

- A lot of support for public transport and calling for more emphasis on this in the policy (Chichesters Land, West Lulworth PC, ZBV (Winfrith) Ltd, Worth Matravers PC, Trustees of HW Drax Settlement (A Fund), Trustees of HY Drax (U fund and AMR fund), PULM, Highways Agency)
- Include sea links (Swanage TC) and waterborne transport (DCC)
- Support for cycling (eg Morgan Carey Architects)
- Need more reference to streetscape (English Heritage)
- Need more parking provision (PULM)
- Part of A35 is used for tank training – potential hazard if usage is increase on this road (Defence Estates)
- Delivery needs to be spelt out more clearly, with transport measures and funding streams listed (Highways Agency)
- SRN must not be put under stress (Highways Agency)
- Suggests inclusion of maximum parking standards (Highways Agency)

Officer Summary

- General support for this policy, with specific omissions included in actions below

Actions

- Refer to Waterborne transport: ferry service from Poole Quay/Sandbanks to Studland and Swanage
- Consider reference to car sharing and personalised travel planning

Policy ATS – Implementing an Appropriate Transport Strategy for Purbeck

Transport conditions within Purbeck will be achieved through the implementation of the Purbeck Transportation Strategy, which includes the following elements: the provision of cycle routes, improved transport interchanges and targeted road 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 developers' 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 for in the forthcoming 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.

Consultation Responses

32. Do you agree with this policy?

Yes = 31

No = 10

Support from: Arne PC, Wareham TC, Wareham St Martin PC, Chichesters Land, Worth Matravers PC, Church Knowle PC, Amphibian and Reptile Conservation, WDDT, Purbeck Society, Cllr Quinn (PDC), Affpuddle and Turnerspudde PC, CPRE, West Lulworth PC, Slepe Farm Ltd, ZBV (Winfrith) Ltd, Scott Estate, East Lulworth PC, Stoborough Settlement, Swanage TC

Objections from: Cawdor Construction, Lulworth Estate, Dorset Wildlife Trust, Welfare Dwellings Residential Care, Morgan Carey Architects, Bere Regis PC, Birchmere Ltd.

Comments

- Concerns that developer costs may be prohibitive (Morgan Carey Architects)
- Too much emphasis on road-building (DWT)
- Concern about achievability of the Purbeck Transport Strategy (Sibbett Gregory)
- PTS is illegal (Morgan Carey Architects)
- PTS is unfair tax
- Reference to waterborne transport required (DCC, Lib Dems, Swanage and IOP)
- In order to reduce the need for contributions, the concentration of growth should be on previously developed land (Highways Agency)
- Impact on SRN should be key consideration (Highways Agency)

Officer summary

- General support for the policy, with a few developers concerned about the PTS itself.

Actions

- Refer to flexibility of Purbeck Transport Strategy to meet changing scenarios (eg through Policy Development Panel). This could include waterborne transport
- Refer to transport modelling for Purbeck – likely to be in 2010
- Refer to South East Dorset Multi Modal Transport Study (SEDMMTS)– likely to be in 2010
- Update to Purbeck Transport Strategy based on updated modelling and SEDMMTS – likely to be in 2010

Implementation and Monitoring

Comments

Monitoring

- Indicators should be further developed into a SMART framework for each of the strategic objectives and indicate priorities; perhaps the range could be narrowed down to ensure it is focussed and manageable. Need to ensure that the Core Strategy is sufficiently flexible and able to react to potentially changing circumstances (GOSW)

Spatial Objectives

- Objective 7: In light of Heritage@Risk, contextual and SA indicators can (and therefore should) refer to grade I and II* listed buildings, historic parks and gardens, scheduled monuments and conservation areas at risk. Reference might also be made to the adoption of the Heritage Strategy as an SPD (English Heritage)
- Objective 9: Reference should also be made to the completion of public realm improvements initiatives e.g. at Swanage (English Heritage)

Implementation

- A key diagram should show which key pieces of infrastructure are required to enable the delivery of the spatial strategy, how these are going to be delivered, by when and by whom. This is particularly important, should PDC intend to introduce a CIL to fund such infrastructure (GOSW)
- There does not appear to be a comprehensive approach to seeking developer contributions as advocated by CIL. It would also be appropriate to consider adding a policy reference that enables a comprehensive developer contributions strategy to be prepared at a later stage. It is also recommended that all the component strands of delivery are pulled together as a clear delivery plan in one place, rather than throughout the document (Alex Brenton)
- Infrastructure provision should be secured prior to the granting of planning permission (Highways Agency)
- There is no mention of money or the likelihood of achievement

Officer summary

Actions

- Develop indicators into a SMART framework
- Explore possibility of expanding the monitoring of spatial objective 7 as recommended by English Heritage.
- Explore possibility of expanding the monitoring of spatial objective 9 in relation to specific initiatives and subject to team resources.
- Prepare a key diagram showing key pieces of infrastructure and their delivery
- Consider implementation policy, rather than throughout the document

Chapter 10

Glossary

Comments

- Affordable housing definition should be replaced with definition in Annex B of PPS3 (SW RSL Planning Consortium)

Officer summary

Only one comment, as set out above

Actions

- Update definition for affordable housing in line with PPS3

Sustainability Appraisal

Consultation Responses

33. Do you have any comments on the Sustainability Appraisal?

The consultation did not require a “yes” or “no” but asked for specific comments, which are set out below. Particular attention has been paid to the statutory consultees and to GOSW’s assistance.

As the SA made reference to the HRA, some comments were made on this, which are included below.

Comments

- SA is not an objective framework (Savills)
- Well-balanced SA (DCC)
- Neither SA nor HRA explains why Wool has not been taken forward (Savills)
- Need for separate implementation plan to show how mitigation can be overcome, especially as some actions are outside the Council’s direct control. Funding must be in place (RSPB)
- Monitoring of SSSIs needs to take nesting birds into account (RSPB)
- Statistics that underpin SA will be subject to constant change and will need amendments
- Lack of reference to water efficiency and protecting the quality of water (Environment Agency)
- SA = unsound as it does not assess Area of Search 7B and provides no clear criteria for assessing the 9 development options (GOSW)
- Levels of phosphorous in Frome and Bere Stream exceed water quality standards (Natural England)
- Nitrate has been rising and levels of nitrogen in Poole Harbour are too high – this needs to be referred to (Natural England)
- We note that all the options involve development which presents a number of difficult sustainability problems – transportation, landscape, nature conservation – and believe that the problem in delivering sustainable development anywhere in Purbeck is not highlighted sufficiently in the sustainability appraisal. (Natural England)

Officer summary

- Some detailed comments refer to the HRA rather than SA and the need for a separate implementation plan. It is unclear whether those making comments on the framework looked at the full Sustainability Appraisal which shows how the objective framework/criteria have been developed consistently over the last 5 years.

Actions

- Separate implementation plan to deliver HRA to be agreed with relevant parties and with funding in place (as part of HRA rather than SA)
- Regular updates of statistics (this is already undertaken on a regular basis)
- Refer to water efficiency and protection of quality of water, rather than just groundwater
- Clarify and strengthen the criteria for the 9 development options, and include this in non-technical summary in more detail

- Make reference to levels of phosphorous and levels of nitrates
- Need to highlight sufficiently the problem of delivering sustainable development in Purbeck
- Test higher housing levels/ONS household projections

Other comments

Comments

- Document does not take on challenge of climate change (Wool Parish Council) / give it enough emphasis in terms of adequately providing the support required by national policy to deliver renewable and low carbon energy facilities (New Earth Solutions Ltd).
- Not enough mention of mineral planning and in particular the Ball Clay Consultation Area (Imerys Minerals Ltd).
- The document should take into account proposals in the Minerals and Waste Local Plans and emerging LDFs. Development Management Policies should include reference to the Ball Clay Consultation Area and need to consult with DCC and the industry on planning applications submitted within area (Dorset County Council).
- Following issues for waste management should be taken into account (Dorset County Council):
 - New household recycling centre at Prospect Farm
 - A depot, waste transfer and recycle bulking centre for Purbeck area
 - An active role for Purbeck in waste collection and disposal services offered in Dorset
 - Combined Heat and Power Plant at Winfrith Technology Park and landfills at Trigon
 - Waste service delivery sites that may need to be enhanced or replaced
 - Changing nature of waste management in new developments to plan for storage and collection space, links with energy provision, CO2 reduction, potential CHP and other energy efficient initiatives
 - Issues should make reference to Mechanical Biological Treatment and other emerging waste technologies.
- No mention of telecommunications (The Mobile Operators Association).
- A schedule of evidence should be completed that takes full account of the potential effects which alternative courses of action might have upon the historic environment. The Core Strategy does not acknowledge how SAMs will be conserved or enhanced (English Heritage).
- The protection and promotion of theatres is important (The Theatres Trust).
- This is a missed opportunity to support sustainable small rural communities and will encourage further decline of villages such as Worth Matravers (Worth Community Property Trust).
- Not enough emphasis given to the Wool/Winfrith area, which should be a category B settlement (Redwood Partnership).
- The Marine Environment is hardly mentioned (Liberal Democrats – Swanage and Isle of Purbeck).
- Consider a policy to ensure a percentage of development for local people, e.g. similar to current policies for National Parks in other parts of the United Kingdom (Wareham Town Council)

Officer Summary

- Comments largely appear to centre upon the interests of the respondent, who wish for their cause to be promoted within the document, some of which would be contrary to national and regional planning objectives (e.g. reclassification of settlements). Elsewhere, some issues are already covered by existing policies.
- Mineral planning, telecommunications and SAMs are already covered by national and regional policy
- National and regional policy does not support the growth of smaller settlements, however the Core Strategy already addresses the potential for more affordable housing

Actions

- Explore possibility of putting more emphasis on climate change through the issues and challenges section and Policy REN
- Explore possibility of writing a policy relating to development at tourist attractions
- Explore possibility of putting more emphasis on theatres
- Clarify in the preamble to Policy LD that the categorisations are set out by RSS

2.0 Conclusions

- 2.1 Natural England support the Council's stance to exclude the Western Sector. Significantly, GOSW does not object to the Council's decision to exclude the Western Sector. This is encouraging and was endorsed at a follow up meeting with GOSW and Natural England in December 2009. This was the first opportunity officers and Natural England had been given to explain to GOSW the constraints posed by Habitats Regulations to the development of housing within the District.
- 2.2 However, GOSW strongly advise, in taking the Core Strategy forward to public examination in the possible situation where the final RSS is not published, that the onus is on the Council to prove to an Inspector that it has done everything it can to meet the housing needs of the SE Dorset conurbation in the District. This means in practice that the Council will have to be satisfied that it has robust evidence to show the Western Sector is not deliverable. This evidence was prepared last year by Footprint Ecology on behalf of PDC, DCC and Natural England and submitted as part of the Council's representations to the RSS Proposed Changes.
- 2.3 If the Council continues to exclude the Western Sector from future drafts of the Core Strategy, GOSW advise that it must also be confident that it has evidence that higher housing levels cannot be achieved as this will be subject to rigorous examination at the future public inquiry into the Core Strategy. It is important that the Council's assumption that 2400 dwellings is the maximum number of dwellings achievable bearing in mind the Habitats Regulations constraints. Therefore testing of higher housing scenarios will form an essential part of the Core Strategy evidence base if it is to be found to be "sound" at public inquiry. It is estimated that testing will cost up to £15,000 and be completed in Spring 2010. This would be met by Housing and Planning Delivery Grant.
- 2.4 Responses were also received from a number of Parish Councils, Parish and Town Plan groups, developers, landowners, utility companies and other statutory consultees such as the Highways Agency, Dorset County Council, Environment Agency, English Heritage, etc. The responses are generally positive and provide clear actions to improve the robustness of the Core Strategy.
- 2.5 It is encouraging that Wareham Town Council has supported the settlement extension and supermarket proposals at Wareham. Bere Regis Parish Council has also supported their proposed settlement extension. However it is disappointing that Swanage Town Council and Wool Parish Council have chosen not to support extensions to their settlement. On the other hand, Corfe Castle Parish Council does not think enough housing has been provided for them and this needs further consideration. The Highways Agency have maintained their concerns about any development at Bere Regis and Lytchett Matravers and the impact of additional car trips on roads under their responsibility (A31 and A35).
- 2.6 It is anticipated submitting the Core Strategy to the Secretary of State in early 2011. In the meantime a large amount of additional work is required to ensure there is evidence to support the Council's assumption of a maximum of 2400 dwellings and to identify and plan in detail the proposed settlement extensions. NHS Dorset is keen to find alternative sites for new health care facilities within both Swanage and Wareham as part of the proposed

settlement extensions. This is a major opportunity to improve the facilities within each town. At Wareham there is the opportunity to improve the Purbeck School and Sports Centre through the school review and link this into a settlement extension. In Swanage there is opportunity to investigate how a new sports hall could be provided for the benefit of residents. These are some of the ideas that require investigation. The Council is bidding to government for funding of the master planning of settlement extensions and if successful this could help fund consultants to undertake this work. It is further anticipated that the public will be consulted on proposed settlement extensions in summer 2010 for incorporation in the Core Strategy prior to submission to the Secretary of State.