

Planning Purbeck's Future



**Core Strategy
Public Consultation Draft**

7 September – 30 October 2009



Foreword – “Planning Purbeck’s Future”

Earlier this year Purbeck District Council published its updated Corporate Strategy, setting out the following objectives:

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

Following two years of development work, we have produced a plan for the District that works towards delivering these objectives over the next 15 – 20 years. We’re calling it Planning Purbeck’s Future (the Core Strategy) and we would like your views on it so that it can be developed for the future. All Purbeck residents and businesses can make their views known through a consultation which will run from 7 September until 30 October 2009. We encourage you to take part and help shape the future of the exceptional area in which we are fortunate to live.

The Core Strategy has to deal with the housing requirements set out in the Regional Spatial Strategy for the South West whilst also delivering the aspirations of the community through the Purbeck Community Plan and Town and Parish Plans. Development undoubtedly brings pressures and difficulties, but it also presents us with opportunities. The challenge for Purbeck District Council is to manage development so that we can meet the needs of present and future generations.

The Plan can help us all strive to meet our aspirations and help give the communities of Purbeck a thriving future. This is your opportunity to play a part in it.



Councillor David Budd
Leader of the Council

How to get involved

You can take part in this consultation in one or more of the following ways:

How to provide feedback

- 1) Read this document and complete the accompanying response form;
- 2) Complete the reply slip attached to Planning Purbeck's Future leaflet that has been delivered to every property within the District;
- 3) Join the debate on the Council's web forum at www.purbeck.gov.uk;
- 4) Talk to Planning Officers at road shows;
- 5) Contact the Planning Policy Team at ldf@purbeck-dc.gov.uk or 01929 557273.

All the consultation material is available in local libraries, District Council Offices, Town Council offices (Upton, Wareham and Swanage) and on the Council's website: www.purbeck.gov.uk.

Please return any comments to:

Purbeck District Council
Planning Policy
Westport House
Worgret Road
Wareham BH20 4PP

or email : ldf@purbeck-dc.gov.uk

How to use this document

Information boxes look like this:

Title
Policy wording

The spatial objectives that each policy relates to are set out in boxes like this:

<i>Spatial objective 1:</i>

The Policies are set out in boxes like this:

Policy X
Policy wording

Questions appear regularly throughout the Plan like this:



(99) Do you agree with the policy?

Please respond to the questions on the accompanying response form.

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List of Spatial Objectives and Policies

Below is a list of the Core Strategy policies against the most relevant spatial objective that the policy seeks to deliver:

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1. The Context for Purbeck's Core Strategy

1.1 Introduction

- 1.1.1 Purbeck's Core Strategy sets out the long-term vision for the District and establishes strategic policies that will enable the Council and its partners to deliver that vision. This "Issues and Options" document is part of the ongoing process of consultation, developing a sound plan that will deliver the vision. The Core Strategy covers the period 2006-2026. Once adopted it will replace the Purbeck District Local Plan Final Edition (2004).
- 1.1.2 The Core Strategy has to conform to national policy and the Regional Spatial Strategy (RSS) for the South West (final publication anticipated in autumn 2009). Furthermore, to prepare a truly 'spatial' planning document, the Core Strategy should take forward the land-based proposals in the Purbeck Community Plan (published June 2009) and other plans and strategies within Purbeck including Town and Parish Plans.
- 1.1.3 The Council has been working towards publication of a Core Strategy since 2005, but uncertainty with the emerging RSS has led to significant delay.
- 1.1.4 Rather than wait for the delayed RSS, the Council has decided to continue to progress the Core Strategy and consult on the 2,400 dwellings requirement for the rest of Purbeck as set out in the RSS Proposed Changes. Importantly, this consultation does not include the proposed Western Sector of 2,750 dwellings. This is due to the Council's outstanding representations of objection and potential for a legal challenge if the Western Sector is included in the final RSS. The Council, along with Natural England and Dorset County Council, has submitted evidence to Government that the proposed 2,750 dwellings would almost certainly have an adverse effect upon internationally protected heathland and consequently, if included in the Core Strategy, it is likely that the Strategy would fail at examination as it would not satisfy The Habitats Regulations.
- 1.1.5 The Council has also objected to the Government's proposed increase from 2,100 to 2,400 dwellings. However in order to progress the Plan, and only to ensure that we do not have to repeat this exercise, the consultation plans for the higher figure of 2,400 dwellings. If as is hoped the Government decides to revert to 2,100 dwellings the Council will reduce the housing numbers accordingly.
- 1.1.6 There are a number of reasons to continue preparation of the Core Strategy before Government makes a final decision on the RSS:
- the Local Plan was never formally adopted and is rapidly becoming out of date;
 - the Council requires up-to-date spatial and development management policies in line with new national policy and the principles of the new planning system;
 - new policies are needed to deal with the shortage of affordable housing;
 - the evidence base collected over the last couple of years will require updating at cost to the Council; and
 - the Council needs to allocate new housing sites to maintain a five year housing land supply. We expect the supply of new houses to reduce rapidly from 2011/2012. Without a five year supply of available sites, developers might

submit speculative planning applications on greenfield land around settlements which the Council would have difficulty refusing. It is preferable that the Council provides a clear framework for the location of new development through a planned approach that has been subject to public consultation and Examination in Public.

1.1.7 Last year, changes to the planning system introduced greater flexibility to the process. The Council with support of the Government Office for the South West (GOSW) decided to use some of these new freedoms to combine the Development Management Policies Development Plan Document (DPD) with the Core Strategy. Previously these two documents would have been prepared separately. By combining them it will save time and cost to the Council. An Issues and Options paper was published for public consultation in summer 2008 and the feedback has been used to help prepare section 8, Development Policies.

1.1.8 The timetable is set out below:

Core Strategy Timetable (including RSS milestones):	
September 2005	Futures Conference
February 2006	Core Strategy Issues and Options Leaflet
July 2006	Stakeholder Workshops
June 2006	Draft RSS published with a 2,100 dwellings requirement for Purbeck
September 2006	Core Strategy Preferred Options published for consultation (made provision for 2100 dwellings)
June 2007	RSS Examination in Public
January 2008	RSS Panel Report recommended the Purbeck housing requirement is increased to 5,150 dwellings (Area of Search 7B at Lytchett Minster for 2,750 dwellings and 2,400 dwellings elsewhere in Purbeck)
June 2008	Further Core Strategy Issues and Options on Area of Search 7B and Development Management Policies
July 2008	RSS Proposed Changes – Carried forward the recommendations of the Panel Report for consultation
October 2008	The Council responded to the RSS consultation, objecting to the increase from 2100 dwellings, providing evidence that the proposals could lead to the failure of the Core Strategy to satisfy The Habitats Regulations
June 2009	Publication of RSS delayed, prompted by the successful legal challenge to the East of England RSS. Government will scrutinise this decision to ensure that the South West RSS is not subject to similar challenge.
September 2009	<u>CURRENT STAGE</u> - Planning Purbeck's Future. A repeat of the September 2006 public consultation, but makes provision for 2,400 dwellings.
Autumn 2009	Anticipated publication of the delayed RSS, (any further delay will affect the dates below)

January 2010	Pre-submission public consultation
March 2010	Submission of Core Strategy to Secretary of State (SoS)
Summer 2010	Examination
Autumn 2010	Inspector's Report
Early 2011	Adoption of Core Strategy

1.1.9 The Plan is underpinned by an extensive evidence base that must be kept up to date. The current evidence base is set out below:

The Core Strategy Evidence Base:

This consultation document is supported by five volumes that illustrate how the content of this consultation document was arrived at:

- **Volume 1: Summary of Evidence** - summarises the key findings from research
- **Volume 2: Challenges** - summarises the challenges facing the District
- **Volume 3: Vision and Spatial Objectives** - sets out how the vision and spatial objectives were reached
- **Volume 4: Development Options** - Provides detailed consideration of potential options for the location of development, refining the search to a Preferred Option and two reasonable alternative options
- **Volume 5: Development Policies** - Policies used to determine planning applications

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

- **Community** – Community Facilities Background Paper (2009); Various Town and Parish Plans; Purbeck Community Strategy (2009)
- **Housing** - Economic Viability Testing (2008); Housing Needs Survey (2006); Settlement Strategy (2009); Strategic Housing Land Availability Assessment (2008); Strategic Housing Market Assessment (2008); Townscape Character Assessment (2009)*, Character Area Development Potential (2009)
- **Retail** - Market Town Health Checks (2007); Retail Study (2008)
- **Employment** - Employment Land Review Stages 1 and 2 (2009); SWRDA Workspace Strategy (2008)
- **Climate Change**– Strategic Flood Risk Assessment (2009), Durlston Bay Coastal Strategy Study (2003); Durlston Head to Rame Head Shoreline Management Plan SMP2 Consultation Draft (2009); Poole and Christchurch Bay (SMP2)*
- **Tourism** - Tourism Strategy (2008)
- **Transport** – Purbeck Transport Strategy (2005); Local Transport Plan 2
- **Open Space** – Green Infrastructure Strategy* (2009); PPG17 Report (2006); Recreation and Open Space Strategy* (2009)
- **Landscape** – AONB Management Plan (2009); Green Belt Review (2006); Purbeck Heritage Strategy* (2009); Landscape Character Assessment (2007)
- **Design** –Design Guide* (2009)

1.1.10 To support the public consultation, the five volumes have been made available in local libraries. The entire evidence base can be accessed at the District Council offices. Where these are available in electronic form they have been published on

the Council's web-site at www.purbeck.gov.uk. Papers marked with an asterisk (*) are not yet complete and are therefore not yet available.

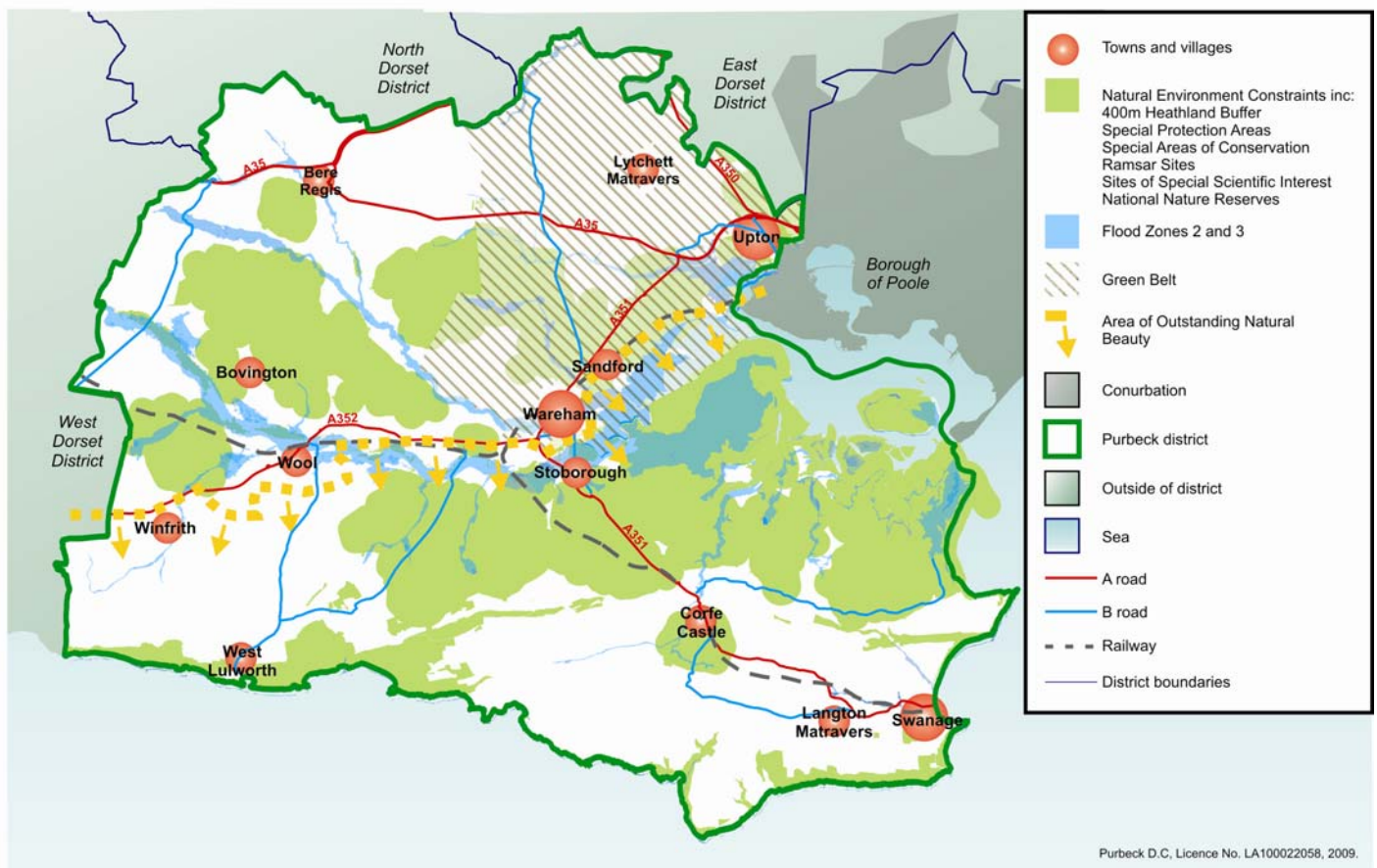
1.2 Important Considerations

- 1.2.1 The **Plan period runs to 2026** to coincide with the emerging RSS.
- 1.2.2 Future planning applications will be judged against national policy, the RSS **and** the policies in this Core Strategy. **It is, therefore, unnecessary for the Core Strategy to repeat national guidance or RSS policy.**
- 1.2.3 The Core Strategy must conform to the RSS. The latest stage of the RSS, the Proposed Changes, sets a minimum housing requirement of 2,400 dwellings. **This consultation is not the forum to debate the housing requirement; it is a matter for the RSS to address.**
- 1.2.4 **The Core Strategy does not allocate sites.** It sets out the level of growth and gives a steer on the likely location of strategic sites (i.e. directions of growth). The detailed allocation of development sites, including site boundaries, will be considered through the next planning policy document – the Site Allocations Development Plan Document. Preparation should start next year with the aim of adoption by the end of 2012.
- 1.2.5 There are some local issues that are beyond the scope of planning. **The Council cannot set policies to restrict second homes** and is powerless to influence the sale of housing on the open market to people from outside Purbeck or influence market prices. It is recognised that this is a growing problem in Purbeck, with 7% of all dwellings being registered as second homes. The Core Strategy proposes new affordable housing policies, which is as much as we can do within the current planning legislation. The Council will continue to press Government for new powers to reduce the impact upon local affordability.
- 1.2.6 The Core Strategy should contain a **Key Diagram** of the District, which should be illustrative. For the next stage in the consultation a more detailed proposals map will be prepared alongside the Core Strategy.
- 1.2.7 **Transport Policy and Minerals and Waste Policy** are functions of Dorset County Council and therefore detailed policies are not included within the Core Strategy. Further information is available from the Minerals and Waste team at Dorset County Council, contactable at mwdf@dorsetcc.gov.uk or on 01305 228 585.

2. Characteristics of Purbeck

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

Map 1: Purbeck in context



- 2.2 The District has a population of around 45,000, with the proportion of older people increasing and of a predominantly white British ethnic composition. 60% of the population is contained within the largest settlements of Swanage, Wareham and Upton. Population growth of 8% is expected for the period 2006-2026, mostly in the over 50s with the number of 0-18 year olds set to fall by 18%. The most significant decreases are projected for 10-16 years olds, falling by between 20-25%.
- 2.3 Swanage is a well-known seaside resort. Wareham is the centrally located Saxon-walled town that serves as the administrative headquarters of Purbeck District Council. Upton was developed as a post war extension to Poole. The rural district contains a number of villages, including Corfe Castle with its dramatic ruins. These are all within access of the Bournemouth and Poole conurbation, to which many Purbeck residents look for socio-economic purposes and from which those communities come principally for outdoor leisure activities.

- 2.4 Purbeck has a tourist-based economy and the population swells in the summer months. Average income is 2.59% lower and average house prices are 27% higher than national figures with the percentage of second/holiday homes in the District 7.7 times the national average. A 2005 study by the Joseph Rowntree Foundation suggested that Purbeck has the 15th highest house price to income ratio out of the 350 local authority areas in the country. The cumulative effect is that there is a lack of affordable housing in Purbeck.
- 2.5 The geological context forms an important basis for the District's outstanding and distinctive built and natural environment and remains hugely influential in the life of the community and the work of the District Council. This resonates through to the present day in the continuing stone industry, the Wytch Farm Oilfield (the largest on-shore field in Western Europe) and critically, in the geology of the coastline. This has long attracted students worldwide and forms a significant part of the Dorset and East Devon World Heritage Site. Virtually the entire coastline is Heritage Coast.
- 2.6 Over half of the District is designated as an Area of Outstanding Natural Beauty (AONB) and significant areas (over 23%) are also, or additionally covered by, national and international nature conservation designations (e.g. Sites of Special Scientific Interest - SSSI, Ramsar sites, Special Protection Areas - SPAs and Special Areas of Conservation - SACs). A 400 metre buffer around these designations where further residential development is no longer permitted covers a third (36%) of the District. A 10km² area near Wareham is shown in the New Atlas of British and Irish Flora as having the highest number of plant species in the United Kingdom. Purbeck has 30 habitats and over 200 species of conservation concern, including the internationally important reptiles: Sand Lizard and Smooth Snake.
- 2.7 The historic environment forms a crucial cultural asset with 257 Scheduled Ancient Monuments, 1,435 listed buildings and 25 conservation areas noted for their special architectural or historic interest.

3. Issues and Challenges

The evidence gathered in the preparation of the Core Strategy has highlighted a number of issues and challenges facing the District. They can be summarised as follows:

3.1 How can we?

- Accommodate housing growth without harm to the built, natural and cultural environment of the District?
- Optimise the provision of affordable housing (of all sizes) in new development, providing a mixture of low cost market housing, social rented accommodation and shared ownership accommodation to help meet local needs?
- Live with the consequences of second home ownership and in-migration on the housing market and consequently the District's demographic structure?
- Maintain active communities and ensure that housing development is supported by the social and physical infrastructure required to meet the needs of future occupiers?
- Attract and provide suitable employment opportunities that reduce the need to travel?
- Provide sufficient land and premises to support the tourism industry without harm to the built, natural or cultural environment?
- Resist the loss of hotels and other important services to alternative uses like housing?
- Reduce the disparity between low local wages and high house prices?
- Address climate change and its effect on agriculture, coastal erosion and flooding?
- Further enhance the ecological and landscape value of the District?
- Respond to the changing demographic make up of the District, with an increasing proportion of elderly persons and decreasing number of children?
- Address traffic congestion, whilst recognising that future development could place additional pressures on the road system, in particular the A351?
- Provide new employment, shops, community facilities and services that are accessible for those without a car to avoid isolation and social exclusion?
- Provide an integrated transport system within the District?
- Improve accessibility to existing employment sites that are not well related to the main settlements?
- Ensure everyone has access to countryside and open space to benefit their health?
- Adapt to a decline in oil production (Peak Oil) and the growth of renewable energy?

3.2 The Five Main Challenges

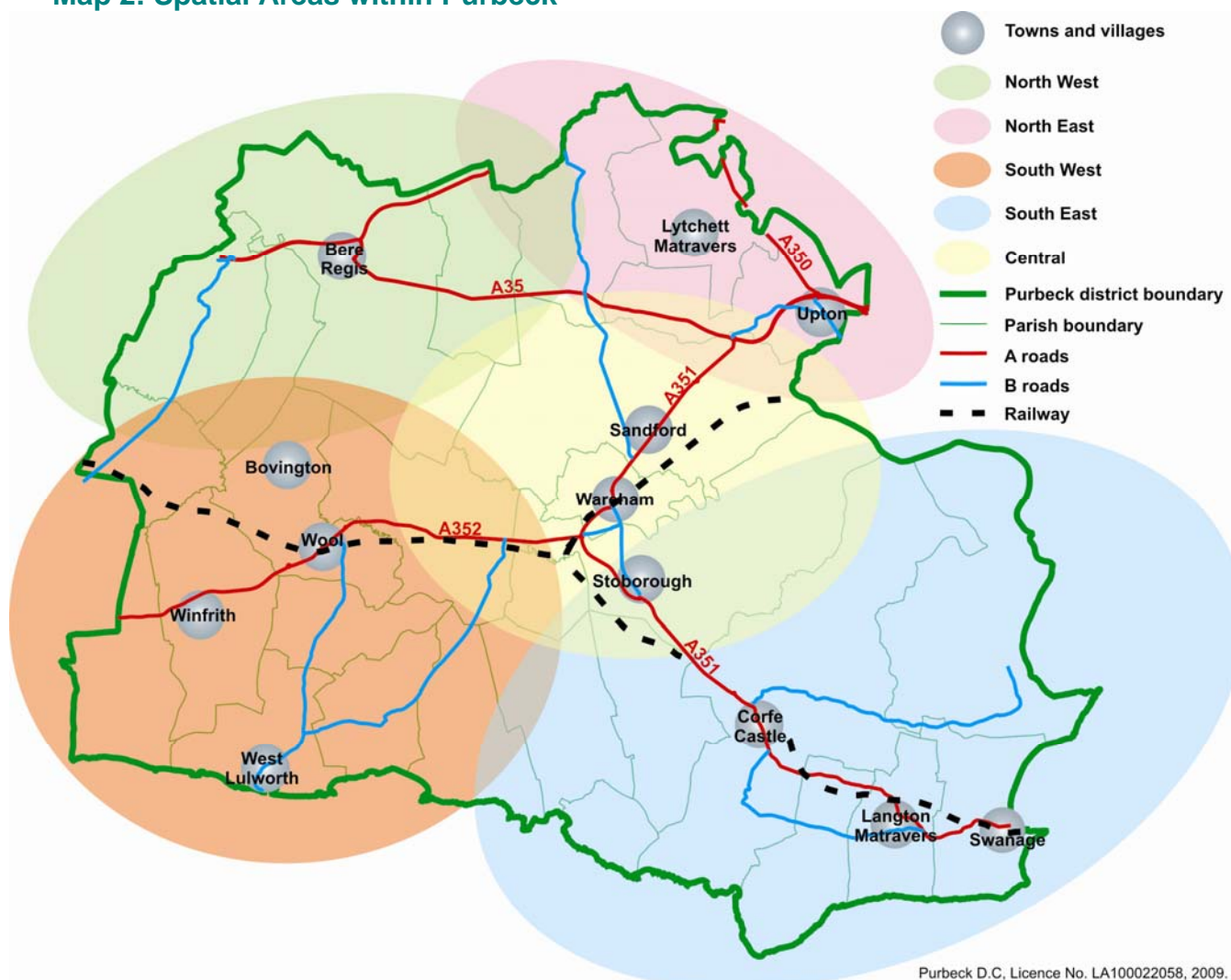
The main challenges facing Purbeck are:

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

3.3 Spatial Geography of the District

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

Map 2: Spatial Areas within Purbeck



3.3.2 Each of the five spatial areas of North West Purbeck, South West Purbeck, Central Purbeck, North East Purbeck and South East Purbeck is discussed below. In addition, the A351 corridor has been singled out for special consideration as it links the North East, Central and South East spatial areas.

3.4 North West Purbeck

Town(s):	None
Key Service Village(s):	Bere Regis
Local Service Village(s):	None
Schools:	First: Bere Regis, Puddletown, Crossways. Middle: Bovington, Puddletown. Upper: Dorchester, Wareham. Secondary: Lytchett Minster
Major Employment/Retail:	Poole, Dorchester, Blandford

3.4.1 The village of Bere Regis stands at a major junction where the A31, A35 and C6 meet. Purbeck's fifth largest village includes shops, pubs, village hall and a school. Bere Regis fulfils the role as a Key Service Village for local residents and for the surrounding settlements in the adjoining parishes of Affpuddle, Turnerspuddle, Bloxworth and nearby North Dorset villages such as Winterborne Kingston.

3.4.2 The **Bere Regis Parish Plan** indicates that the doctors' surgery is popular but needs additional space as an urgent priority. There is currently no consensus on whether a new community hall should be built. There is opposition to large-scale development but open-mindedness to steady, measured growth where this would maintain the vitality of the community.

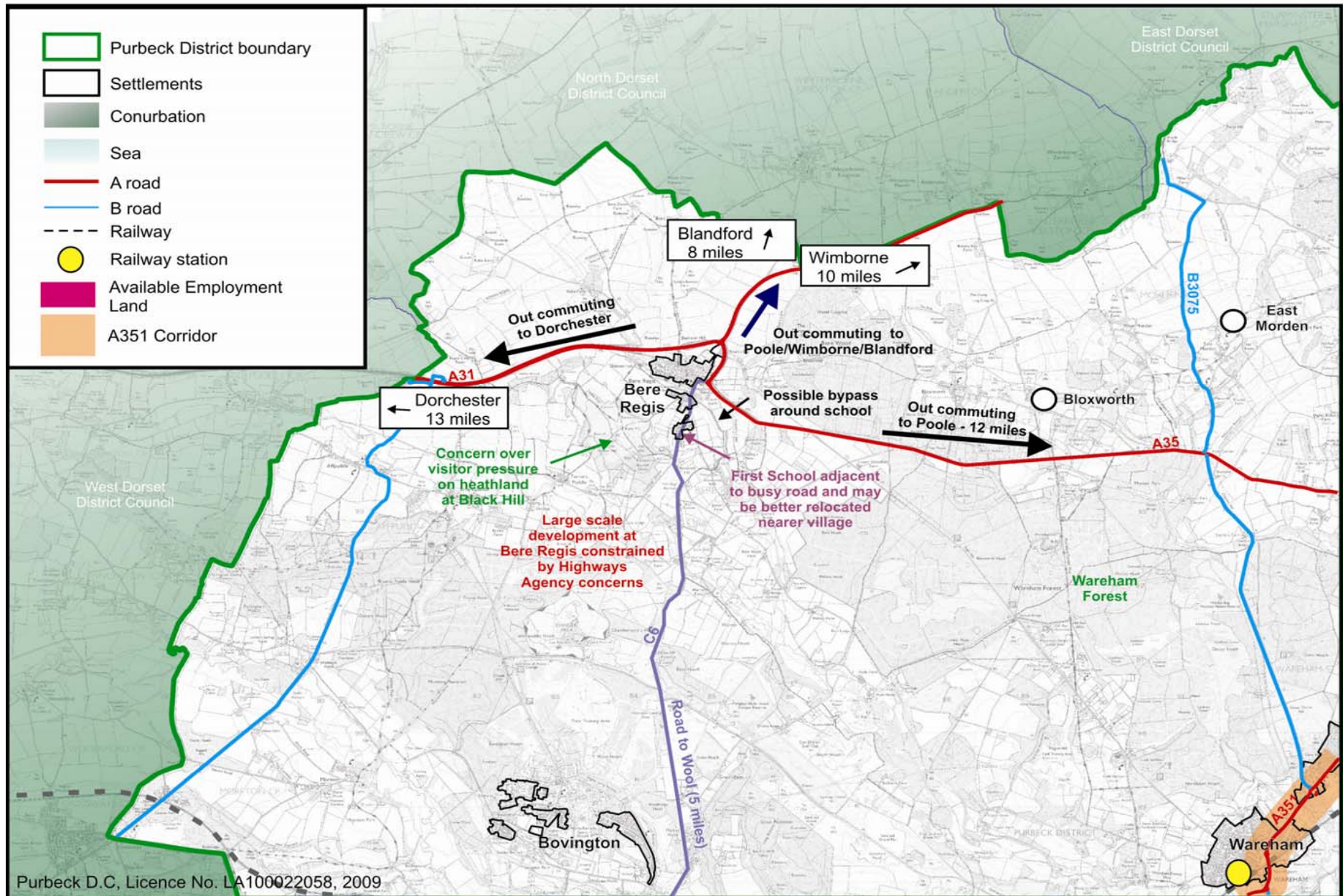
3.4.3 Issues and Challenges

3.4.3.1 **Out-commuting** - Bere Regis experiences high levels of out-commuting due to its location on a key highway node at the junction of the A35 and A31. The location of the settlement, together with good highway accessibility, has resulted in the formation of close links with Dorchester, Blandford and Poole.

3.4.3.2 **Services and Facilities** - The level of shops, services and community facilities provided is generally low. The Local Plan employment allocation has not come forward for development. This lack of facilities, services and employment encourages out-commuting from the village, which experiences low levels of self containment as a result.

3.4.3.3 **School** - The first school is adjacent to the C6 road to Wool and distanced from the core of the village. Proposals for a bypass through the Purbeck Transportation Strategy would help reduce traffic past the school and improve the attractiveness of walking to the school, however implementation of a bypass is uncertain. Alternatively, the Purbeck School Review proposes to enlarge the school to a primary school requiring significant alterations, which could provide an opportunity to relocate the school closer to the village away from the main road.

Map 3: Context in North West Purbeck



3.5 South West Purbeck

Town(s):	None
Key Service Village(s):	Bovington, Wool
Local Service Village(s):	Winfrith Newburgh, West Lulworth
Schools:	First: Bovington, Winfrith Newburgh/West Lulworth, Wool, Middle: Bovington, Upper: Wareham,
Major Employment/Retail:	Dorchester, Weymouth, Wareham, Poole, Winfrith Technology Centre

3.5.1 **Wool** is located on the A352 between Dorchester and Wareham and along the Weymouth to Waterloo railway line. The second largest village in Purbeck (population 2,165), it includes a mainline railway station, a variety of shops and pubs, schools, a library, youth club and a village hall. To the west of Wool lies Winfrith Technology Centre which accommodates a cluster of research and development companies. Wool fulfils its role as a local hub for surrounding settlements such as East Burton, Winfrith Newburgh, Bovington and Coombe Keynes. The convergence of several strategic road links and the railway in Wool serves to enhance its importance as a key transport interchange in the District.

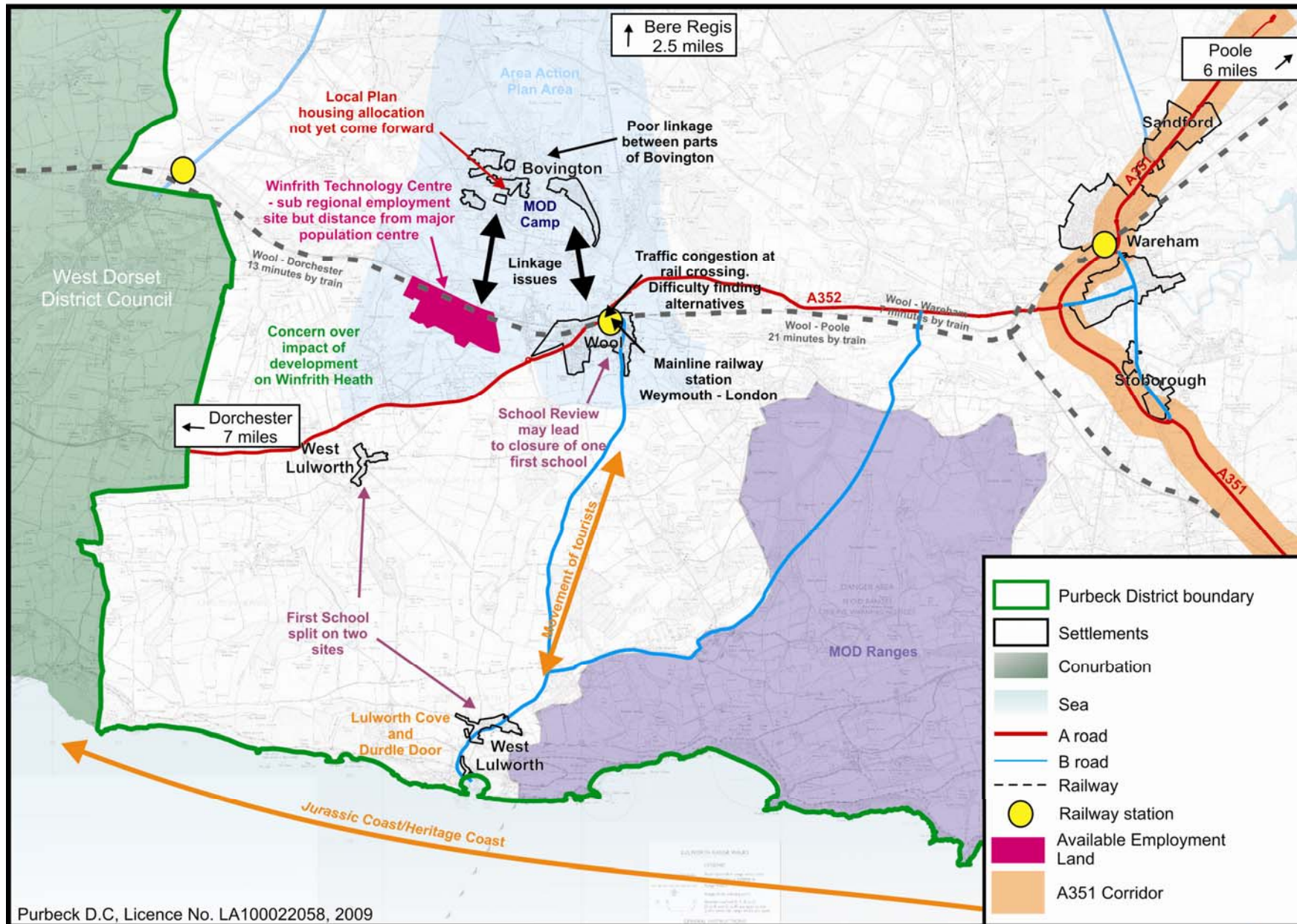
3.5.2 Located to the north of Wool, **Bovington** Camp was originally developed as a Ministry of Defence facility. The pockets of residential development now provide a mixture of housing that meets the needs of both a transient army population and a resident population. The 1,510 residents benefit from a small parade of shops, a purpose-built convenience store, doctors' surgery, first and middle schools, and open space/recreation facilities. The recently expanded Tank Museum and Monkey World provide major tourist attractions. The MOD focus is evident by the village having significantly the highest proportion of children (25%), the highest working population (67%) and significantly the lowest number of over 65s (7%). Wool Parish Council has not yet prepared a **Parish Plan**.

3.5.3 Issues and Challenges

3.5.3.1 **Winfrith Technology Centre** has traditionally attracted employees from across the sub-region and falls within the Weymouth and Dorchester Travel to Work Area. Its specialist nature has meant that the employment relationship with Wool is not as direct as its proximity might suggest. Recently, a new development partner has taken over the site and is actively marketing the site for business growth.

3.5.3.2 There are a number of large scale uses and issues in this area that need coordination. The preparation of an **Area Action Plan** is considered to be the best way to achieve this. However, events have taken their own course, with 146 dwellings almost completed at Purbeck Gate in Wool and a development partner currently preparing a master plan for Winfrith Technology Centre to unlock economic growth. The MOD has a large training facility and residential accommodation at Bovington Camp and recently expanded the Tank Museum as a tourist attraction. There are other local issues yet to be resolved including the Purbeck School Review, expansion of Monkey World as a tourist attraction, improvements to the C6 road to Bere Regis and the railway crossing in Wool to relieve congestion and better linkage between settlements, including the linkage of the railway station to the Technology Centre and Lulworth Cove.

Map 4: Context in South West Purbeck



Purbeck D.C, Licence No. LA100022058, 2009

- 3.5.3.3 The RSS has not identified this area for major growth, which limits the potential to deliver significant improvements through developer contributions. However, new development will need to ensure that it does not impact upon internationally protected heathland at Winfrith Heath and provides suitable mitigation that could include new green infrastructure.
- 3.5.3.4 **Traffic Congestion** - The rail level crossing on the A352 experiences congestion and capacity problems during the summer months and at peak travelling periods, as the barriers are down for 6 minutes at a time. Improving this situation would require a grade separated crossing of the railway, relocation of the station or improvements to the existing station and signals to reduce barriers' down times and therefore traffic queues. Each option is expensive and achieving external funding would be difficult.
- 3.5.3.5 **Accessibility** - Links between Winfrith Technology Centre, Wool and Bovington are poor and require improvement. In particular, improved links are needed between the Technology Centre and railway station. Accessibility to services within Bovington is difficult due to a dispersed pattern of residential development and the restrictions of secure fenced areas. In particular, Cologne Road has poor access to the main shops. There is very little public access to countryside around Wool and this may have the effect of encouraging visitors to nearby heathland. Further consideration needs to be given to new green infrastructure. The Area Action Plan will seek to address these issues.
- 3.5.3.6 The **School Review** is considering the closure of one of the two first schools in Wool, leaving just a Roman Catholic school. This may lead to children being transported to Church of England schools in Bovington or Winfrith, which is not sustainable. The Bovington Middle School site would become surplus to requirements and as it lies within 400 metres of a heathland, where new residential development is not allowed, alternative uses including community uses need to be explored. Further consultation on the Purbeck School Review is proposed for Wool during the autumn.
- 3.5.3.7 The Local Plan included a housing allocation in Bovington, but this has yet to come forward and delivery is tied to the operational requirements of the MOD. This makes allocation of new sites difficult as there is no certainty over delivery within the plan period.
- 3.5.3.8 Higher deprivation is experienced in Bovington than elsewhere in the District.

3.6 Central Purbeck

Town(s):	Wareham
Key Service Village(s):	Sandford
Local Service Village(s):	Stoborough
Schools:	First: Sandford, Stoborough, Wareham. Middle: Wareham. Upper: Wareham. Secondary: Lytchett Minster
Major Employment/Retail:	Wareham, Holton Heath, Poole, Dorchester

- 3.6.1 **Wareham** is an historic market town that lies on the A351 and is served by the Weymouth to Waterloo mainline railway line. Wareham is divided into two main parts split by the River Piddle, with the historical Saxon-walled town to the south

that contains the retail and administrative centre, and post-war suburban estates to the north. Wareham (population 5,745) is much smaller than Swanage and Upton but, due to its geographic location in the centre of the District, it includes a higher level of facilities and services, including a secondary school, sports centre, District Council offices, community hospital and medical centre, court facilities, emergency services, library, two medium sized supermarkets, cinema and three industrial estates. Wareham has a similar demography to Swanage with an older population of over 65s (25%), working age (61%) and a low proportion of children (14%).

3.6.2 **Sandford** is located just north of North Wareham on the A351. The third largest village (population 2,160), its facilities include a small number of shops, a pub, a first school and middle school, doctors' surgery and village hall. Sandford has a wide range of services to serve its residents on a day-to-day basis and fulfils the role of a local hub for surrounding settlements such as Holton Heath and Organford. The village is closely located to Holton Heath industrial estate.

3.6.3 The **Wareham Community Plan** encourages shopping within Wareham and for local people to be involved in discussion about any additional housing development. **Sandford**, which is in the parish of Wareham St Martin, does not yet have a Parish Plan.

3.6.4 **Issues and Challenges**

3.6.4.1 **Retail** - A degree of self-containment is exhibited in Wareham, with an estimated 45% of the working population living and working within the town, but only 20% of residents do their food shopping within the town. Retail growth will be difficult as there is no physical capacity within the town centre or at the edge of centre.

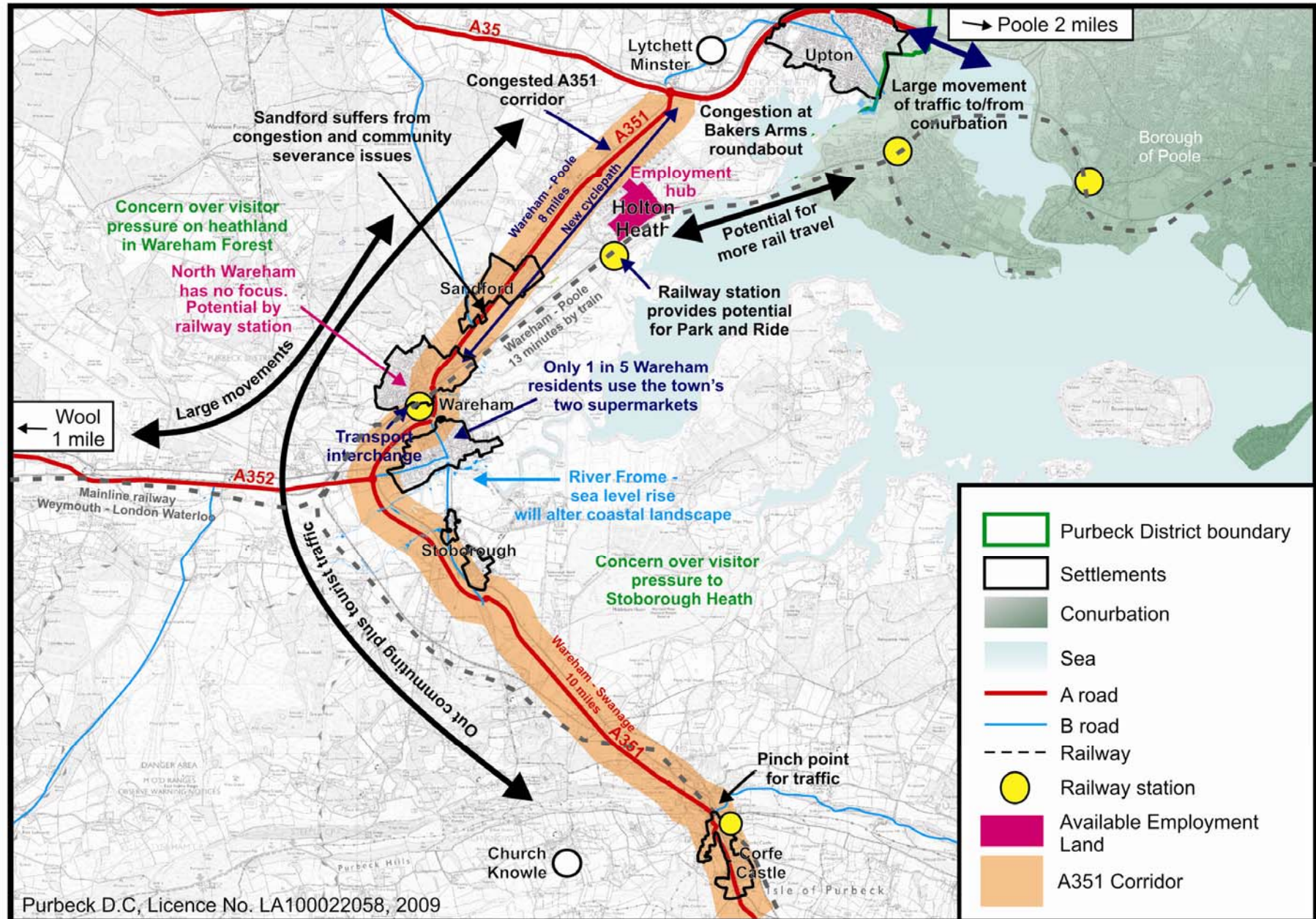
3.6.4.2 **Heathland** – Wareham is in close proximity and has convenient access to heathland at Stoborough, Hartland Moor and Wareham Forest. Providing alternative green space that is more attractive than the surrounding heathland presents a real challenge, and other forms of management of heathland may also be necessary including restricting roadside parking around heathlands.

3.6.4.3 The northern section of the A351 from Corfe Castle to the A35 passes through internationally **protected heathland**, which considerably restricts residential development. As well as the failed bypass, a strategic housing scheme of 1,350 dwellings at Holton Heath also failed to satisfy Habitats Regulations and was deleted by the Inspector from the Local Plan. New residential development along this section of the A351 will need to incorporate large swathes of new green infrastructure to provide alternative open space and attract people away from the heaths. New housing allocations at Wareham and employment allocations at Holton Heath and Admiralty Park will have to provide nature conservation improvements and linkage of existing habitats to avoid fragmentation.

3.6.4.4 **Sea Level Rise / Managed Re-alignment** – A Poole Bay and Harbour Strategy Study is being undertaken to assess impact of no longer maintaining tidal banks and the impact this could have on the realignment of Poole Harbour.

3.6.4.5 **Traffic Congestion** – The A351 is heavily congested at peak periods through Wareham and Sandford to the Bakers Arms roundabout, causing community severance issues.

Map 5: Context in Central Purbeck



- 3.6.4.6 **Purbeck School Review** - the First School in Sandford is likely to become vacant and due to its location within 400 metres of a heathland, may provide an opportunity for community uses. In Wareham, the middle school is set for closure and The Purbeck School may require extension.
- 3.6.4.7 **Community and Recreation** - the following uses have been identified for improvement or replacement in Wareham:
- New site to rebuild secondary school, sports centre and sports pitches;
 - New combined community hospital, medical centre and ambulance station;
 - Improved bus and train service;
 - New green space to reduce pressure on nearby heathland;
 - Improved facilities on recreation ground (e.g. cricket wicket, changing rooms);
 - Development of walking and cycle paths;
 - Youth drop-in centre/café;
 - New skate park.

3.7 North East Purbeck

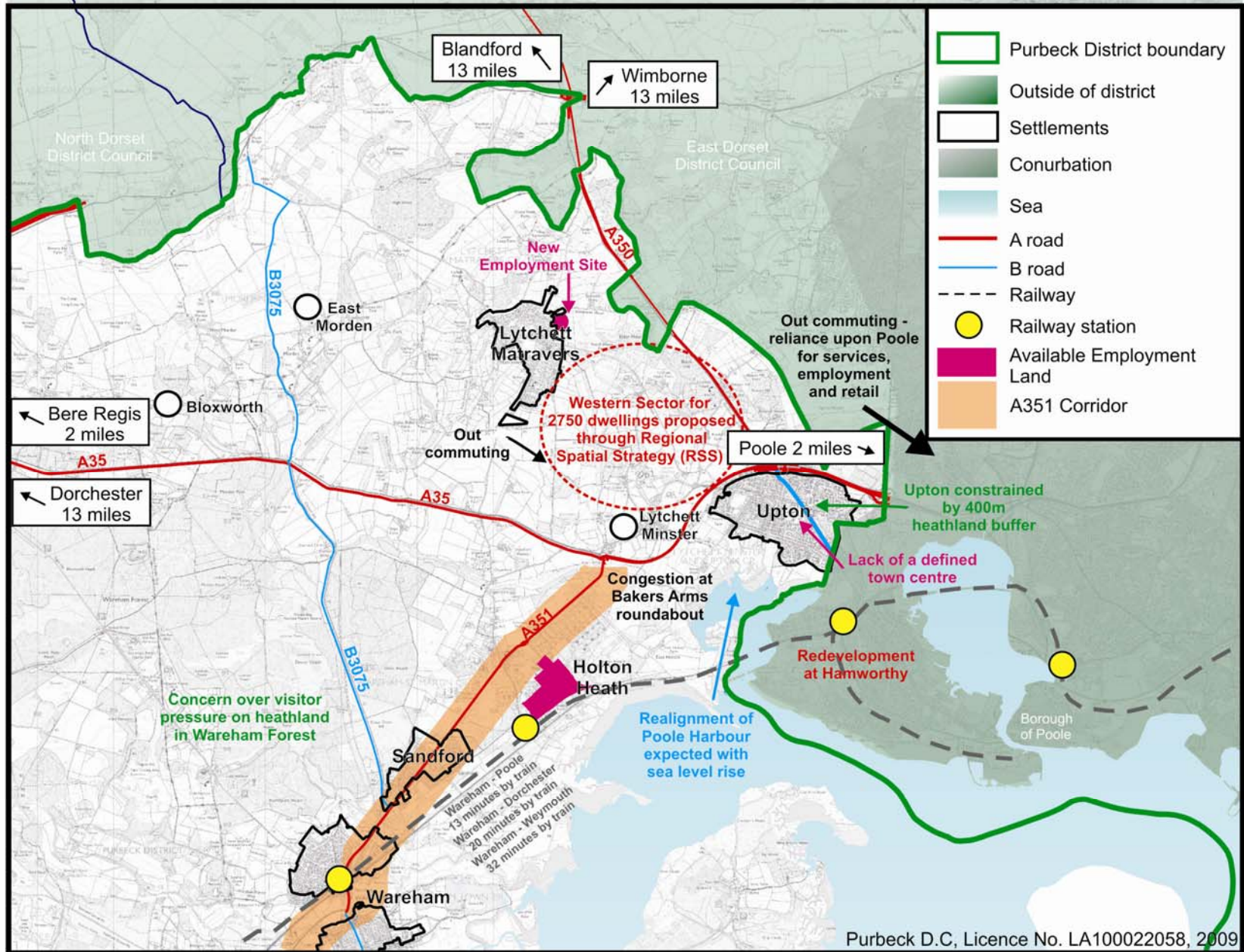
Town(s):	Upton
Key Service Village(s):	Lytchett Matravers
Local Service Village(s):	None
Schools:	Primary: Lytchett Matravers Secondary: Lytchett Minster, Upton
Major Employment/Retail:	Poole, Bournemouth, Holton Heath

- 3.7.1 **Upton** is on the western edge of the Poole/Bournemouth conurbation, adjoining the Poole suburb of Hamworthy, and forms part of the RSS South-East Dorset Strategically Significant Cities and Towns (SSCT). It is the second largest town in Purbeck (population 8,145) and includes a primary school, industrial estate, library, doctors' surgery, community centre and a number of shops. Upton has a younger population than Swanage and Wareham, illustrated by the highest proportion of school children (18%) and working age (63%) with the lowest proportion of over 65s (19%).
- 3.7.2 **Lytchett Matravers** lies to the north of the A35, 7 miles north-west of Poole. It is the largest village in Purbeck (population 3,135) and includes a number of shops, two pubs, a primary school, a library, doctors' surgery and village hall. Due to the proximity of Lytchett Matravers to the conurbation, the level of self-containment is relatively low. However, a number of shops, services and community facilities are provided within the local centre which, together with schools, provide the opportunity for increased self-containment.
- 3.7.3 The **Upton and Lytchett Minster Town and Parish Plan** states emphatically that Upton should be seen as a place in its own right and not just a suburb of Poole. The Parish Plan supports additional facilities such as a larger supermarket, bank and a new town square or other focal point for Upton. The **Lytchett Matravers Parish Plan** states that the village has good amenities but it is in danger of being a dormitory suburb of Poole. The retention of the Green Belt surrounding the village is seen as essential, although infilling of established sites could be acceptable.

3.7.4 Issues and Challenges

- 3.7.4.1 **Lack of Well Defined Centre** - Upton's development as a suburb of Poole, rather than a self-contained settlement, has prevented the development of a well-defined centre. The settlement's main facilities are grouped around a central crossroads and in a small shopping precinct nearby. The proximity of Upton to the range of shops and services provided by the conurbation has to some extent limited the development of the local centre. This lack of a central focus remains a key issue in developing a sense of place, character and identity in Upton. The recent loss of its central landmark building and only public house, the Greenridge Pub, has further undermined the integrity of Upton's centre. There is a community desire to develop an individual sense of place, character and identity through the enhancement of the existing centre and the provision of a wider range of community facilities. This was highlighted through a recent Planning for Real © event considering the reuse of the Greenridge Pub site.
- 3.7.4.2 **Heathland** – Upton lies in close proximity to heathland and a large part of the town lies within the 400 metre heathland buffer, limiting residential intensification potential. The Upton Woods project is a mitigation scheme implemented to take the pressure off Upton Heath. Part one of the project has recently been opened and monitoring of visitors to the new public space and to the Upton Heath will help determine whether the project has been successful mitigation.
- 3.7.4.3 **Redevelopment at Hamworthy** - Poole's Core Strategy sets out plans for large scale redevelopment in Hamworthy and the mix of proposed uses could improve accessibility to new and community facilities. There could be an increase in traffic in Upton as a result of the construction of the second lifting bridge linking Hamworthy and Poole Port to the central part of Poole.
- 3.7.4.4 **Out-commuting** - The geographical and transport links with the conurbation have resulted in a high degree of out-commuting from North East Purbeck to access the broader employment opportunities, services, shops and facilities provided in Poole, Bournemouth and Holton Heath. There are relatively few employment opportunities within Upton, with only one existing industrial estate. A new employment site at Wareham Road, Lytchett Matravers, has recently received planning permission and will provide local employment opportunities.
- 3.7.4.5 **Sea Level Rise / Managed Re-alignment** - A Poole Bay and Harbour Strategy Study is being undertaken to assess the impact of no longer maintaining tidal banks and the impact this could have on the realignment of Poole Harbour.

Map 6: Context in North East Purbeck



3.7.4.6 **Community Facilities** - A large number of community facilities and services have been identified in Upton. However the potential for contributions from development is quite low, so not all of these will be deliverable.

- Extension to Lytchett Minster School
- New primary school or improvements to existing schools
- Children’s centre
- New youth facilities including café and shelters
- New communal focus at Upton Cross / town square
- Enhancements to existing facilities
- New facilities e.g. bank, additional shops and/or supermarket, café, pub
- Expansion of library
- Care home and Level 3 Sheltered Housing
- Expansion of health centre
- Improved public transport
- New green space to reduce pressure on Upton Heath and Wareham Forest
- Improvements to recreation ground, including new changing rooms
- Improvements to footpaths and cycle routes
- Improvements to the Castlemain Trailway
- Nature reserve on Border Road open space
- Improved play and other facilities for 13 – 16 year olds
- New sports centre.

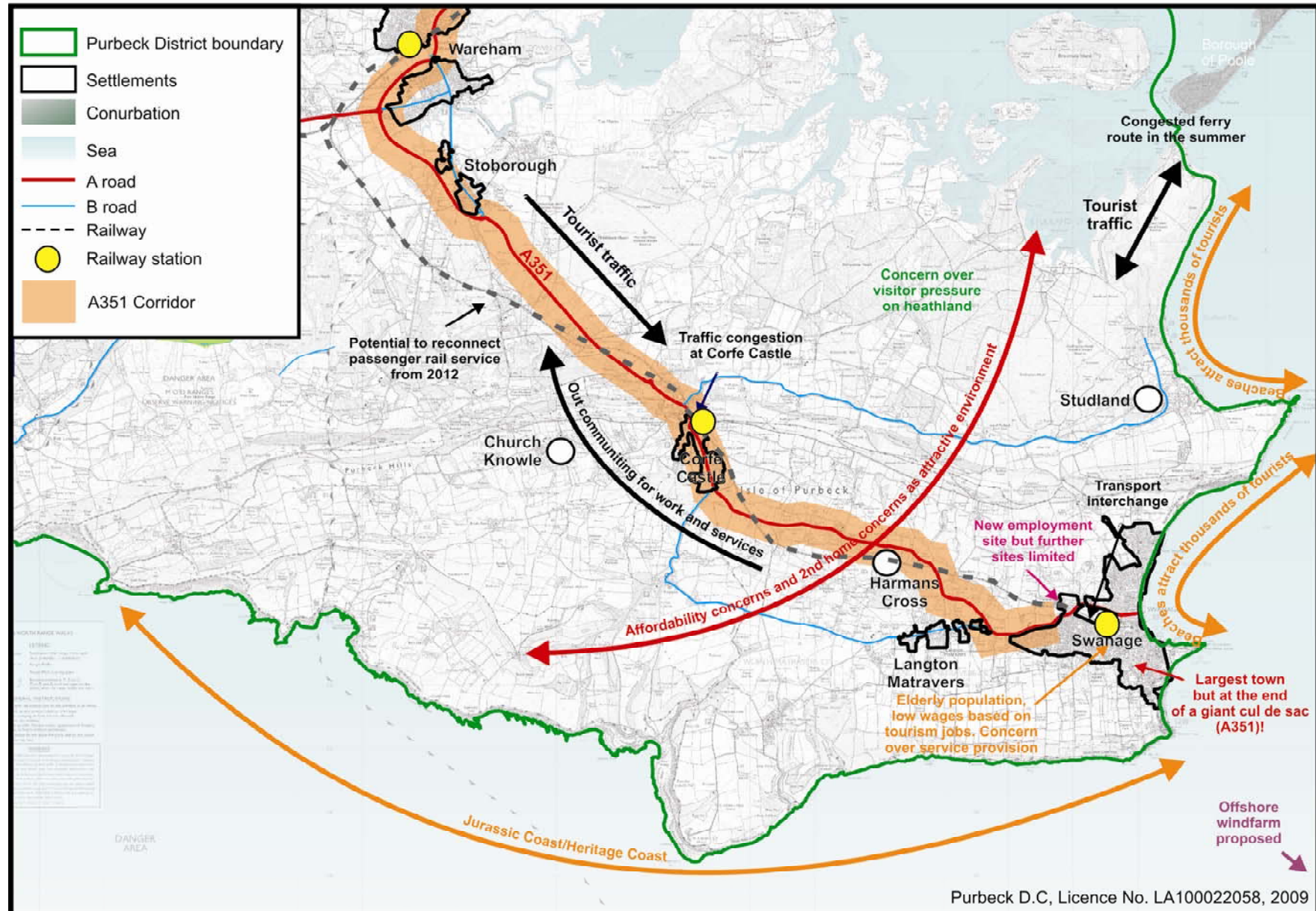
3.8 South East Purbeck

Town(s):	Swanage
Key Service Village(s):	Corfe Castle
Local Service Village(s):	Langton Matravers
Schools:	Corfe Castle, Langton Matravers, Swanage, Wareham
Major Employment/Retail:	Swanage, Wareham, Poole

3.8.1 **Swanage** is a vibrant seaside town and a premier tourist destination located at the “end” of the A351 on the east coast of Purbeck. It is the largest town in Purbeck (population 10,010) and includes a wide range of facilities and services including 3 first schools, a middle school, 2 medium-sized supermarkets and a wide range of shops, cafes, restaurants and banks, medical centre and community hospital, library, industrial estates including a new business park, a theatre and cinema and many attractions typical of a tourist town.

3.8.2 The town sits within the Dorset Area of Outstanding Natural Beauty (AONB) and its southern and northern extent are bordered by World Heritage Coast and SSSI designations. The sandy beaches, diving, country park and coastal path draw visitors from far and wide, particularly during the summer months. The location of Swanage makes the town one of the most self-contained within Dorset. 64% of the working population of Swanage live and work in the town and 59% of residents do their food shopping in the town. Swanage has an older population than Upton and Wareham, illustrated by the highest proportion of over 65s (29%) and working age (57%) with a low proportion of children (14%).

Map 7: Context in South East Purbeck



- 3.8.3 **Corfe Castle** is located on the A351 between Wareham and Swanage. The 1,285 residents have a choice of shops, restaurants and pubs, a school, village hall and a doctors' surgery (awaiting relocation to new site). The Purbeck stone village within the AONB is also a key visitor attraction, providing a range of niche shops, the historic attraction of Corfe Castle, Swanage Heritage Railway and visitor accommodation. Corfe Castle fulfils its role as a hub for local residents and for surrounding settlements such as Kingston and Harmans Cross.
- 3.8.4 The **Swanage Community Strategic Plan** supports expansion of businesses, housing, the promotion of the tourist industry and enhancements to the urban environment. The **Corfe Castle Parish Plan** highlights serious concerns about lack of affordable housing and good sports facilities.
- 3.8.5 **Issues and Challenges**
- 3.8.5.1 **Traffic Congestion** – Corfe Castle is a pinch point on the A351, particularly in the peak tourist season, and HGVs travelling to and from Swanage are problematic. There is no potential for a bypass due to the outstanding landscape of the AONB. Congestion is also an issue in Swanage town centre during peak tourist season.
- 3.8.5.2 **Accessibility** – reliance on the car as a main mode of transport reflects the geographically remote location of Swanage and limited public transport connections. Access to a wider choice of employment opportunities, shops, services and facilities is difficult, particularly during the peak tourist season.
- 3.8.5.3 **Proposed Re-connection of the Swanage to Wareham Rail Service** - would contribute to the reduction of congestion on the A351, particularly during the summer months and peak travelling periods. It would also provide an alternative method for accessing the World Heritage Coastline and contribute to a reduction in car use in such an environmentally sensitive area.
- 3.8.5.4 **Affordability** – 16% of dwellings in South East Purbeck are second homes. This demand has increased the difficulty for local people to secure housing that is affordable, which is not helped by Swanage having the lowest average household income in Purbeck.
- 3.8.5.5 **Declining Service Provision** - In recent years there has been a threat to a number of local services in Swanage including the waste recycling centre, day care centre, night time opening of the community hospital and, most recently, the proposed school closures. This theme of declining service provision needs to be addressed to ensure that services are not lost and the town can continue to thrive.
- 3.8.5.6 The **Purbeck School Review** is considering the closure of the middle school and reducing three first schools to two primary schools. This proposal will require more pupils being transported to Wareham for secondary school. Further consultation on the Purbeck School Review is proposed for Swanage during the autumn.
- 3.8.5.7 **Economy** - There are very few potential opportunities to increase the economic base within the town centre without significant re-organisation of existing uses

and this poses problems finding further retail growth. An out-of-town shopping centre is not desirable and would be inappropriate in the town. The opening of Prospect Business Park should allow some employment growth. The 1.2 hectares site may be fully occupied within 10 years and identifying further suitable sites around Swanage is difficult due to landscape, flooding and residential amenity constraints.

- 3.8.5.8 **Offshore Wind Farm** - Developer bids are currently being evaluated by the Crown Estate for a substantial offshore wind farm South East of Swanage. The Council is only responsible for planning on land, but there are linkages between the wind farm and the town that need further thought, including the potential for expansion to educational field trips and tourism. There is also concern about the impact of the turbines upon the sea bed and, in particular, the local fishing industry.
- 3.8.5.9 **Community and Recreation** - A large number of community facilities and services have been identified in Swanage. However the potential for contributions from development will mean that not all of these will be deliverable.
- Swanage Children's Centre and childcare provision
 - New site for combined community hospital, medical centre and ambulance station
 - More adult care and sheltered housing
 - Extend enhancement scheme along Shore Road
 - Community and multi-function centre to develop learning facilities
 - Improved Day Centre
 - Develop cultural and heritage venues and facilities
 - Improved transport facilities
 - Development of quality toilets and baby changing facilities
 - Develop performance and exhibition space
 - Greenspace to reduce visitor pressure on Hartland Moor and Godlington Heath
 - More allotments
 - Sports centre with indoor sports hall
 - Improve Swanage Football Club ground
 - New pavilion for King Georges Playing Fields
 - Multi Use Games Area / Synthetic Turf Pitch
 - Growth of cultural and heritage trails
 - Improved quality of footpaths, cycle routes and bridleways
 - Development of wet weather activities and facilities
 - Improved bus links to X53

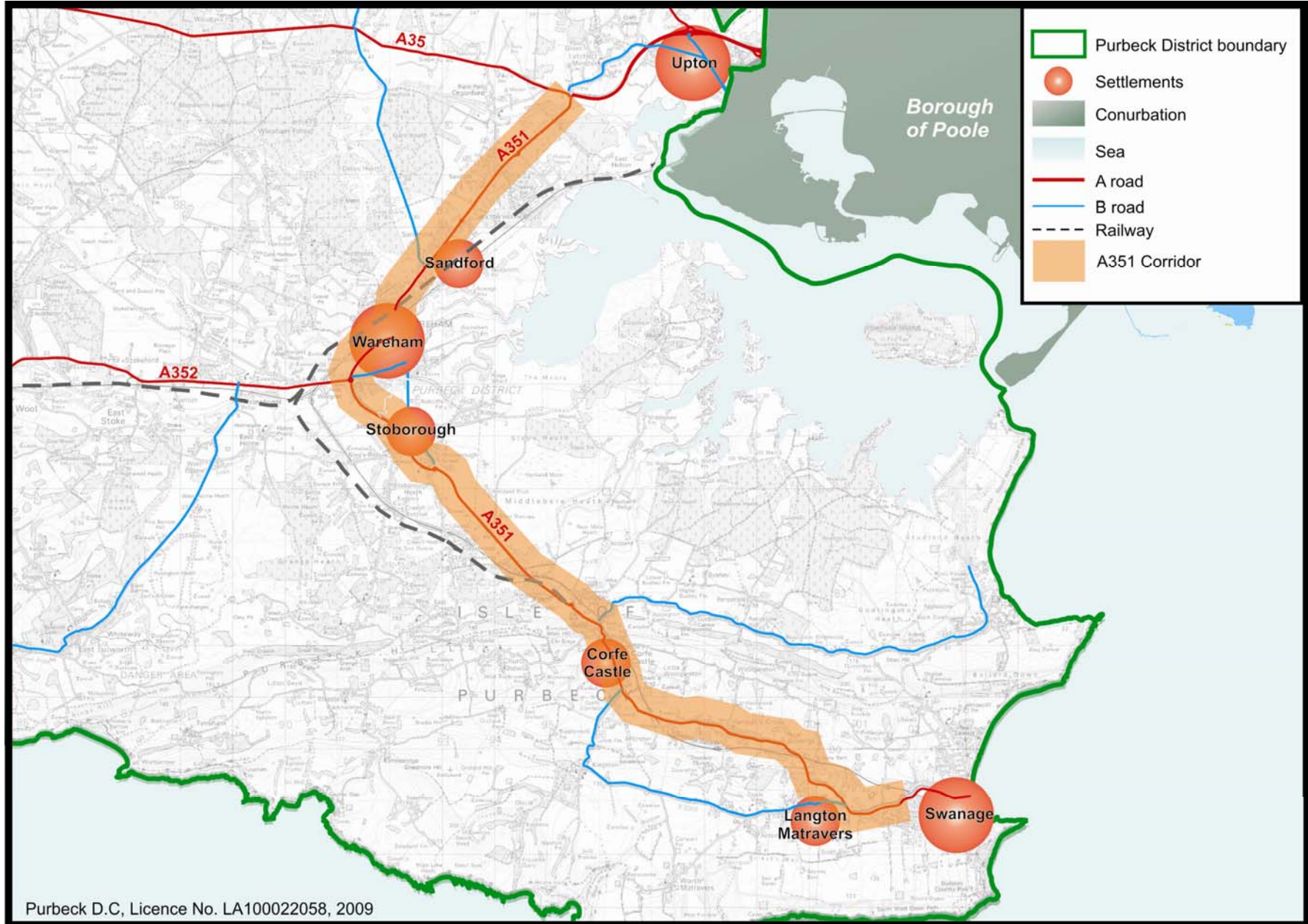
3.9 A351 Corridor

- 3.9.1 **Traffic congestion** – There has been a steady decline of transport conditions within Purbeck. This manifests itself in significant congestion at key strategic bottlenecks, a situation which is exacerbated during summer months by a significant level of transport activity generated by the area's vibrant tourist industry.
- 3.9.2 There is a particular long-standing issue with regard to the A351, a road of strategic importance, being the sole A class road access to the Isle of Purbeck, which links

the North East, Central and South East Spatial Areas. The volume of traffic movements on the A351 to and from Swanage and the adjoining areas of the coast mean that the road is at capacity during holiday periods and at other peak times. The resulting congestion leads to unreliable journey times and inconvenience for businesses and local communities, including Sandford and Holton Heath to the northeast of Wareham and Corfe Castle, a pinch point between Swanage and Wareham. Congestion on the A351 is exacerbated by traffic using it to access the towns and areas of coast to the west of Wareham, including Wool and Lulworth and to a certain extent Weymouth and Dorchester.

- 3.9.3 In a rural area like Purbeck, public transport, cycling and walking are currently not sufficiently attractive alternatives to encourage people out of their cars. Apart from Winfrith Technology Centre, the bulk of the District's employment land lies along the A351, principally at Holton Heath Industrial Estate north east of Sandford. It has a railway station link to the conurbation and Wareham. It is important to improve connectivity through the implementation of a cycle route to and from Wareham and there is also potential for a park-and-ride scheme (both subject to Habitats Regulations Assessment comments). New employment provision has to ensure that it will not significantly increase traffic on the A351 and this limits the potential for expansion of the employment sites served by the A351.
- 3.9.4 The **Purbeck Transportation Strategy (2005)**, undertaken by consultants, Buro Happold, was introduced to provide an alternative solution by securing contributions from new development to mitigate the impact of new trips on the road network. The Strategy proposes a combination of road improvements at Wool, Bere Regis and the Bakers Arms roundabout and cycling and public transport improvements to the A351. Providing the option of good quality public transport and segregated cycle paths along the A351 is paramount to improving the attractiveness of other forms of transport. In addition, running parallel to the A351 from Wareham to Poole is a mainline railway and work is being undertaken by Dorset County Council and the Purbeck Rail Partnership to reconnect a branch line to Swanage. Currently part of this line is used for a heritage railway aimed at tourists and enthusiasts, but a full passenger connection is sought and, if funding of infrastructure can be secured, it will be operable after 2012. A combination of improved public transport would help improve accessibility and reduce reliance upon the car. All large developments will be expected to prepare Travel Plans.

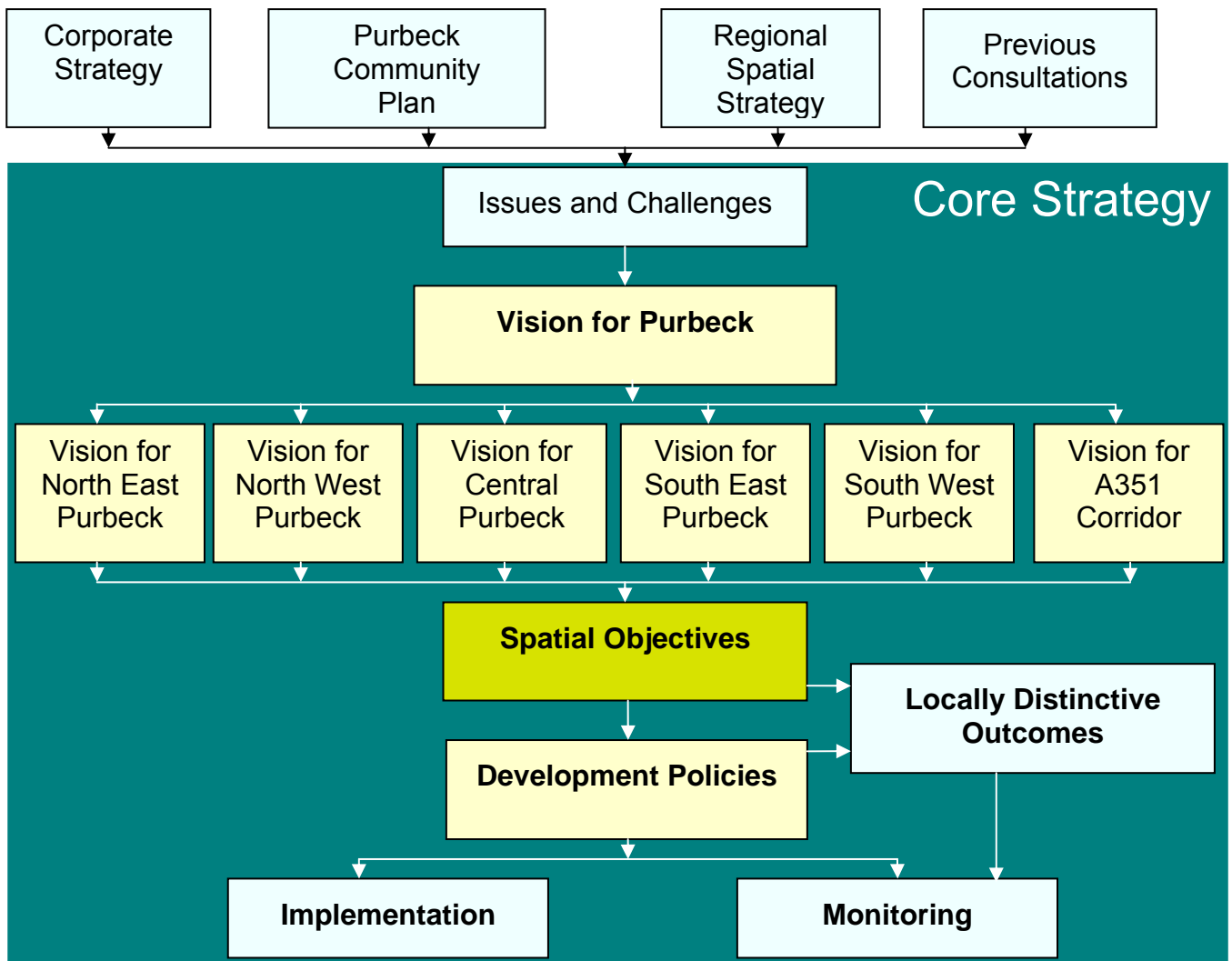
Map 8: A351 Corridor



4. Vision and Spatial Objectives

4.1 Introduction

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



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

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

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

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

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

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

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

4.2 Vision for Purbeck

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

Vision for Purbeck

Purbeck will be a place which retains and enhances the unique qualities of its towns, villages, countryside and coast, whilst improving the quality of life for the whole community. Its three towns will be distinctive and thriving with good access to facilities to meet everyday needs. Its key villages will retain their facilities and their sense of community while the more rural areas will retain their functional character.

To achieve this Purbeck will provide a mix of housing types, sizes and tenures which are affordable and suitable in meeting local needs and those of the wider housing market. Such new development will have high standards of design and will respond positively to Purbeck's rich diversity of local architectural traditions, thereby helping sustain the special character of the district and the distinctiveness of places within it.

Purbeck will have a wider access to well-paid and diverse local employment opportunities. Agriculture, farm diversification, estate management and Purbeck stone quarrying will play a role in retaining small rural communities, the wider rural landscape and the function of the countryside.

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

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



Q1. Do you agree with the Vision for Purbeck?

4.3 Spatial Area Visions

4.3.1 Introduction

In addition to the district-wide vision, more refined visions have been prepared for each of the 5 spatial areas as set out in the Settlement Strategy: North East, Central, South East, South West and North West, as well as for the A351.

4.3.2 North West Purbeck

Vision for North West Purbeck

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

4.3.3 South West Purbeck

Vision for South West Purbeck

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

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

Winfrith Technology Centre will provide a focus for inward investment of economic growth, whilst also catering for local employment needs. Improved linkage to Wool Railway Station will be one of a number of issues dealt with through an Area Action Plan.

Some development will take place in **West Lulworth** and **Winfrith Newburgh** to support their roles as Local Service Villages.

4.3.4 Central Purbeck

Vision for Central Purbeck

The priority for **Wareham** is to enhance the town's current role as a shopping, service and employment centre for the District, transport and tourist accommodation hub, and gateway to the Isle of Purbeck and Jurassic Coast. New development will be linked with the provision of significant green space to reduce visitor pressure on adjacent heathland. A new or enlarged Purbeck School will reinforce the new educational system and opportunity should be taken to maximise the potential for pedestrian and cycle linkages from the railway station. Potential to create a community focus to North Wareham around the railway station will be explored. Development of a new supermarket could increase the attraction of Wareham as a retail focus to the District.

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

Some development will take place in **Stoborough** to support its role as a Local Service Village.

4.3.5 North East Purbeck

Vision for North East Purbeck

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

Lytchett Matravers will act as a focal point for smaller settlements nearby and will develop its role to provide facilities for everyday needs, including new employment opportunities. Lytchett Matravers will benefit from landscaping enhancements to the centre to provide a focal point to the village. New development, including affordable housing of a proportionate amount to the size and function of the village, will support the enhanced role of Lytchett Matravers as a Key Service Village.

4.3.6 South East Purbeck

Vision for South East Purbeck

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

As one of the most distinctive historic settlements in Dorset, **Corfe Castle** will continue to be a focal point for surrounding villages, as well as an important tourist attraction. Corfe Castle will continue to provide good quality facilities for everyday needs including shops, community facilities and services. New development, including affordable housing of a proportionate amount to the size and function of the village, will support the enhanced role of Corfe Castle as a Key Service Village.

Some development will take place in **Langton Matravers** to support its role as a Local Service Village.

4.3.7 A351 Corridor

Vision for the A351 Corridor

The A351 corridor will continue to provide the principal route through the District, linking Swanage, Wareham, the sub-regional employment site at Holton Heath and the Poole and Bournemouth conurbation. New development will need to be accompanied by the implementation of improved bus services, the re-connection of the Swanage to Wareham railway, a new segregated cycle path from Wareham to the Bakers Arms Roundabout and increased attractiveness of Holton Heath and Wareham railway stations as transport interchanges, with the potential for a park and ride service requiring further study. Provision of new services and facilities in the main towns will help to reduce the need to travel by car, including changes to school catchments north of Wareham and new retail provision in Wareham.



Q2. Do you agree with the Spatial Area Visions?

4.4 Spatial Objectives

4.4.1 The District Vision and the Spatial Area Visions can be achieved through the following spatial objectives. These have been developed and refined over three previous consultations and checked against the recent Purbeck Community Strategy.

Spatial Objectives

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

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



Q3. Do you agree with the Spatial Objectives?

5. General Location of Development

- 5.1 National policy directs new development to the most sustainable locations with the aim of minimising car trips and the subsequent impact on climate change. The RSS sets out three tiers of settlements to which development can be focused, referred to as Development Policy A (Strategically Significant Cities and Towns (SSCT)), Development Policy B (Market and Coastal Towns) and Development Policy C (Small Towns and Villages).
- 5.2 The Community Facilities Background Paper (2009) provides an audit of community facilities for each settlement. The Settlement Strategy (2009) assessed the role and function of each settlement against the hierarchy of settlement categories in the RSS. Settlements with the widest range of services should be the focus of development.
- 5.3 Upton forms part of the Bournemouth and Poole SSCT, so is classed as Development Policy A by default, however it does not fulfil the function of a SSCT. Alone, it would function more like a Development Policy B settlement. The RSS Proposed Changes identifies 2,400 dwellings for 'outside the SSCT'. Strictly speaking, this would mean that none of the 2,400 should be identified at Upton. The Council has raised objection to this, and for this consultation the assumption is that the proposed 2,400 dwellings can be distributed across **all** of Purbeck's settlements including Upton. Wareham and Swanage are classed as Development Policy B settlements.
- 5.4 Some rural settlements provide the basic level of facilities and services that reduce the need to travel to the towns and have been classed as Development Policy C settlements. Within Development Policy C, there are two classifications of settlement. These are Key Service Villages which have the highest level of services and population and should be the focus of development, whereas Local Service Villages have been identified as needing some growth to sustain vital rural services, principally the village school.
- 5.5 In Development Policy A, B and C settlements, settlement boundaries will be used to control development. Settlement boundaries will be reviewed through the Site Allocations Plan, to be prepared after the Core Strategy. In the interim, for the settlements **listed in Policy LD** below, the settlement boundary from the Local Plan (2004) will be used for development management purposes and shown on the Proposals Maps.

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

Policy LD: General Location of Development

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

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.

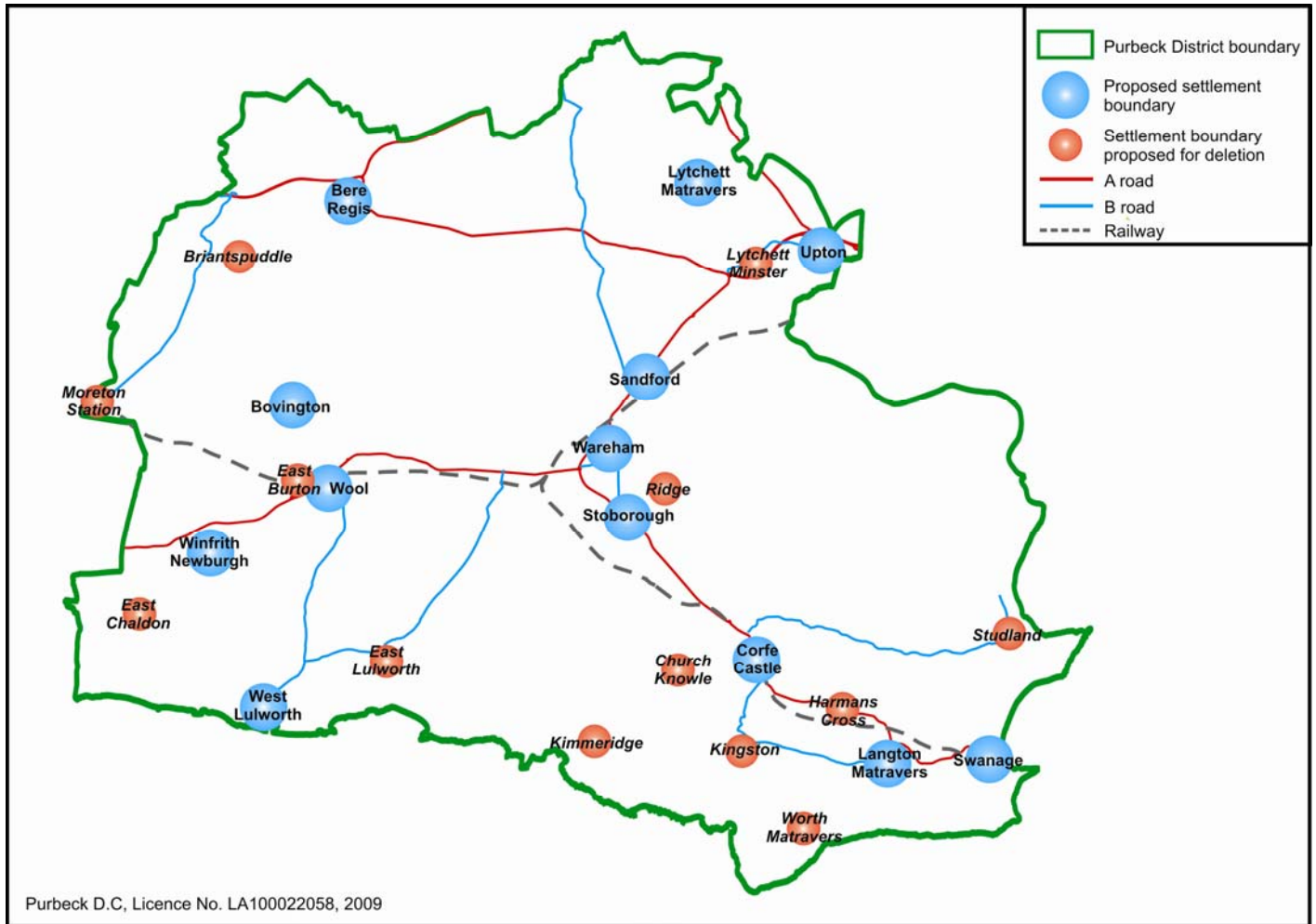
Settlement boundaries will be reviewed for Development Policy A, B and C settlements through the Site Allocations Plan. In the interim, the Local Plan settlement boundary for the settlements listed in this policy will be carried forward.

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.

5.6 For the following villages, this will mean that the settlement boundary will be deleted: *Briantspuddle, Church Knowle, East Burton, East Chaldon, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Ridge, Studland, Worth Matravers*. New residential development would be restricted to affordable housing that meets a local need in accordance with Policy CO: Countryside and Policy RE: Rural Exception Sites.

5.7 The proposed settlement hierarchy is set out on the map below:

Map 9: Settlement boundaries to be deleted (shown in red)



Q4.

- (a) Do you agree with this policy?
- (b) Do you agree with the Settlement Hierarchy in Policy LD?
- (c) Do you agree that only affordable housing should be permitted in settlements not listed under Policy LD, including the villages highlighted in red on Map 9 above? (Affordable housing is social rented and/or shared ownership housing)

6. Supply of Housing, Employment and Retail Growth (2006-2026)

6.1 Housing Land Supply

6.1.1 The housing requirement for Purbeck as set out in the RSS Proposed Changes is 5,150 dwellings over the plan period 2006–2026. Of this, 2,750 homes are proposed for Area of Search 7B at Lytchett Minster with 2,400 dwellings outside the Bournemouth and Poole SSCT. As discussed in paras 1.1.4 – 1.1.6, due to outstanding objections by the Council in relation to this Area of Search **the Council has decided not to include the proposal for 2,750 dwellings in this consultation document.** This is because the proposal is likely to fail to satisfy the Habitats Regulations. Therefore, only the District-wide provision of a minimum of 2,400 dwellings is considered in this consultation document.

Table 2: Housing Position Statement 1st April 2008

	Breakdown of housing requirement	Dwellings (no.)	Explanation
a)	RSS Proposed Changes (2006–2026)	2,400	2,400 dwellings have to be built in the District from 2006-2026 (120 per annum).
b)	Homes built (2006 – 2008)	395	395 dwellings have already been built since 2006 and can be subtracted from the total.
c)	Homes with planning permission (Commitments)	503	503 dwellings already have planning permission but have not yet been built. These make up part of the housing supply.
d)	Outstanding Requirement (2014-2026)	1,502 (a-b-c)	By subtracting from 2,400, the number of homes already built (395) or have planning permission (503), leaves the number of homes still to be found.
e)	Remaining 5 Year Supply (2009-2014)	201	Sites within the five year housing land supply that could come forward for development within 5 years, but have yet to gain planning permission.
f)	Character Area Development Potential (2014-2026)	666-1,325	The potential for infilling and intensification within built up areas (windfall). The maximum amount is 1,325 dwellings, but a 50% discount rate has been applied meaning the lower end of the range is 666 dwellings.
g)	Balance as settlement extensions (2014-2026)	0-635 (d-e-f)	If all Character Area Development Potential (1,325 dwellings) were to come forward, no settlement extensions would be necessary. However, if only 666 dwellings come forward, then 635 dwellings will need to be found as extensions.
h)	SHLAA Identified Sites to Meet Remaining Supply	7,395	The potential supply of dwellings from sites submitted by landowners to be considered for development, which is far in excess of what is needed.
i)	Total 5 Year Supply (2009-2014)	704 (c+e)	A five year housing land supply is required by PPS3 to maintain a rolling supply of housing sites.

NB: The latest housing completions and permissions from 2008/09 were not updated in time for this consultation, but will be fed into the next consultation stage.

Spatial Objective 2: Meet Purbeck's housing needs

Policy HS - Housing Supply

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.



Q5. Do you agree with this policy?

6.2 Character Area Development Potential

- 6.2.1 A large proportion of development in Purbeck has been met through infilling and intensification within built up areas, referred to as 'windfall'. It is realistic to expect that windfall will continue to form an important part of the housing supply, but predicting where and when this will occur is difficult as it is not appropriate for the Council to contact each house-owner and ascertain whether they intend to seek future development in their back garden.
- 6.2.2 Instead, a capacity analysis has been carried out for Upton, Swanage, Wareham and the Key Service Villages to estimate the potential for further re-development and intensification within the current settlement boundary. Similar opportunities to replicate recent planning permissions were analysed based upon character areas identified through the Townscape Character Assessment (2009). This study is available as a background paper and will be fed into the 2009 Strategic Housing Land Availability Assessment, when it is published later in the year.
- 6.2.3 The analysis identified a potential for 1,325 dwellings. In order not to overly rely upon windfall, which is by its nature uncertain, a 50% reduction has been made to reflect some of this potential not coming forward. The resulting 666 dwellings are considered to be an under-estimation and a range of 666 -1,325 dwellings could theoretically be applied. If 100% of the windfall capacity identified were to come forward, there would be no need for settlement extensions. However, a balance of settlement extensions and windfall is considered necessary to provide a range of dwelling types and ensure that the Council is able to control the supply of new housing.



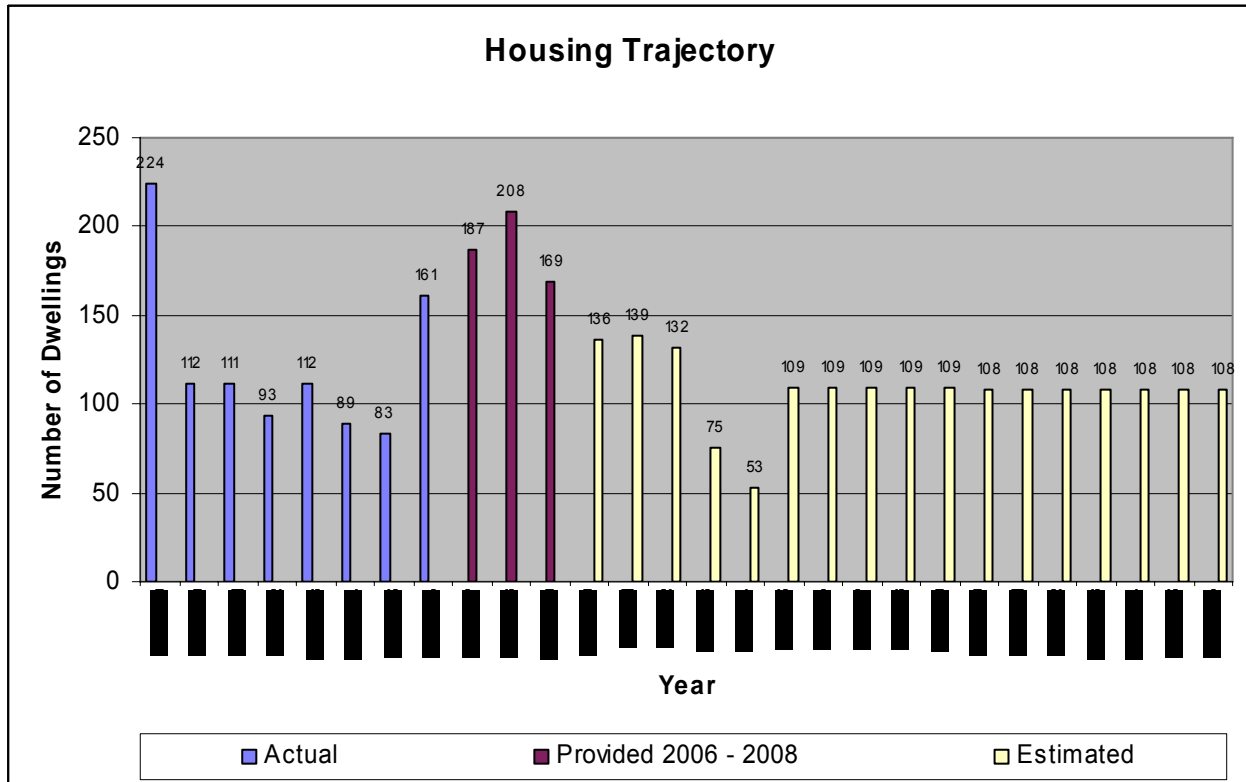
Q6.

- (a) Do you agree with this approach in estimating development potential?**
(b) Is 50% a suitable reduction or should the Council make provision for a higher proportion of development potential to come forward?

6.3 Housing Trajectory

- 6.3.1 The housing trajectory illustrates how the housing requirement will be delivered across the plan period 2006–2026. It includes a summary of historic housing

completions from 1st April 1994 to 31st March 2008. Although there have been wide variations in the number of completions, there has been a steady increase since 2004/2005. The trajectory provides an indication of how the outstanding housing requirement of 1,301 dwellings will be provided over the remaining plan period 2008 – 2026 and takes into account outstanding planning permissions and identified 5-year housing land supply.



6.4 Maintaining a Five Year Land Supply

- 6.4.1 The Council is required to maintain a rolling five year land supply of deliverable housing sites. As is evident from the housing trajectory there is concern that in 2-3 years the supply of housing sites coming forward will slow down and the Council will not be able to maintain a five year land supply of deliverable sites. In that situation, landowners and developers would have the opportunity to submit speculative planning applications for settlement extensions on sites not identified through the planning process or subject to public consultation. This ‘planning by appeal’ approach could have significant consequences, as the Council would have little control on where new housing is built.
- 6.4.2 The RSS sets a 120 dwelling per annum target. To comply with the RSS, the Council is **not proposing any phasing of housing sites**. This will allow greenfield sites to come forward early in the plan period and help maintain a five year housing land supply. Delivery of settlement extensions will be expected post 2012 once the Core Strategy and Site Allocations plans have been adopted. Further work will be undertaken with developers to update the housing trajectory to reflect completion rates on settlement extensions.



Q7. Should the Core Strategy include phasing for settlement extensions?

6.5 Employment Land Supply

6.5.1 Introduction

- 6.5.1.1 The RSS does not break down the employment requirement per district, so it is a decision for each council based upon local evidence. In Purbeck this is the Employment Land Review (2009) and the Workspace Strategy (2008) undertaken by the South West Regional Development Agency (SWRDA).
- 6.5.1.2 The RSS assumes economic growth of 3.2% per annum, equating to growth of 19,000 jobs within the Poole Travel To Work Area (TTWA), which includes part of Purbeck District, during the plan period (2006-2026). The SWRDA Workspace Strategy published after the RSS Proposed Changes in summer 2008 has identified a lower figure of 15,435 jobs to be created over the same period for the Poole TTWA. The Borough of Poole has already committed to providing a total of 13,700 jobs, requiring between 1,735 and 5,300 jobs to be created within the remainder of the Poole TTWA. Purbeck will work with neighbouring authorities to manage the supply of employment land across the South East Dorset sub-region and to deliver the balance of jobs required.

6.5.2 SWRDA Workspace Strategy

- 6.5.2.1 The Workspace Strategy identifies a market demand of 11.5 hectares over the plan period principally for office uses and warehousing, as traditional industrial employment is projected to decline. This decline will provide redevelopment opportunities within existing sites where these are no longer fit for purpose. Of this, 6.5 hectares is likely to be office use and 5 hectares for industrial which is expected to be predominately warehousing.
- 6.5.2.2 In terms of supply, the Strategy recommends that Winfrith Technology Centre should have 5 hectares of land made available for local uses and a further 15 hectares for inward investment opportunities. Holton Heath Industrial Estate should help meet short term (2006-2011) deficit in the Poole's employment land supply.

6.5.3 Current Employment Supply

- 6.5.3.1 The following table includes a breakdown of the existing employment supply across the District and shows a total of 35.75 hectares of employment land that is currently available. The majority is serviced and available for development in the short term.

Table 3: Employment Land Allocation (at April 2008)

Site	Settlement	Settlement Function	Total Allocation (ha)	% of Total Provision	Remaining Availability (ha)
Westminster Road	Wareham	Town	5	3.46%	0
Sandford Lane	Wareham	Town	9	6.22%	0
John's Road	Wareham	Town	0.3	0.21%	0
Factory Road	Upton	SSCT	3.9	2.70%	0
Prospect Business Park	Swanage	Town	1.2	0.83%	1.2
Victoria Avenue	Swanage	Town	2.4	1.66%	0
Holton Heath Industrial Estate	N/A	A351 corridor	35	24.19%	8
Admiralty Park	N/A	A351 corridor	12	8.29%	5
Romany Works	N/A	A351 corridor	1.6	1.11%	0
Wareham Road	Lytchett Matravers	Key Service Village	0.6	0.41%	0.6
Winfrith Technology Centre	Wool	Key Service Village	72	49.76%	20
Milk Depot	Corfe Castle	Key Service Village	0.4	0.28%	0.25
North Street	Bere Regis	Key Service Village	0.8	0.55%	0.7
Axian Centre	Rural	Rural	0.5	0.35%	0
Total Provision			144.7 ha	100%	35.75 ha

6.5.4 Holton Heath and Admiralty Park

6.5.4.1 Holton Heath Industrial Estate was allocated through the Local Plan. This is the largest industrial estate within the District and there are currently 8 hectares of available land remaining. The two currently vacant parcels are being actively marketed, several planning applications have recently been made and it is expected that these will soon be brought forward.

6.5.4.2 Admiralty Park is designated a Site of Nature Conservation Interest (SNCI) and contains Tree Preservation Orders and a Scheduled Ancient Monument. However, within this nature conservation area are clusters of buildings that have been granted a Certificate of Lawful Use for employment. The Core Strategy provides the first opportunity for the Council to formally allocate this site to allow refurbishment and redevelopment of the existing buildings, whilst also protecting and enhancing the nature conservation value. It is estimated that there are 5 hectares of employment land that could be made available.

6.5.4.3 These sites occupy an attractive location near to the A35, but there are traffic congestion issues on the A351 that must be overcome. Both sites are also

adjacent to internationally protected heathland. Recently the landowner has purchased land that will allow access to Admiralty Park through the Industrial Estate, avoiding the unsuitable Holton Heath Crossroads. The site is adjacent to Holton Heath Railway Station and makes use of previously developed land.

6.5.4.4 A landowner is keen to bring forward both Admiralty Park and an extension to Holton Heath Industrial Estate. The landowner is currently undertaking site assessment work including ecological assessment and transport studies to establish how much additional employment land can be brought forward. It is essential that master-planning work is undertaken and a development brief be prepared for this site. In addition, detailed allocation work will be undertaken through the Site Allocations Plan.

6.5.6 **Winfrith Technology Centre**

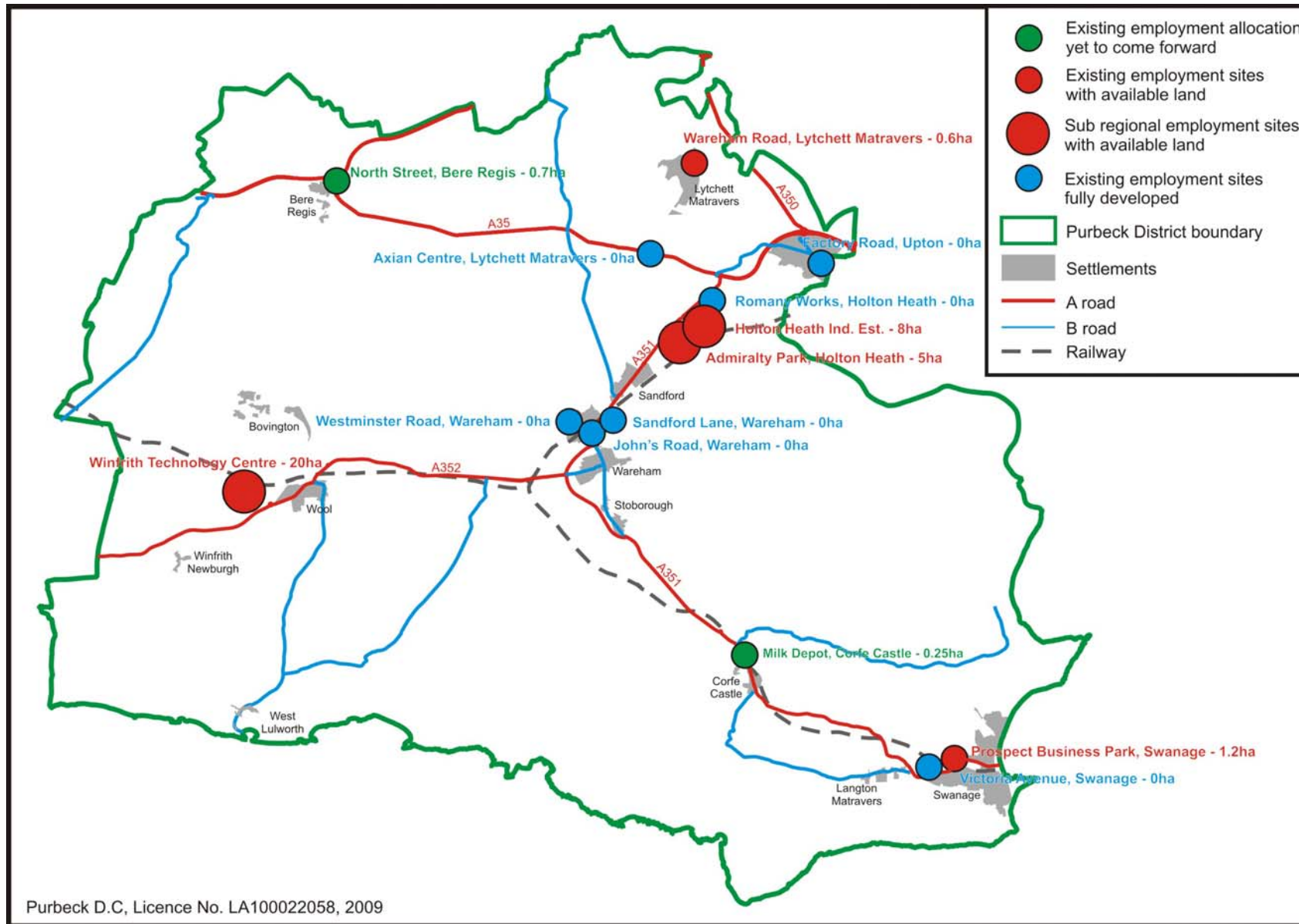
6.5.6.1 Winfrith is a campus-style business park that was developed to support Government Nuclear Research, which is being phased out, but the Nuclear Decommissioning Agency (NDA) still maintain the facility to the west of site. In the Local Plan the site was allocated for research and development or related uses within the Weymouth and Dorchester TTWA. Permitted uses include B1 (light industry and offices), B2 (general industry) and B8 (ancillary warehousing) which do not adversely affect the attraction of the site as a prestigious location for specialist firms. The entire site is 72 hectares, but the SWRDA Workspace Strategy (2009) has suggested that only 20 hectares are identified in the plan period, 5 hectares of which are to meet local employment needs and the remainder to attract inward investment.

6.5.6.2 By allowing a small amount of general employment development on the site, it could harm the prestige of the site and generate additional HGV movements, but it would increase the flexibility of the site to attract a wider range of users and provide for the surrounding employment needs in the west of the District.

6.5.6.3 The landowner has recently selected a development partner who is now actively looking to promote the site for additional employment development with the intention of marketing the site as a zero carbon development scheme. This scheme could link with Dorset County Council's proposed Mechanical Biological Treatment (MBT) plant adjacent to the site and use the energy created to assist in developing a zero carbon site. The site has recently been re-branded as Dorset Green Technology Park.

6.5.6.4 Winfrith is constrained by internationally protected heathland, has flood risk implications and there is concern over traffic congestion at the level crossing by Wool railway station. The landowner is keen to expand the uses on the site to include support services such as enhanced conference facilities, catering, hotel, gym and leisure, some retail and housing. The proposals will need to be considered carefully to ensure that the site doesn't become an attraction for non-employment uses.

Map 10: The distribution of employment land



6.6 Provision of New Employment Land

- 6.6.1 The proposal is to diversify the existing economic base by encouraging new office and general development to improve skill levels and wages. Bearing in mind the potential redevelopment and intensification on existing sites and the demand for 11.5 hectares and jobs associated with other employment uses, such as the proposed retail growth, it is anticipated that the current available supply of employment land (35.75ha) would provide some flexibility and choice of sites to cater for employment growth.
- 6.6.2 The current distribution of employment land does not relate directly to the main settlements and the principal sub-regional sites of Winfrith and Holton Heath are more the result of historic development. Almost all of the existing employment allocation within the Holton Heath area has either planning permission or a Certificate of Lawful Use and therefore cannot be de-allocated. In order to reduce the need to travel along the A351, some additional employment land should be considered around Swanage and Wareham, where most housing growth is planned.
- 6.6.3 There are only 1.2 hectares of employment land available in Swanage, which should be built out in 10 years, and there is no available land left in Wareham. Finding additional sites around these towns is difficult due to the landscape considerations. Settlement extensions provide the opportunity to provide mixed-use development to include employment uses and it is proposed that new provision is made for 1 hectare for each town. This supply would be restricted to office development, as there are no available locations within the town centres, and provision within Swanage and Wareham is preferable to the location of other employment sites that would necessitate trips on the network. Restricting employment on the site to B1 (light industry and offices) should not have a detrimental impact upon residential amenity and should provide skilled jobs and improved wages.
- 6.6.4 There is uncertainty over existing allocated sites at Corfe Castle and Bere Regis coming forward for employment uses (total of 0.95ha). As no additional housing growth is proposed for Corfe Castle, the current employment allocation can be deleted. Some housing growth is planned for Bere Regis. As the current employment allocation has not come forward, an alternative mixed use development site (0.5ha) will need to be found through the Site Allocations Plan. Although identifying small sites at Swanage, Wareham and Bere Regis would be in excess of what is needed, it would provide a more balanced portfolio of sites, with smaller sites attracting a different kind of user than the large industrial areas. For example, this could include small scale offices within a mixed use housing development

Spatial Objective 8: Promote a prosperous local economy

Policy ELS - Employment Land Supply

Provision will be made for a minimum of 11.5 hectares of employment land over the plan period 2006–2026. 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.



Q8.

(a) Do you agree with this policy?

(b) 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 to existing populations in Swanage and Wareham?

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

6.7 Retail Floor Space Supply

6.7.1 The Retail Study (2008) has identified the following hierarchy of centres:

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

6.7.2 The study also identified a need for additional retail floor space of 4,000 sqm over the plan period to accommodate the RSS housing growth and population change. Of this, 2,000 sqm is for new food floor space and 2,000sqm for non-food floor space. At the time of the study, both towns supported both a Somerfield and a Co-Op store. Recently, Somerfield was sold and became Sainsbury's in Wareham and Budgens in Swanage.

6.7.3 Convenience Shopping (Food)

Options are set out for distribution of food floor space across Swanage and Wareham as follows:

Preferred Supermarket Option

- 2,000sqm in Wareham

Alternative Supermarket Option A

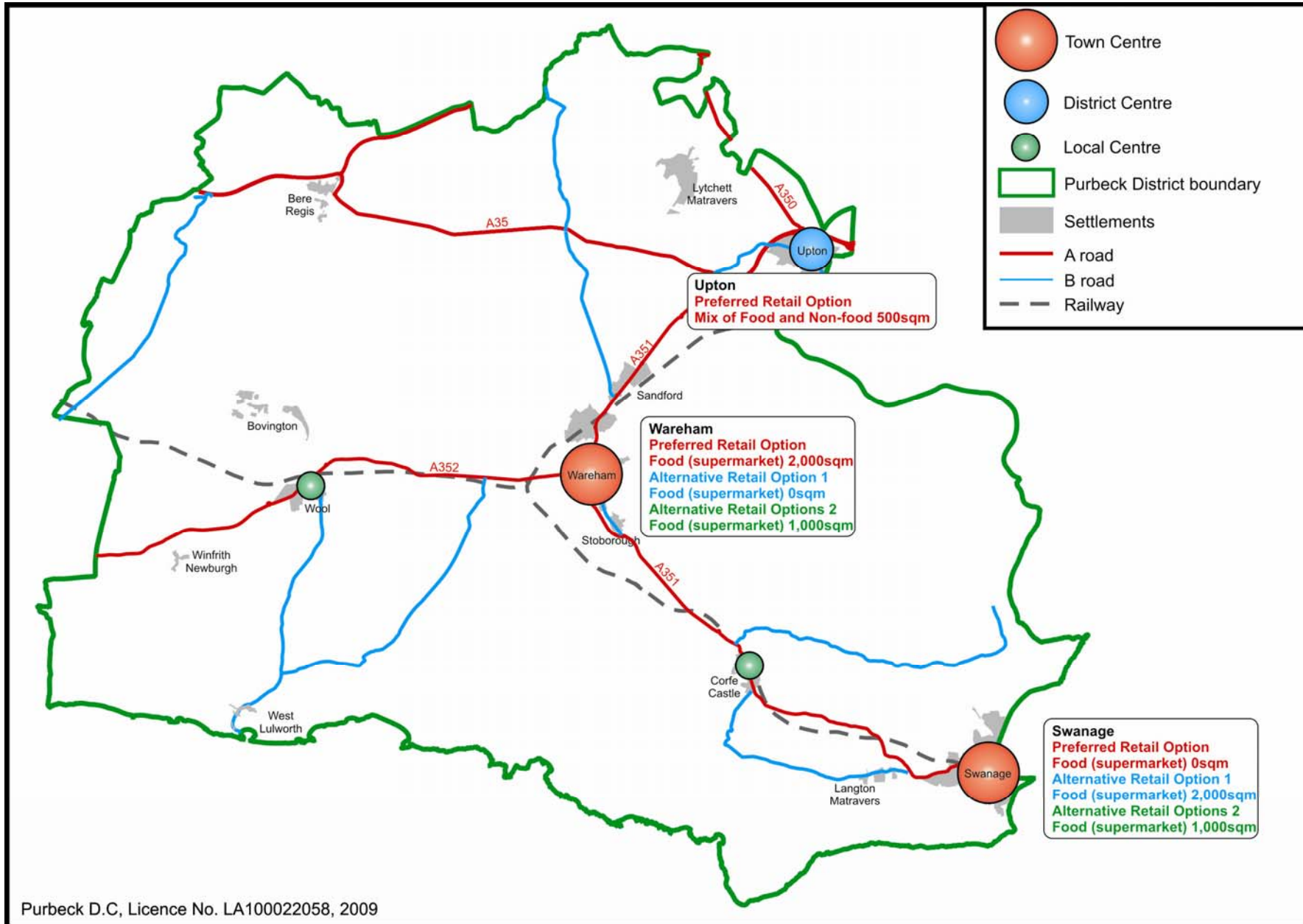
- 2,000sqm in Swanage

Alternative Supermarket Option B

- 1,000sqm in both Swanage and Wareham

NB: 1,000 sqm is the equivalent size of Sainsbury's in Wareham or Co-Op in Swanage.

Map 11: Retail options for food floor space



6.7.3.1 **Preferred Retail Option - Large supermarket in Wareham**

Only one in five Wareham residents does their food shopping in their own town. This 'leakage' from Wareham should be addressed to reduce the need to travel by car to Poole and Dorchester. The Preferred Option is to allocate all 2000sqm of food floor space in Wareham to provide a large quality supermarket that can attract customers that would otherwise choose to shop outside the District. This concentration of retail growth in Wareham would also improve Wareham's role and function and improve the self-sufficiency of the town.

6.7.3.2 The existing supermarkets have no potential for extension and a new site would be needed. There are two potential locations:

- Creation of a centre for the population of North Wareham replacing John's Road Industrial Estate and open space around the railway station.
- Land north of Worgret Road, east of the A351, adjacent to the middle school

6.7.3.3 These sites do not occupy a town centre or edge of centre location and there could be an impact upon the viability of Wareham town centre, depending upon the range of goods sold at the new supermarket. An attractive supermarket in Wareham may also attract additional car trips from Swanage, although this could intercept some supermarket trips from Swanage to Poole.

6.7.3.4 **Alternative Retail Option A - Large supermarket in Swanage**

Three in five residents in Swanage do their food shopping in their own town. As higher housing growth is proposed for Swanage, there is the option to support the growth with the full 2,000 sqm supermarket. However, this option would be unlikely to address the issue of leakage from Wareham and elsewhere in the District to Poole and Dorchester. Finding a town centre site in Swanage would be difficult and would require re-allocation of existing uses. The site with greatest potential is the land around the current Co-op site, where there are two possibilities:

- To extend the existing store;
- To build a new supermarket and to relocate the surrounding uses.

6.7.3.5 **Alternative Retail Option B - Medium sized supermarkets in Wareham and Swanage**

The final option is to allocate one store of 1,000 sqm in each town using the potential sites highlighted above. However this option would provide a similar offer to the two existing supermarkets in each town and not really add much benefit in terms of quality of provision. It is unclear whether another medium sized store in Wareham would be attractive enough to actually reduce overall leakage.

6.7.4 **Comparison Shopping (non-food)**

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

Spatial Objective 4: Support local communities

Policy RFS – Retail Floor Space Supply

Provision will be made for a minimum of 4,000 sqm of retail floor space over the plan period 2006–2026 in accordance with the emerging RSS. Retail development will be focused at the most sustainable locations in accordance with the Retail Hierarchy set out in Policy RP: Retail Provision. This will include 2,000 sqm for convenience shopping (food) and 2,000 sqm for comparison shopping (non-food).



Q9.

(a) Where do you think is the best location for a new supermarket?

- **Preferred Supermarket Option – large supermarket at Wareham (2,000sqm)**
- **Alternative Supermarket Option A – large supermarket in Swanage (2,000sqm)**
- **Alternative Supermarket Option B – medium sized supermarkets in Wareham and Swanage (1,000sqm in each)**

(b) If you do not agree with any of the above options, do you have an alternative suggestion?

7. Development Options

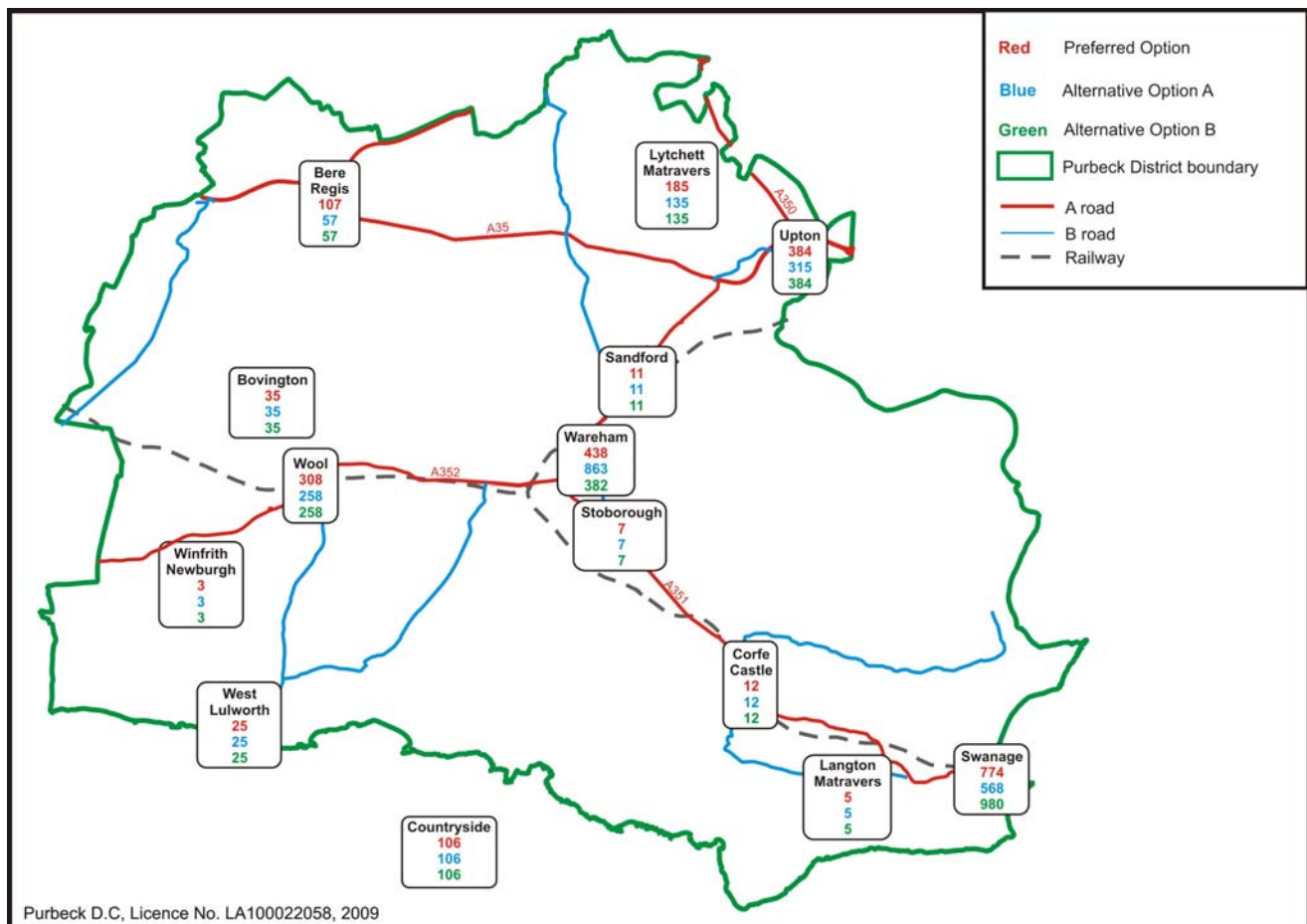
7.1 Introduction

7.1.1 Nine different options for the location of housing, employment and retail development were initially considered. Six options were discounted for a number of reasons, leaving a Preferred Option and two alternative options for public consultation:

Options for Public Consultation	
Preferred Option:	Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool
Alternative Option A:	Concentrate growth on the edge of Wareham
Alternative Option B:	Focus growth at Swanage

7.1.2 The table below illustrates the different geographical spread of proposed housing through each of the 3 options.

Map 12 – The distribution of the housing requirement by settlement for the Preferred Option and two alternative options



7.1.3 A brief explanation of why the other six options were discounted is set out below.

Discounted Options

Proportionate Development - This option attempted to distribute the housing between settlements in proportion to size and function. It was discounted as it did not relate well to the capacity of settlements to accommodate growth. E.g. it would require a settlement extension to Wareham west of the bypass, but of insufficient dwellings to create a new community with associated infrastructure, as achievable by Alternative Option A.

Focus development at Upton – This option would focus the largest proportion of development at Upton, supporting its role as part of the SSCT. However this option has been discounted following advice from GOSW that it would not comply with the RSS Proposed Changes. There is also concern whether large scale development west of the A35 would satisfy The Habitats Regulations. Furthermore such a proposal would necessitate a major alteration to the Green Belt boundary in a sensitive location where coalescence of Upton and Lytchett Minster would be difficult to avoid. This option would also do little to address housing need more widely across the District.

Dispersal to all settlements – This option would result in the widest spread of development across a large number of settlements. It was discounted as an option as it would not comply with the emerging RSS, which aims to concentrate development at settlements with higher levels of service provision thereby reducing the necessity to travel by car.

Improve self-sufficiency of Wool - This option would allow significant growth at Wool with the aim of bringing forward economic growth and improving self sufficiency. It was discounted as an option as would not comply with the emerging RSS, which aims to concentrate development at settlements with higher levels of service provision thereby reducing the necessity to travel by car.

Improve self-sufficiency of Bere Regis- This option would allow significant growth at Bere Regis with the aim of improving self sufficiency. It was discounted as an option as it would not comply with the emerging RSS, which aims to concentrate development at settlements with higher levels of service provision thereby reducing the necessity to travel by car. Furthermore there are landscape constraints and the Highways Agency has made it clear that large scale growth of Bere Regis is not suitable. It would be unlikely that out-commuting could be reduced through this proposal bearing in mind the small housing numbers involved and the convenience of access to Poole and Dorchester.

Improve self-sufficiency of Lytchett Matravers - This option would allow significant growth at Lytchett Matravers with the aim of improving self sufficiency. It was discounted as an option as would not comply with the emerging RSS, which aims to concentrate development at settlements with higher levels of service provision thereby reducing the necessity to travel by car. Furthermore it is unlikely that out-commuting could be reduced through this proposal bearing in mind the small housing numbers involved and the convenience of access to Poole.

7.1.2 The Preferred Option and Alternative Options A and B are discussed in section 7.2-7.5. Further detail on each of the 9 options is set out in the Topic Paper: Volume 4: Development Options.

7.2 Preferred Option for Development: Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool

7.2.1 The Preferred Option would focus the largest proportion of development at Swanage, developing its role as the District's most self-contained town, whilst also providing for growth in Upton, Wareham and the Key Service Villages to support wider employment, retail, service and facility provision, whilst minimising the impact of settlement extensions upon the landscape setting of each settlement. Growth is limited in the Local Service Villages and the Countryside. The distribution of development is set out in the map and tables below.

Map 13: Preferred Option for Development

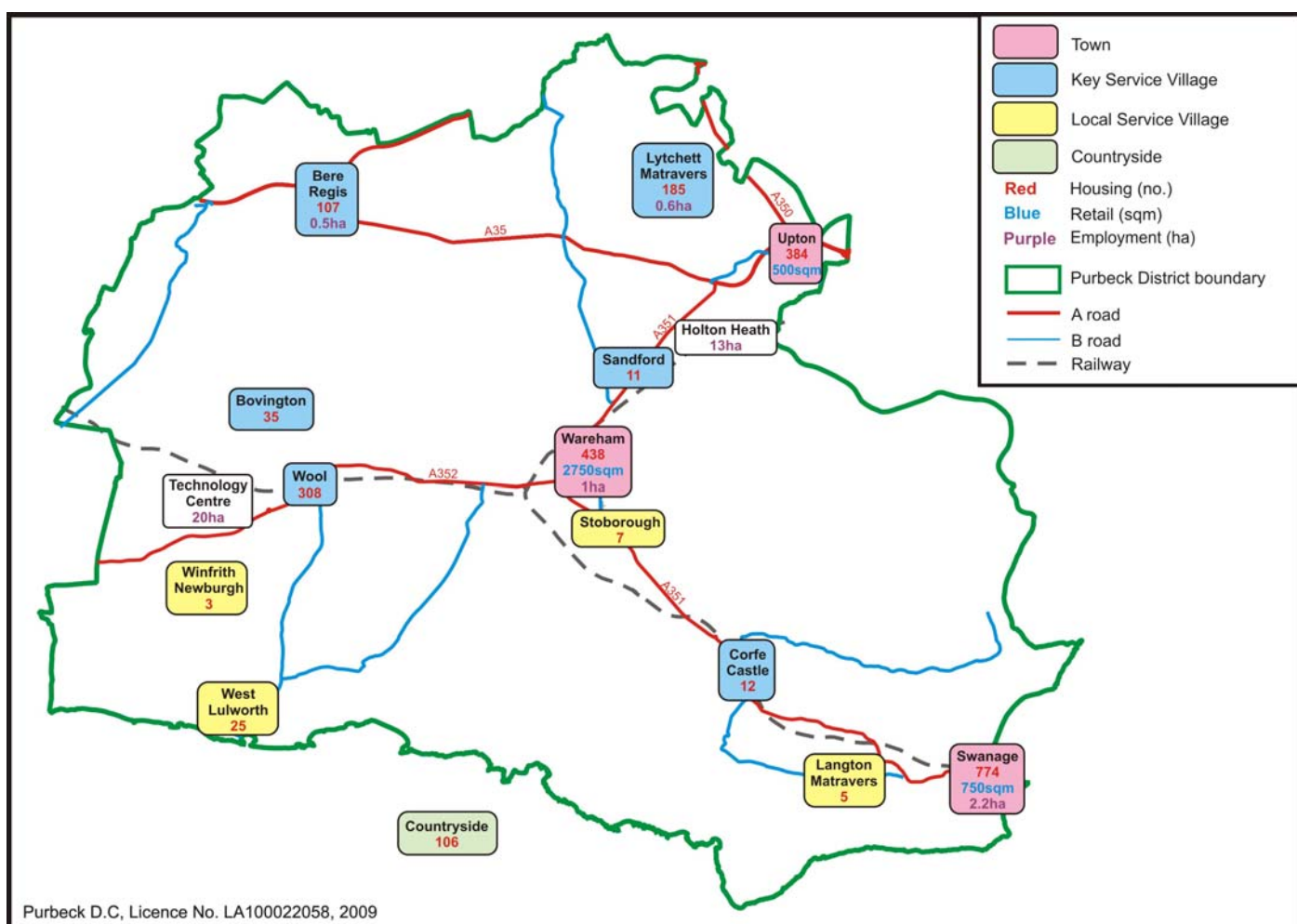


Table 4: Preferred Option for Distribution of New Dwellings (2006 – 2026)

Settlement	Total Dwellings Required	Homes Provided & Commitments	Remaining Requirement	Remaining Five Year Supply	Character Area Potential	Settlement expansion
Swanage	774	317	457	21	230	206
Wareham	438	48	390	27	153	210
Upton	384	96	288	108	111	69
Key Service Villages:						
Bere Regis	107	27	80	1	29	50
Bovington	35	16	19	0	19	0
Corfe Castle	12	8	4	0	4	0
Lytchett Matravers	185	79	106	0	56	50
Sandford	11	5	6	0	6	0
Wool	308	175	133	25	58	50
Local Service Villages:						
Langton Matravers	5	2	3	3	*	0
Stoborough	7	7	0	0	*	0
West Lulworth	25	25	0	0	*	0
Winfrith Newburgh	3	1	2	2	*	0
Countryside	106	92	14	14	*	0
Total	2,400	898	1,502	201	666	635

* Character Area Potential has not been worked out for Local Service Villages and Countryside, but a small number of dwellings are still expected to be built that will be additional to the housing numbers in this table

Table 5: Preferred Option for Retail Floor Space Supply (2006 – 2026)

Settlement	Type of Retail Provision	Floor Space (Sqm)
Swanage	Non-food	750
Wareham	Food (Supermarket)	2,000
	Non-food	750
Upton	Mix of food & non-food	500
Total		4,000

Table 6: Preferred Option for Employment Land Supply (2006– 2026)

Settlement	Description	Area (Hectares)
Swanage	Prospect Business Park	1.2
	Site to be identified	1
Wareham	Site to be identified	1
A351 Corridor	Holton Heath	8
	Admiralty Park	5
Lytchett Matravers	Wareham Road	0.6
Bere Regis	Site to be identified	0.5
Wool	Winfrith Technology Centre	20
Total		37.3

7.2.2 What could this option mean for Purbeck?

- A spread of development would support the role and function of each of the towns and each of the key service villages. A few settlement extensions would be necessary, requiring development in the AONB and Green Belt, but the impact at each individual settlement would be reduced.
- Settlement extensions would provide affordable housing and potentially new community facilities across a wider number of settlements.

- There could be some impact on heathland at Wareham Forest, Hartland Moor, Winfrith Heath and Black Hill although this could be mitigated through the provision of large areas of new green space with each settlement extension.

7.2.3 What could this option mean for North West Purbeck?

- **Bere Regis** - Infilling for housing, a small settlement extension of 50 dwellings and 0.5 hectares of employment land. A settlement extension could include:
 - Family housing including at least 25 affordable dwellings
 - New open space
 There is also potential to relocate the primary school nearer the village, rather than extend it on the current site, and to improve healthcare facilities.
- Only affordable housing would be permitted in the other settlements within North West Purbeck.

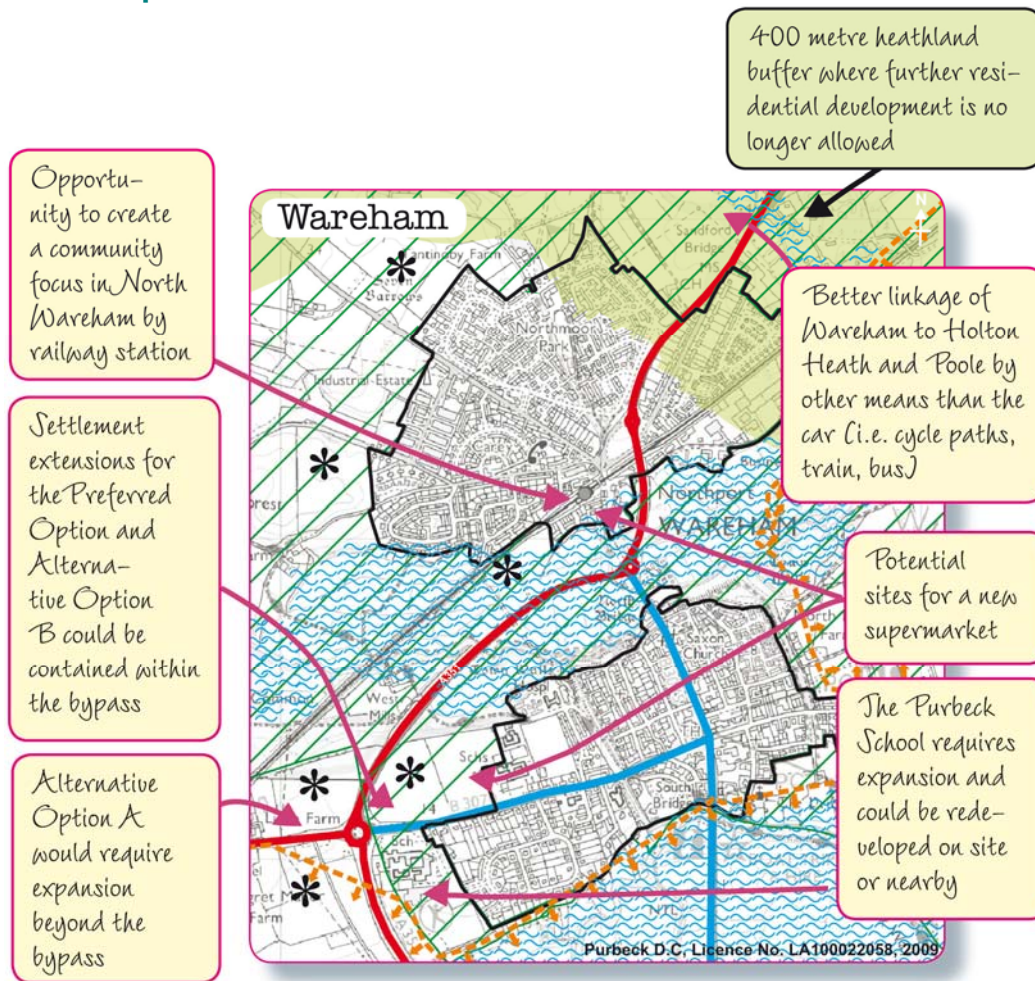
7.2.4 What could this option mean for South West Purbeck?

- **Wool** - Infilling for housing, a small settlement extension of 50 dwellings and 20 hectares of employment land at Winfrith. The settlement extension could include:
 - Family housing including at least 25 affordable dwellings
 - Other community facilities (awaiting the Parish Plan)
- **Bovington, Winfrith Newburgh** and **West Lulworth** - Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within South West Purbeck.












7.2.5 What could this option mean for Central Purbeck?

- **Wareham** - Infilling for housing, a settlement extension of 210 dwellings, 1 hectare of employment land and a large supermarket. The settlement extension would be west of Wareham, probably along Worgret Road east of the bypass and/or west of Carey. The settlement extension could include:
 - Family housing including at least 100 affordable dwellings
 - New green space to provide attractive alternative to heathland.
 - Potential for improvement of secondary school and sports centre.
 - Potential for improvement of healthcare facilities.
 - New employment opportunities.
- **Sandford** and **Stoborough** – Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within Central Purbeck

Map 14: Development Potential at Wareham



Key for all maps

	Purbeck District Boundary		400m Heathland Buffer
	Settlement Boundary		Flood zones 2 and 3
	Parish Boundary		Greenbelt
	A roads		Area of Outstanding Natural Beauty
	B roads		Sites submitted by landowners for large scale housing (at March 09)
	Railway		

7.2.6 The ease of accessibility to internationally protected heathland around Wareham is a major constraint on the level of growth that can be accommodated. The combination of the 400 metre heathland buffer, poor accessibility and floodplain means that the settlement extension would have to be to the west. However there are landscape constraints and both Green Belt and AONB.

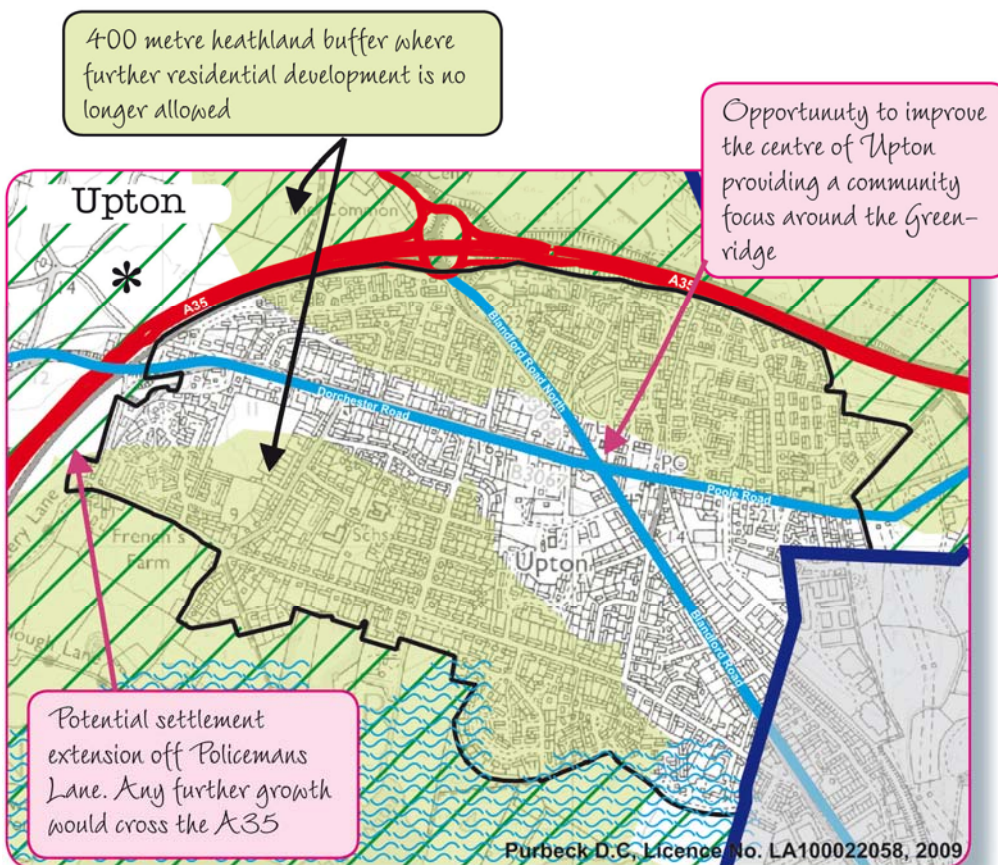
7.2.7 What could this option mean for North East Purbeck?

- **Upton** – Infilling for housing, a small settlement extension of 69 dwellings. The settlement extension would be west of Upton, probably east of the A35 at Policemans Lane. The settlement extension could include family housing,








including at least 35 affordable dwellings. Improving the centre of Upton to create more community focus is also proposed.

- **Lytchett Matravers** - Infilling for housing and a small settlement extension of 50 dwellings. The settlement extension could include:
 - Family housing including at least 25 affordable dwellings
 - New open space
 There is also potential to enhance the village centre.
- Only affordable housing would be permitted in the other settlements within North East Purbeck.

Map 15: Development Potential at Upton



Key for all maps

- | | | | |
|---|---------------------------|---|---|
|  | Purbeck District Boundary |  | 400m Heathland Buffer |
|  | Settlement Boundary |  | Flood zones 2 and 3 |
|  | Parish Boundary |  | Greenbelt |
|  | A roads |  | Area of Outstanding Natural Beauty |
|  | B roads |  | Sites submitted by landowners for large scale housing (at March 09) |
|  | Railway | | |

7.2.8 Two thirds of Upton lies within 400 metres of a heathland where no new residential development is allowed. Infilling is restricted to a corridor along the Dorchester

Road and Blandford Road. Potential for growth is extremely limited. Any settlement extension would have to be to the west where there is a small area of undeveloped land within the A35 along Policemans Lane, although there are concerns over flood risk. Larger scale development necessitating expansion beyond the A35 has been ruled out as a potential option as there are significant nature conservation concerns, doubt over the ability to link the development to Upton, harm to the function of Green Belt and inability to improve self containment of Upton.

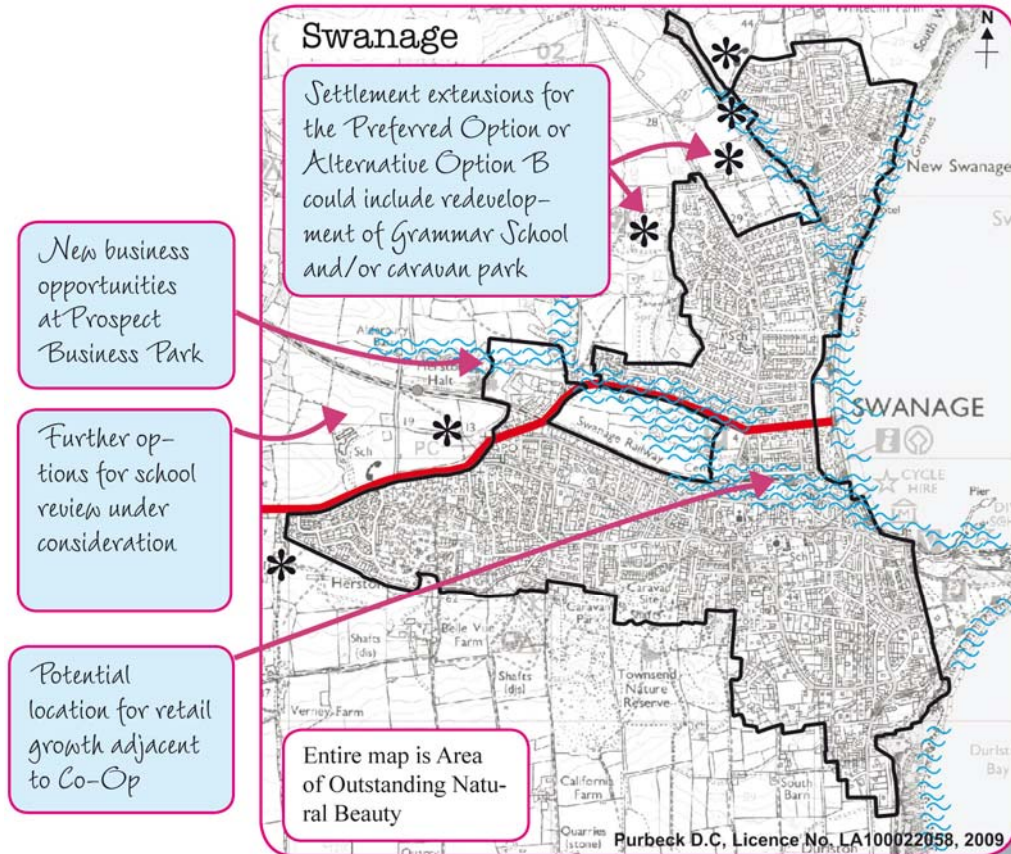
7.2.9 What could this option mean for South East Purbeck?

- **Swanage** – Infilling for housing, a settlement extension of 206 dwellings and new employment land. The settlement extension could be to the west of Swanage, where there is potential to use previously developed land at the Grammar School and/or caravan park. The settlement extension could include:
 - Family housing including at least 100 affordable dwellings
 - Potential for relocation and amalgamation of community hospital, medical centre and ambulance station on a single site, securing health provision for the future.
 - Additional employment land after Prospect Business Park is built out.
 - Possible new sheltered housing and a care home.












There is also potential for a new sports centre linked to a school or health facility and improved facilities for the football club.

- **Corfe Castle and Langton Matravers** - Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within South East Purbeck.

Map 16: What this could mean for Swanage



Key for all maps

- | | | | |
|---|---------------------------|---|---|
|  | Purbeck District Boundary |  | 400m Heathland Buffer |
|  | Settlement Boundary |  | Flood zones 2 and 3 |
|  | Parish Boundary |  | Greenbelt |
|  | A roads |  | Area of Outstanding Natural Beauty |
|  | B roads |  | Sites submitted by landowners for large scale housing (at March 09) |
|  | Railway | | |

7.2.10 Swanage is within the AONB and any settlement extension would therefore have to be sensitively sited and designed to fit with the surrounding landscape. A number of sites have been submitted by landowners for development including the grammar school and a caravan park to the North West, both previously developed sites that could be considered ahead of undeveloped greenfield sites. Any settlement extension will have to provide significant open space and landscaping to enhance the settlement edge and improve the setting of the town in the AONB

7.2.11 What could this option mean for the A351 Corridor?

- Growth in the three towns would add pressure to the A351, particularly with employment growth at Holton Heath. However, improvements to public transport including the railway and cycle paths could help improve accessibility.

7.2.12 Implementation

The settlement extensions could unlock land for community facilities and provide serviced land but build costs may have to be met by other funding. Developers will already have to make heathland, transport and recreation contributions as well as provide 40-50% affordable housing. This would leave limited scope for additional contributions. The list of potential community facilities and services set out in Chapter 3 for each settlement will not all be deliverable and priorities need to be made. Some opportunities have been highlighted in the Preferred Option as they link with the proposed development, but further work will be needed by developers and service partners to get a better understanding of what actually is achievable.

7.3 Alternative Option A: Concentrate growth on the edge of Wareham

7.3.1 This option would focus the largest proportion of development at Wareham, developing its role as the District's administrative centre. Smaller amounts of development would continue to take place at Upton, Swanage, the Key Service Villages and the Local Service Villages in proportion to settlement size and function, but this could be limited to infilling and redevelopment opportunities. The only settlement expansion would take place on the edge of Wareham. The distribution of development is shown on the map and tables below:

Map 17: Distribution of development in Alternative Option A

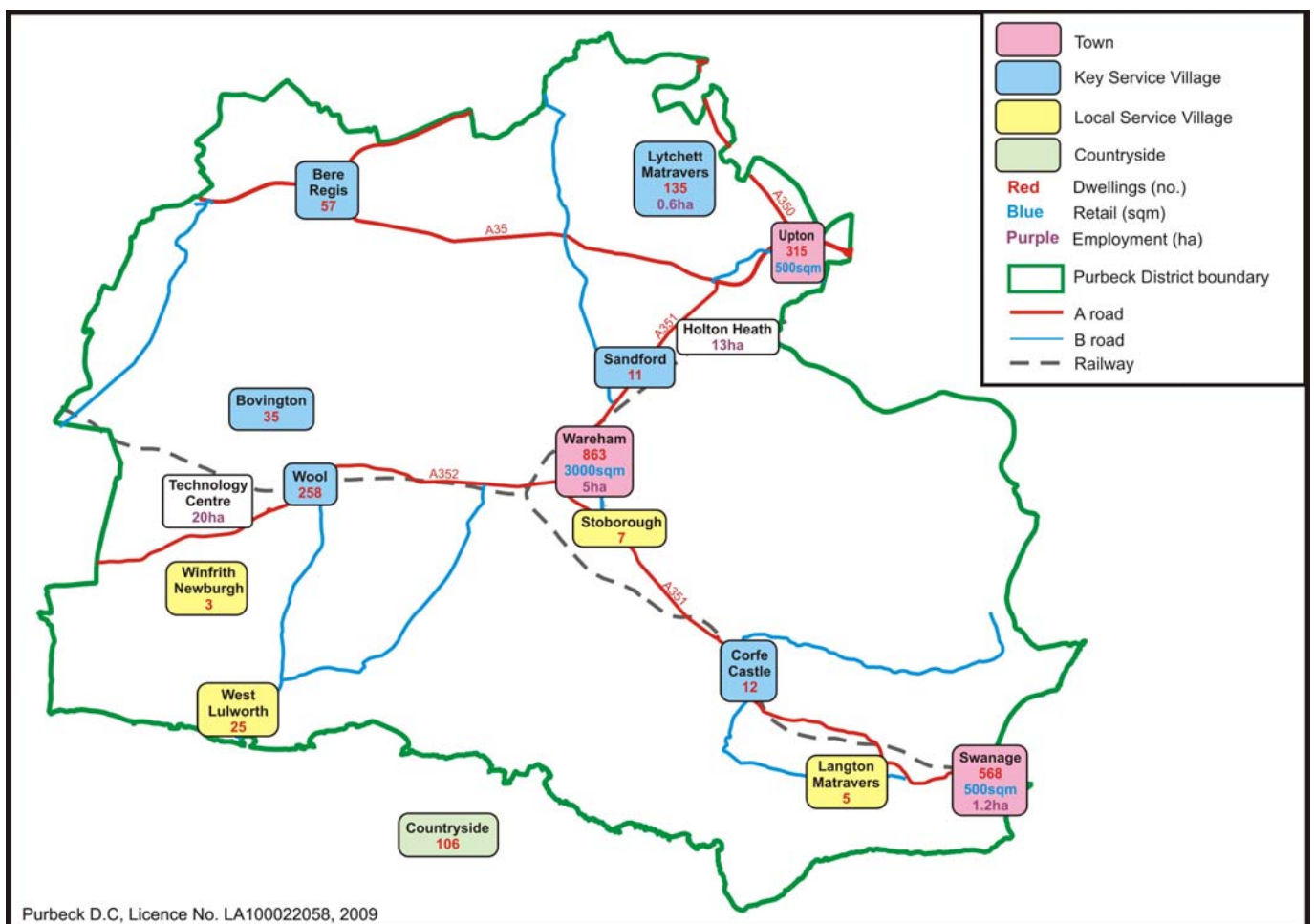


Table 7: Alternative Option A – Distribution of Dwellings (2006 – 2026)

Settlement	Total Homes Required	Homes Provided & Commitments	Remaining Requirement	Remaining 5 Year Supply	Character Area Potential	Settlement expansion
Swanage	568	317	251	21	230	0
Wareham	863	48	815	27	153	635
Upton	315	96	219	108	111	0
Key Service Villages:						
Bere Regis	57	27	30	1	29	0
Bovington	35	16	19	0	19	0
Corfe Castle	12	8	4	0	4	0
Lytchett Matravers	135	79	56	0	56	0
Sandford	11	5	6	0	6	0
Wool	258	175	83	25	58	0
Local Service Villages:						
Langton Matravers	5	2	3	3	*	0
Stoborough	7	7	0	0	*	0
West Lulworth	25	25	0	0	*	0
Winfrith Newburgh	3	1	2	2	*	0
Countryside	106	92	14	14	*	0
Total	2,400	898	1,502	201	666	635

* Character Area Potential has not been worked out for Local Service Villages and Countryside, but a small number of dwellings are still expected to be built that will be additional to the housing numbers in this table

Table 8: Alternative Option A - Retail Floor Space Supply (2006 – 2026)

Settlement	Type of Retail Provision	Floor Space (Sqm)
Swanage	Non-food	500
Wareham	Food (Supermarket)	2,000
	Non-food	1,000
Upton	Mix of food & non-food	500
Total		4,000

Table 9: Alternative Option A – Employment Land Supply (2006 – 2026)

Settlement	Employment Site	Area (Hectares)
Swanage	Prospect Business Park	1.2
Wareham	New site(s) in settlement extension(s)	5
A351 Corridor	Admiralty Park	5
	Holton Heath	8
Lytchett Matravers	Wareham Road	0.6
Wool	Winfrith Technology Centre	20
Total		39.8

7.3.2 What could this option mean for Purbeck?

- Focusing growth at Wareham would reduce the need for settlement extensions elsewhere.
- But, limited growth at Upton, Swanage and the villages would reduce the potential to provide new supply of affordable housing to meet identified need in those settlements and could impact on wider employment, retail and service and facility provision, such as sustaining school rolls.

7.3.3 What could this option mean for North West Purbeck?

- **Bere Regis** - Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within North West Purbeck.

7.3.4 What could this option mean for South West Purbeck?

- 20 hectares of employment land at Winfrith Technology Centre.
- **Wool, Bovington, Winfrith Newburgh and West Lulworth** - Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within South West Purbeck.

7.3.5 What could this option mean for Central Purbeck?

- **Wareham** - Infilling for housing, a large settlement extension of 635 dwellings, with 5 hectares of employment land and a large supermarket. The settlement extension would be west of Wareham, most likely west of the A351 at Worgret. The settlement extension could include:
 - Provide family housing including at least 300 affordable dwellings.
 - Additional employment land to supplement existing opportunities at Holton Heath, Admiralty Park and Winfrith Technology Centre.
 - Large new supermarket.
 - Potential for replacement of secondary school and Sports Centre.
 - Potential for replacement of medical centre and community hospital.
- **Sandford and Stoborough** – Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within Central Purbeck.

7.3.6 What could this option mean for North East Purbeck?

- **Upton and Lytchett Matravers** - Infilling for housing (including affordable housing for local people) would be permitted. There is also potential to enhance the centres of each settlement.
- Only affordable housing would be permitted in the other settlements within North East Purbeck.

7.3.7 What could this option mean for South East Purbeck?

- **Swanage, Corfe Castle and Langton Matravers** - Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within South East Purbeck.

7.3.8 What could this option mean for the A351 Corridor?

- Growth in Wareham would add pressure to the A351 at Sandford, particularly with existing employment opportunities located to the north. Improvements to public transport including the railway and cycle paths could help improve accessibility.

7.3.9 Implementation

A single large settlement extension would provide greater potential to deliver new community facilities and services in Wareham. Elsewhere provision of sites or

contributions towards funding would be extremely limited without the potential provided from growth of settlement.

7.4 Alternative Option B: Focus growth at Swanage

7.4.1 This option would focus the largest proportion of development at Swanage, developing its role as the District's most self-contained town whilst allowing some growth at Wareham and Upton. Development in the Key Service Villages and Local Service Villages would be limited to infilling opportunities. The distribution of development is set out in map and the tables below:

Map 18: Distribution of development in Alternative Option B

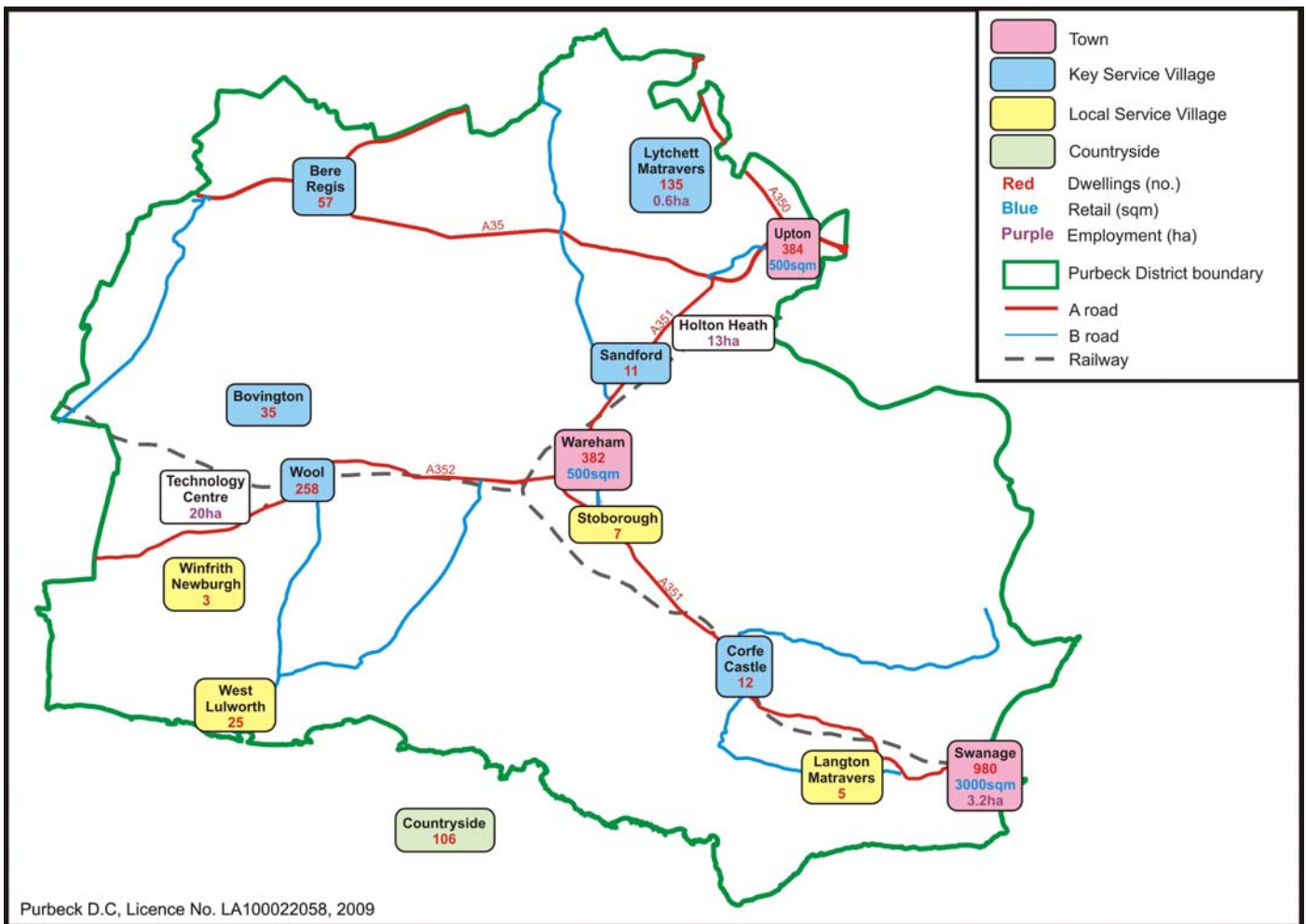


Table 10: Alternative Option B - Distribution of Dwellings (2006–2026)

Settlement	Total Dwellings Required	Homes Provided & Commitments	Remaining Requirement	Remaining 5 Year Supply	Character Area Potential	Settlement expansion
Swanage	980	317	663	21	230	412
Wareham	382	48	334	27	153	154
Upton	384	96	288	108	111	69
Key Service Villages:						
Bere Regis	57	27	30	1	29	0
Bovington	35	16	19	0	19	0
Corfe Castle	12	8	4	0	4	0
Lytchett Matravers	135	79	56	0	56	0
Sandford	11	5	6	0	6	0
Wool	258	175	83	25	58	0
Local Service Villages:						
Langton Matravers	5	2	3	3	*	0
Stoborough	7	7	0	0	*	0
West Lulworth	25	25	0	0	*	0
Winfrith Newburgh	3	1	2	2	*	0
Countryside	106	92	14	14	*	0
Total	2,400	898	1502	201	666	635

* Character Area Potential has not been worked out for Local Service Villages and Countryside, but a small number of dwellings are still expected to be built that will be additional to the housing numbers in this table

Table 11: Alternative Option B - Retail Floor space Supply (2006–2026)

Settlement	Type of Retail Provision	Floor Space (sqm)
Swanage	Food (Supermarket)	2,000
	Non-food	1,000
Wareham	Non-food	500
Upton	Mix of food & non-food	500
Total		4,000

Table 12: Alternative Option B - Employment Land Supply (2006–2026)

Settlement	Employment Site	Area (hectares)
Swanage	Prospect Business Park	1.2
	Site to be identified	2
A351 Corridor	Admiralty Park	5
	Holton Heath	8
Lytchett Matravers	Wareham Road	0.6
Wool	Winfrith Technology Centre	20
Total		36.8

7.4.2 What could this option mean for Purbeck?

- Large-scale development at Swanage and smaller settlement extensions at Upton and Wareham would support the role and function of the District's towns.
- But, limited growth at the Key Service Villages would reduce the potential to provide new supply of affordable housing to meet identified need in those settlements and could impact on wider service and facility provision, such as sustaining school rolls.

7.4.3 What could this option mean for North West Purbeck?

- **Bere Regis** - Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within North West Purbeck.

7.4.4 What could this option mean for South West Purbeck?

- 20 hectares of employment land at Winfrith Technology Centre.
- **Wool, Bovington, Winfrith Newburgh and West Lulworth** - Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within South West Purbeck.

7.4.5 What could this option mean for Central Purbeck?

- **Wareham** - Infilling for housing and a settlement extension of 154 dwellings. The settlement extension would be west of Wareham, probably along Worgret Road east of the bypass and/or west of Carey. The settlement extension could include:
 - Family housing including at least 100 affordable dwellings.
 - New green space to provide attractive alternative to heathland.
 - Potential for improvement of secondary school and sports centre.
 - Potential for improvement of healthcare facilities.
- **Sandford and Stoborough** – Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within Central Purbeck.

7.4.6 What could this option mean for North East Purbeck?

- **Upton** – Infilling for housing, a small settlement extension of 69 dwellings. The settlement extension would be west of Upton, probably east of the A35 at Policemans Lane. The settlement extension could include family housing, including at least 35 affordable dwellings. Improving the centre of Upton to create more community focus is also proposed.
- **Lytchett Matravers** - Infilling for housing (including affordable housing for local people) would be permitted. There is also potential to enhance the village centre.
- Only affordable housing would be permitted in the other settlements within North East Purbeck.

7.4.7 What could this option mean for South East Purbeck?

- **Swanage** - Infilling for housing, a large settlement extension of 412 dwellings, new employment land and a large supermarket. The settlement extension could be to the west of Swanage, where there is potential to use previously developed land at the Grammar School and/or caravan park. The settlement extension could include:
 - Family housing including at least 200 affordable dwellings.
 - Potential for relocation and amalgamation of community hospital, medical centre and ambulance station on a single site, securing health provision for the future.
 - Additional employment land after Prospect Business Park is built out.
 - Possible new sheltered housing and a care home.
 - Land could be secured for additional allotments.

- Development could contribute to reconnection of Swanage to Wareham railway line.
- Provision could be made for meeting and training space.
There is also potential for a new sports centre linked to a school or health facility and improved facilities for the football club.
- **Corfe Castle and Langton Matravers** - Infilling for housing (including affordable housing for local people) would be permitted.
- Only affordable housing would be permitted in the other settlements within South East Purbeck.

7.4.8 What could this option mean for the A351 Corridor?

Growth in the three towns would add pressure to the A351, particularly as growth at Swanage would be a long way from the main employment areas to the north of the District. Improvements to public transport including the railway and cycle paths could help improve accessibility.

7.4.9 Implementation

A large settlement extension in Swanage could provide greater flexibility for the development to provide land for or develop new community facilities. Settlement extension at Wareham and Upton could also allow some more limited scope to provide benefits.

7.5 Comparison of the Options

7.5.1 With considerable transport, environmental and landscape constraints in Purbeck, selecting a preferred option is not easy. The Preferred Option and two Alternative Options each comply with national and regional policy, and could therefore be taken forward as a solution for Purbeck. However, the Council believes that the Preferred Option will have the widest benefit to the District. Below, the Preferred Option and Alternative Options A and B are compared against the five main challenges identified in Chapter 3.

Comparison of the Preferred Option with Alternative Options A and B

1) Providing housing people can afford

The Preferred Option offers the greatest potential to deliver affordable housing and family housing in the wider spread of settlements over a longer period of time as sites will come forward at different times. Alternative Option A would concentrate the supply of family and affordable housing to Wareham, leaving future occupiers with little choice on location. Alternative B would provide family and affordable housing to the three towns, but not the Key Service Villages as proposed by the Preferred Option.

2) Protecting and enhancing the natural environment

Alternative Option B would have the least impact upon the heathland that is concentrated to the centre and north of the District, whereas the Preferred Option and Alternative Option A would require significant mitigation to ensure that there is no adverse impact upon the heathlands. Alternative Option A is of particular concern and mitigation may not be achievable. The Preferred Option could allocate less prominent sites, whereas the Alternative Options would require large settlement extensions to either Swanage or Wareham and would have a significant landscape impact upon the AONB.

3) Relieving congestion on the A351

The Preferred Option to spread development around the District could lead to increased car trips on the network, but would generate less car trips on the A351 than the Alternative Options. The Alternative Options would concentrate development along the A351 and provide the greatest potential to utilise and improve public transport in this corridor, but would also maximise congestion.

4) Improving the range of employment opportunities

Alternative Option A has the greatest potential to link housing growth with employment opportunities at Winfrith Technology Centre, Holton Heath, Poole and Dorchester and maximise use of alternative methods of transport to the car. The Preferred Option and Alternative Option B would allocate housing to Swanage which is not well linked to existing employment sites. There is unlikely to be a suitable supply of jobs to match housing growth in Swanage, necessitating out-commuting along the A351.

5) Help people access services and community facilities locally, including shops.

The Preferred Option could reduce shopping trips from Central, North West, North East and South West of the District, to supermarkets outside of the District, in particular along the A351, but this needs to be balanced against attracting shopping trips from the South East of the District. The Alternative Options would maintain current shopping patterns and not seek to resolve the leakage issues.

Conclusion

The Preferred Option could:

- Deliver affordable housing and family housing to a wider number of settlements where it is needed.
- Require smaller extensions to a number of settlements which could be developed without significant impact upon the character of that settlement or the Area of Outstanding Natural Beauty or the purpose of the Green Belt.
- Have less direct impact of car trips on the A351, minimising the potential for additional congestion at Corfe Castle and Sandford.
- Minimise the impact on any particular internationally protected heathland.
- Support services such as shops and schools in a wider number of settlements.

Alternative options A and B would concentrate development to fewer settlements along the A351 and would have more significant impact upon the character of either Wareham or Swanage.

Further work will be needed to establish what community benefits could be delivered by the Preferred Option to ensure that potential is maximised.



Q10.

(a) The Council has set out its Preferred Option for development in the District. Which option do you think is best for Purbeck and why?

- **Preferred Option – distribute development around Swanage, Upton, Wareham and the key service villages of Bere Regis, Lytchett Matravers and Wool**
- **Option A – concentrate growth on the edge of Wareham**
- **Option B – focus growth at Swanage**

(b) If you do not like any of the suggested options, what is your alternative suggestion?

8. Development Policies

8.1 Introduction

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

8.2 Countryside

8.2.1 Countryside is defined as all land outside the settlement boundaries of the settlements listed in Policy LD: General Location of Development. The Council seeks to protect the countryside from inappropriate development. However, there are some developments which, by necessity, are located outside settlements and, therefore, a countryside location is essential - for example, development required for agricultural purposes. There may also be existing development that presents opportunities for re-use or replacement, amongst which traditional agricultural buildings (generally pre-1939 structures) are a finite and an important cultural resource desirable to conserve. Occasionally it may be necessary to alter or extend a building in the countryside in order to maintain its use or to accommodate a new use. The following examples of development may be acceptable in the countryside:

Where a countryside location is essential:

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

Exceptional development:

- Development required to meet an identified local affordable housing need or used for gypsies and travellers that cannot reasonably be accommodated within existing settlements;
- Small-scale employment development, well related to a complex of buildings, or the expansion of an existing employment use; and
- The reuse, alteration or replacement of a rural building.

8.2.2 Poorly located and designed equestrian uses can have a negative impact on the environment. Provision of shelters and stables can have a detrimental impact on the character and appearance of the countryside and landscape, whilst riding can contribute to soil erosion and harm vegetation and nature conservation interests, particularly in the District's sensitive heathland habitats. New equestrian development will be permitted where it would not directly or indirectly adversely impact on the environment.

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

Policy CO: Countryside

Development in the countryside will be permitted where:

- A countryside location is essential; or
- It comprises the reuse, alteration, extension or replacement of a rural building; or
- It comprises 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.



Q11.

(a) Do you agree with this policy?

(b) Should a sequential approach be followed in the re-use of rural buildings?

(c) Should other uses be considered for the re-use of rural buildings?

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

8.3 Green Belt

8.3.1 Development in the Green Belt is not permitted by PPG2, with the aim of maintaining the openness between settlements. The general extent of the South East Dorset Green Belt will be maintained within the District except where the expansion of settlements is necessary to deliver the Core Strategy objectives and policies.

8.3.2 The Preferred Option for development identifies settlement extensions at Upton, Wareham and Lytchett Matravers that may result in the re-definition of some Green Belt boundaries to accommodate new development around Upton, Wareham and Lytchett Matravers.

8.3.3 An extension to the Green Belt is proposed for the area around Sandford. This piece of Green Belt was removed through the previous Local Plan process to accommodate Holton Heath strategic housing proposals. The Local Plan Inspector subsequently deleted these strategic housing proposals, but the Green Belt boundary was not amended accordingly.

8.3.4 All amendments to the Green Belt boundary will be made through the Site Allocations Plan and the Proposals map will be updated accordingly. In the interim, the extent of the Green Belt carried forward from the Local Plan will be used for development management purposes.

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

Policy GB – Green Belt

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.



Q12.

(a) Do you agree with this policy?

(b) 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?

8.4 Housing Mix

8.4.1 A Strategic Housing Market Assessment has been produced for the Bournemouth and Poole Housing Market Area, within which Purbeck falls. A survey of housing need and demand was undertaken to provide primary data on the District's need and demand for different forms of housing, in particular the required affordable/market split, the type and amount of affordable housing required.

8.4.2 A Balanced Housing Market (BHM) model assessed the whole housing market and the balance between supply and demand across all property sizes and tenures. The model took into account the way in which the housing market works in meeting housing need, for example, use of the private rented sector to meet affordable housing needs through the use of housing benefit. It identified the proportions of housing types and tenures required to balance housing stock across the District to meet housing need and demand.

8.4.3 In terms of overall housing provision, the BHM model identified that 49% of new provision should be market housing (mixture of owner-occupied and private rented) and 51% should be affordable housing provision (mixture of intermediate and social rented). The model recommends that 33% of the affordable housing provision should be intermediate housing and 67% social rented housing. However, in terms of the ability to afford intermediate housing, the model identified that only 3% of those in housing need could afford this type of provision. Therefore, in terms of the split between Social Rented and Intermediate Housing provision required as part of all new affordable housing provision, the following tenure split will be required. Due

to the level of need in the District and the un-affordability of intermediate housing, the tenure split is not expected to change in the near future.

- 8.4.4 The final tenure mix on individual sites will be determined through negotiation on a site-by-site basis in accordance with current evidence of need, the existing mix of dwellings in the locality, up to date viability modelling and the development viability of individual sites.

Spatial Objective 2: Meet Purbeck's housing needs

Policy AHT - Affordable Housing Tenure

Affordable housing provision tenure will be split as follows:

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



Q13. Do you agree with this policy?

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

Table 13: Size of dwellings that are needed

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

*The minus reflects a current over supply.

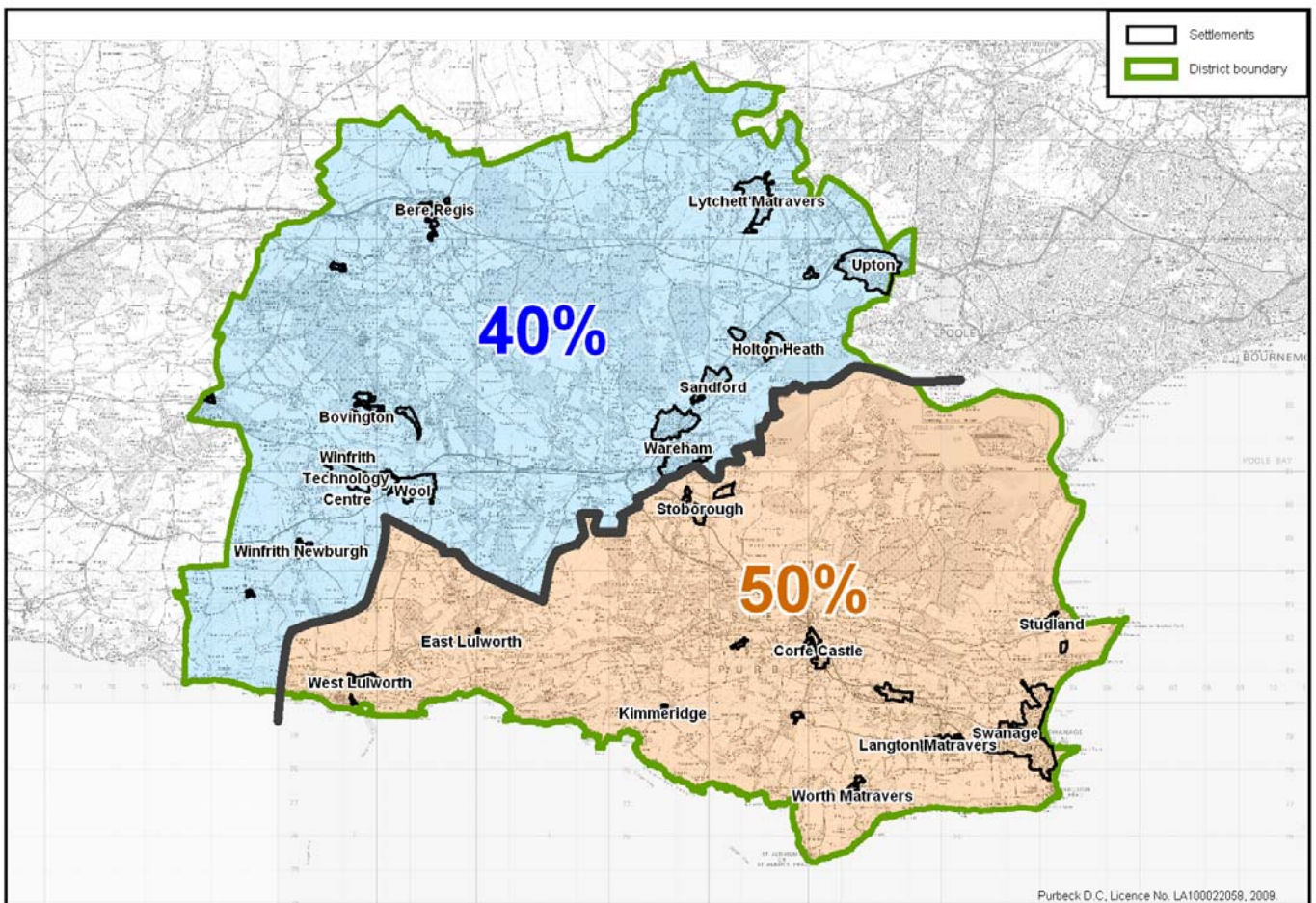
8.5 Affordable Housing

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

- 8.5.2 A residential development economic viability assessment undertaken for the Council supports a more stretching affordable housing policy in the Core Strategy than included in the current Local Plan. The assessment supports 40% to 50% affordable housing provision across the District according to variations in land value

which are able to support higher levels of contribution. Map 19 illustrates the proportion of affordable housing expected in different parts of the District. The economic viability assessment has also recommended that the threshold for triggering the provision of affordable housing in the Local Plan should be lowered from 15 dwellings in the towns and 5 dwellings in the villages. A new threshold of 3 dwellings and above will now be applied to certain developments. Further detail on affordable housing provision, site viability and the viability toolkit will be set out in an Affordable Housing Supplementary Planning Document.

Map 19: Affordable Housing Sub Market Areas



8.5.3 The RSS sets a requirement for a minimum of 35% of all housing to be affordable. Of the 2,400 dwellings the Core Strategy has to plan for this would equate to 840 dwellings (42 dwellings per annum). Of the 395 dwellings already completed, 75 dwellings were affordable (19%), and of the 503 dwellings with planning permission 63 dwellings are affordable (13%). Therefore to date only 15% affordable housing has been achieved so far. A significant change in policy is needed to make up for this backlog and achieve 35% affordable housing from the remaining supply.

Spatial Objective 2: Meet Purbeck's housing needs

Policy AH – Affordable Housing

The Council will apply the following policy in relation to affordable housing provision when determining planning applications for all new residential development, including residential elements of mixed use schemes:

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.



Q14. Do you agree with this policy?

8.5.4 All comments submitted in response to a previous consultation on 'Interim Affordable Housing Planning Guidance' (November 2008) will be taken into consideration through this consultation.

8.6 Rural Exception Sites

8.6.1 Government guidance in PPS3 advises local planning authorities to consider the allocation and release of sites in rural areas for 100% affordable housing provision through the use of a Rural Exception Sites policy. This allows limited provision of small sites to be developed for affordable housing in rural communities with a population below 3,000. Open market housing cannot be developed on an exception site. Rural exception sites work because land owners are willing to sell their land at substantially less than its open market value for new housing. In general this is around £5,000 per plot. They do this because the land coming forward will not obtain planning permission for market housing therefore exception sites offer the best value obtainable.

8.6.2 Although such sites are an 'exception' to planning policy in relation to housing development in the countryside, they are required to generally conform to existing planning policy in other respects. For example, proposals should be well planned and designed, and should also take into account their impact on environmental designations, highway safety and flood risk.

8.6.3 The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need for accommodation and is subject to strict occupancy clauses. The affordable housing is also required to remain affordable 'in perpetuity'. For a community to be eligible for affordable housing delivered via an "exception site" it has to be demonstrated, through an acceptable, up to date survey of parish housing need that there are people living in the parish/village who are in housing need and are unable to compete in the general housing market (to rent or buy) due to the low level of their income.

8.6.4 A major advantage of exception sites is that people with a local connection (living in the parish, close family living in the parish, employed in the parish or grew up in the parish) and with a housing need are given priority in the affordable housing allocation process. The housing must always be offered to households with a local connection to the parish within which it is located in the first instance and for any future vacancies. At times when there is no local need, people in adjacent parishes may become eligible for the housing, and eventually households from the District as a whole.

8.6.5 The development and occupancy of each rural exception site is controlled through a legal agreement, which the developer signs with the Council prior to the issue of the planning application decision notice. This agreement ensures that the dwellings developed on the exception site remain affordable into the future, once the first occupiers have moved on.

8.6.6 Further detail will be set out in the Rural Exception Site Checklist.

Spatial Objective 2: Meet Purbeck's housing needs

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.



Q15. Do you agree with this policy?

8.7 Gypsies, Travellers and Travelling Show People

8.7.1 Local authorities have a duty to consider the needs of Gypsies and Travellers. Accommodation needs have already been assessed as part of the Gypsy and Traveller Accommodation Assessment (GTAA) process and this has identified the need to include a criteria based policy in the Core Strategy to be used for the selection of Gypsy and Traveller sites. One of the key aims of the new policy is to increase the levels of authorised site provision for Gypsies and Travellers, in order

to significantly reduce the current levels of unauthorised camping and to avoid the problems that some unauthorised sites can cause.

8.7.2 The numbers of pitches required has been the source of debate throughout the RSS process. The RSS Proposed Changes includes a requirement for 44 residential pitches and 21 transit pitches in Purbeck for the period up to 2011. The Council has submitted representation of objection and the outcome will be determined in the final RSS when it is published.

8.7.3 Local authorities in Dorset have committed to preparing a joint Gypsy and Traveller DPD, which will allocate sites to enable the provision of the pitches required.

Table 14: Gypsy and Traveller Pitch Requirements in RSS Proposed Changes

	Residential Pitch Requirements (to 2011)	Transit Pitch Requirements (to 2011)
Bournemouth and Poole Housing Market Area	227	107
Purbeck District	44	21
Plots for Travelling Show People	2 sites (to be found across Dorset)	

Spatial Objective 2: Meet Purbeck's housing needs

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.



Q16. Do you agree with this policy?

8.8 The Needs of Different Household Groups

- 8.8.1 Latest population estimates (ONS mid-year 2006) show that 26.1% of Purbeck's population is aged 60/65 years and above compared with a national average (England and Wales) of 18.8%. The Bournemouth and Poole Housing Market Assessment identified that population projections show the greatest growth in the next 20 years to be in the 65+ age group, which is matched by an increase in one person households. The Purbeck Survey of Housing Need and Demand identifies that a third of households in Purbeck (33.7%) contain only older people (currently 65 for men and 60 for women) and 10.6% contain both older and non-older people. The highest number of older person only households is in Swanage and the lowest in Wool. Planning for the needs of an ageing population is a key objective of the plan and will support the delivery of sustainable, inclusive and mixed communities.
- 8.8.2 Policies at national and local level aim to increase the provision of supported accommodation for the elderly, which would enable independent living over a longer period of time. Purbeck does not currently have an extra care scheme. Whilst the housing needs of older people are a priority in the District, provision of supported housing to meet wider needs will also be considered by the Council.

Spatial Objective 2: Meet Purbeck's housing needs

Policy WHN – Wider Housing Needs

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.



Q17.

(a) Do you agree with this policy?

(b) Are you aware of any other specific housing needs that should be addressed?

8.9 Biodiversity & Geodiversity

- 8.9.1 Purbeck has a wealth of habitats of international and national nature conservation importance. These are afforded statutory protection through specific legislation and there is no need to repeat this within the Core Strategy.
- 8.9.2 Statutory protection is also afforded to some species through international and national legislation. Species of local importance are identified within the Dorset Biodiversity Strategy and Biodiversity Action Plan for Purbeck.

- 8.9.3 Strategic Nature Areas are a positive tool for co-ordinating activities that secure the retention and enhancement of features of interest as well as activities for the benefit of locally important species. A longstanding ambition of Natural England is to connect areas of heathland from Studland Heaths to the east of the District to heathland west of the Lulworth Ranges. This would enable the heathland to be managed for nature conservation purposes in a project known as 'Wild Purbeck'. The extent of the Wild Purbeck project area is shown on the map below.
- 8.9.4 Regionally Important Geological and Geomorphological Sites (RIGS) are designated according to locally developed criteria. They are considered by the Dorset RIGS Group to be the most important places in terms of scientific and educational interest, outside of any statutorily protected land. RIGS will be shown on the Proposals Map, which will be produced along side the adopted Core Strategy.
- 8.9.5 Further information on addressing biodiversity and geodiversity in scheme proposals is included in the Design SPD.

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

Policy BIO: Biodiversity & Geodiversity

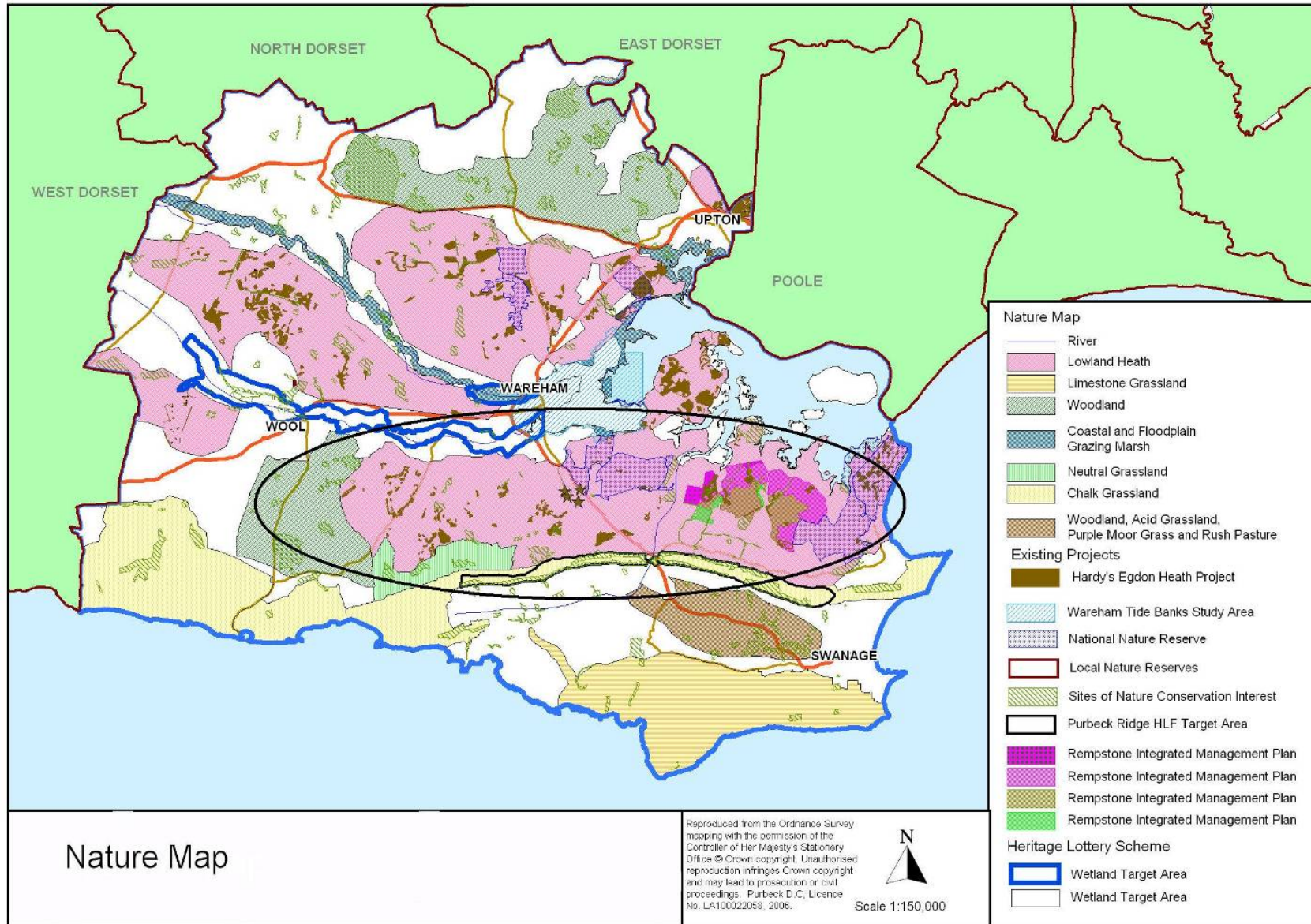
Purbeck's biodiversity and geodiversity will be protected, managed and enhanced through:

- The promotion of Strategic Nature Areas as identified on the Nature Map;
- 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.



Q18. Do you agree with this policy?

Map 20: Nature Map Showing Extent of 'Wild Purbeck' (the black ellipse)

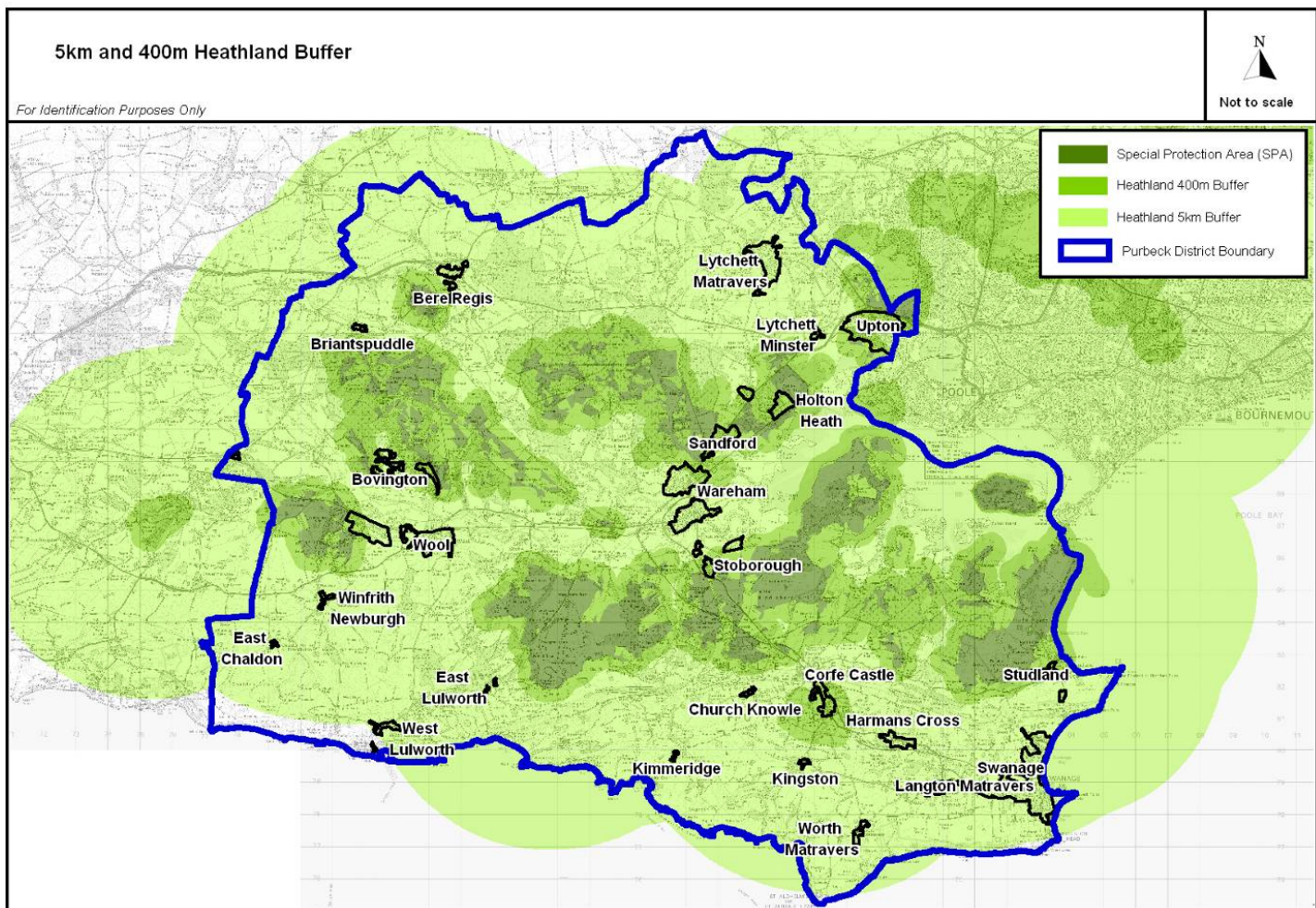


8.9.6 Heathlands

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

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

Map 21: 5km and 400metre heathland buffer



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

Policy DH – Dorset Heaths International Designations

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.



Q19. Do you agree with this policy?

8.10 Retail Provision

8.10.1 The Retail Study (2008) recommends that the “Town Centres” at Swanage and Wareham, and the District Centre at Upton are the most sustainable locations within the District for future retail development. The Council will seek to strengthen the Town Centres by encouraging the provision of a mix of unit sizes in order to help attract a range of retailers, including chain stores and independent shops and services. There is also a need to improve the centre of Upton.

Spatial Objective 4: Support local communities

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.



Q20. Do you agree with this policy?

8.11 Community Facilities and Services

Community facilities comprise services and leisure facilities such as:

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

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

8.11.2 Health Care

The Dorset Primary Care Trust is seeking to improve service provision in Swanage and Wareham. In order to achieve these ambitions, any proposed settlement extension at Swanage and Wareham will need to consider the provision of new healthcare facilities that link a community hospital, medical centre and ambulance station on a new single site. A new surgery at Corfe Castle should be completed shortly. Improvements to health care in Bere Regis and Sandford are also desirable. In order to help fund these proposals, redevelopment of the existing sites for non-community uses will be considered.

8.11.3 Purbeck School Review

There are two educational pyramids within Purbeck: the "Lytchett Pyramid" which is a two-tier educational system based around The Lytchett Minster School and the "Purbeck Pyramid" which is a three-tier educational system based around The Purbeck School in Wareham. The Purbeck Pyramid is currently undergoing a review through Schools for the Future programme by Dorset County Council. Following public consultation in February 2009, it was agreed in principle to move from the three-tier to two-tier educational system and that further consultation should be undertaken in Swanage, Wool and Bere Regis to agree the best education solution in each of these settlements. This will have implications for existing schools, both organisationally and in terms of physical needs. Some may need more space and others less. At this stage plans are insufficiently advanced to set out specific requirements. However, the emerging Site Allocations Plan will be in a position to set out more detailed policies for those schools where some change in space requirements is envisaged and allocate alternative uses to sites that become surplus to requirements.

Spatial Objective 4: Support local communities

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.



Q21. Do you agree with this policy?

8.12 Green Infrastructure, Recreation and Sports Facilities

8.12.1 Green Infrastructure

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

8.12.2 Across South East Dorset, local authorities are working on a joint strategy, which will provide an overall framework for South East Dorset and should be completed in late 2009. The study area includes land to the north and east of Wareham, so further work on planning Green Infrastructure will also be needed for the rest of the

District, particularly at Swanage, but Wool and Bere Regis will also need consideration.

8.12.3 **Suitable Alternative Natural Green Space**

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

8.12.4 **Recreation Supplementary Planning Document**

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

8.12.5 At a District level, new proposals for open space and recreation land will need to fit within the wider strategy. The Council is currently preparing a Recreation Strategy that will update the Recreation Audit and Assessment (2005). This strategy will tackle shortages and seek improvement in quality of facilities. This evidence will be used to establish standards for new development and a development contributions policy will be included in a Recreation SPD. New facilities will be sought in response to needs set out in Town and Parish Plans. New development, where possible, should provide new facilities on site, otherwise a contribution will be sought.

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

Spatial Objective 4: Support Local Communities

Policy GI: Green Infrastructure, Recreation and Sports Facilities

New Facilities

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

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

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



Q22. Do you agree with this policy?

8.13 Flood Risk

8.13.1 Protecting people and property from flooding is a priority for the Council and a requirement by Government, as set out in Planning Policy Statement 25 (PPS25). According to this guidance, when planning applications are submitted for development over 1 hectare, a Flood Risk Assessment (FRA) is required. For planning applications under 1 hectare, Purbeck's Strategic Flood Risk Assessment (SFRA) sets out in which circumstances an FRA is required. These criteria are also set out in Policy FR below. Any exceptions to the policy will need to be agreed with the Council.

8.13.2 The criteria for an FRA in Purbeck have been drawn up in agreement with the Environment Agency. They make provision for the effects of climate change and overtopping by waves in the coastal areas. To protect inhabitants of new buildings from flooding, finished floor levels will need to be agreed. This should also include a "freeboard" (sufficient gap) of 600mm which allows additional protection against an extreme flood event.

8.13.3 Methodology for undertaking an FRA is contained within PPS25. Additional advice on undertaking an FRA can be provided by the Council if needed.

8.13.4 Purbeck's SFRA also maps areas of localised flooding as well as the Environment Agency's floodplain maps.

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

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.



Q23. Do you agree with this policy?

8.14 Groundwater Protection

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

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

Policy GP: Groundwater Protection

Development 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.



Q24. Do you agree with this policy?

8.15 Coastal Erosion in Swanage

8.15.1 Following a landslip, the Durlston Coast Strategy Study 2003 raised concerns about further development in Durlston, Swanage that would effect the stability of the cliffs. This was followed by the Draft Shoreline Management Plan 2, which shows lines predicting potential future erosion in Durlston. These predictions form the basis of the 400m buffer zone set out in Policy CE below.

Map 22: 400 metre buffer around cliff tops in Durlston, Swanage



Purbeck D.C, Licence No. LA100022058, 2009

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

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.



Q25. Do you agree with this policy?

8.16 Sustainable Design

- 8.16.1 The spatial characteristics (including positioning, massing, density, height, layout and arrangement), appearance and the content and configuration of development make a major contribution to its performance in functional, social and environmental terms. The Council has a vital role to play in both promoting and securing the highest standards of architectural, landscape and townscape design, and in generally protecting and reinforcing environmental quality, local identity and distinctiveness through new development and other works; more so within Purbeck where much development activity, and where many identified development opportunities are and will be affected by protective designations which emphasise and promote the existing quality of the built environment, landscape and ecology. In terms of the relatively small scale infill or alterations within established settlements most typical in Purbeck, integration into the existing context, paying equal regard to environmental quality and residential amenity, will be essential.
- 8.16.2 Many key sustainable development objectives may be substantially delivered through design. These include achieving development which is both durable and adaptable, allows for inclusive access, minimises features which provide the opportunity for or which may give rise to crime and anti-social behaviour, supports and encourages sustainable modes of transportation by virtue of composition and layout, uses land efficiently while not reducing development quality, and uses energy and water efficiently through its lifetime. While some constraints upon full achievement of these objectives may be anticipated in regard to small scale infill and building alterations, this may not be the case for larger developments either of urban extensions, substantially new settlements or, though least likely within Purbeck, major urban redevelopment. In these cases, achievement of the highest standards of sustainable settlement design – within the broader context of upholding local distinctiveness and environmental quality – should be a key objective.
- 8.16.3 Building for Life is a scheme run by CABI (Commission for Architecture and the Built Environment) and HBF (Home Builder's Federation), which promotes design excellence in the house building industry through assessment and scoring of housing schemes against 20 questions. The questions have a basis in existing national policy and design guidance (both issued by Government and other bodies) and thus helps to promote delivery of established standards of 'good' practice. While required by The Homes and Communities Agency for supported affordable housing schemes the assessment is not currently compulsory for other development. Since the scheme applies to developments of 10 dwellings and above few within the District would qualify, however the general principles may be applied to smaller schemes. The use of the scheme is encouraged by PPS3.
- 8.16.4 The Code for Sustainable Homes and BREEAM (BRE Environmental Assessment Method) currently provide voluntary standards against which the environmental performance can be measured in private residential and commercial developments respectively. Social housing must currently achieve a Code score of level 3. As

tools the Code and BREEAM support delivery of national objectives for achieving sustainable construction otherwise chiefly delivered through Building Regulations. The South West RSS allows for the setting of more exacting standards than those required by the Building Regulations on the basis of sound evidence in regard to impact upon local housing supply and viability. Given the current absence of such evidence the Council is committed to working within the national framework but will nonetheless encourage improved performance wherever possible.

Spatial Objective 5: Ensure high quality, sustainable design

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.



Q26. Do you agree with this policy?

8.17 Renewable Energy

8.17.1 One of the goals of sustainable development is the wise use of natural resources. As the RSS explains, the region's eco-footprint is not sustainable at current consumption levels and the Core Strategy must include positive policies to address this situation. This issue is also recognised by actions outlined in the Purbeck Community Plan. The challenge is to plan for growth in Purbeck while reducing the eco-footprint. This challenges both how we produce, and how we use, energy in a more sustainable manner.

8.17.2 Energy from Renewable Resources

The emerging RSS suggests a County level target of 64-84MW by 2010 for the generation of electricity from renewable resources, equating to between 8.4% and 9.9% of the county's current electricity demand. In the long-term, national commitments set by the 2003 Energy White Paper will require at least 60% of electricity to be generated from renewable sources by 2050. The Council has endorsed the Bournemouth Dorset and Poole Renewable Energy Strategy (2005), which has a focus on the use of renewable energy for meeting the need for electricity and heat in Dorset. As there is no evidence to justify a District wide target, the policy is based upon the RSS Proposed Changes Policy RE5.

8.17.3 Landscape impact of large scale renewable energy provision

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

Spatial Objective 6: Ensure high quality, sustainable design

Policy REN: Renewable Energy

The Council encourages the sustainable use and generation of energy and will encourage renewable energy where 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.



Q27. Do you agree with this policy?

8.17.4 Proposals for wind turbines at sea off the Purbeck coast do not fall under the remit of land use planning and are dealt with by the new Infrastructure Planning Commission. They would not count towards the Dorset renewable energy targets.

8.18 Historic Environment, Landscape and Heritage

8.18.1 The unique qualities, beauty and appeal of Purbeck owe much to the distinctive character and importance of the landscape and historic environment and the deep cultural associations and heritage values vested in each. The District has a very rich endowment of landscape and historic environment assets including 1,435 listed buildings, 257 Scheduled Ancient Monuments, 5 entries on the Register of Parks and Gardens of Special Historic Interest in England, 25 Conservation Areas, substantially falls within an Area of Outstanding Natural Beauty, Heritage Coast and contains the Jurassic Coast World Heritage Site. Within this context the Council also currently manages 352 Tree Preservation Orders covering single specimens, groups and woodlands. Through its policy making, development management and community functions, the Council has a significant role to play as a custodian and promoter of Purbeck's landscape, historic environment and heritage and thereby in ensuring that it may both continue to be enjoyed by current and future generations, and realise its potential in contributing to the economic success and vitality of the District.

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

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.



Q28. Do you agree with this policy?

8.19 Economy and Employment

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

Spatial Objective 8: Promote a prosperous local economy

Policy E: Employment

New Employment Provision

New employment provision 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.



Q29. Do you agree with this policy?

8.20 Tourist Accommodation and Facilities

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

Spatial Objective 8: Promote a prosperous local economy

Policy TA: Tourist Accommodation and Attractions

New Accommodation

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.



Q30.

(a) Do you agree with this policy?

(b) Should new tourist accommodation be allowed within the AONB?

8.21 Improving Accessibility

8.21.1 Transport issues in Purbeck were given detailed consideration in the Purbeck Transportation Study, which was adopted in 2006. This study put forward a series of recommended improvement measures, collectively known as the Purbeck Transportation Strategy to be implemented over the short, medium and long term. The aim of the strategy is to bring about a situation where movement in Purbeck is reliable and efficient for all categories of transport user on all modes of transport. To achieve this aim the strategy seeks to: improve the level of service, availability, and attractiveness of public transport, cycling and walking; reduce the impact of the private motor car; and provide additional road access capacity into Purbeck where appropriate.

8.21.2 Since the beginning of 2007, funds have been collected through the Interim Transport Contributions Policy in order to deliver the elements of the strategy and to deliver the overall aims of the strategy. The principal elements of the strategy are to promote sustainable transport in the form of cycling and walking, to encourage train and bus use through improvements to services and infrastructure, to reduce the

impact of the private car and to undertake measures to improve the attractiveness of the A35 and C6 corridor in order to encourage a transfer of traffic movements from the A351, which is at capacity during peak periods.

8.21.3 Further study through the South East Dorset Multi Modal Transport Study that will look at the north east of Purbeck will be available later in the year. There are also plans to undertake a new Purbeck transportation model in 2010.

8.21.4 The Council will continue to support the reconnection of the Swanage branch to the National Railway Network with the provision of regular trains from Swanage to Wareham and potentially beyond

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

Policy IAT: Improving Accessibility & Transport

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

- The development should be located in the most accessible location and reduce the need to travel;
- The development should maximise the use of alternative and sustainable forms of travel;
- The development, where it is likely to result in significant transport implications, 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.



Q31. Do you agree with this policy?

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

Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck

Transport conditions within Purbeck will be 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.



Q32. Do you agree with this policy?

9. Implementation and Monitoring

9.1 Introduction

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

9.2 Contextual and Sustainability Appraisal Indicators

- 9.2.1 The purpose of contextual and Sustainability Appraisal (SA) Indicators are to provide a backdrop against which to consider the effects of policies and the interpretation of national, regional and local indicators. This approach reflects the importance of taking into account the social, environmental and economic circumstances that exist within a locality. The indicators and source have been set out below according to most relevant Spatial Objective.

9.3 Core Output Indicators, Regional Indicators and Local Indicators

- 9.3.1 Core Output Indicators and regional indicators are set by the government and regional planning body to provide an overview of spatial planning performance. The indicators can be reviewed on a regular basis and those set out below are current for the 2009 monitoring year. However, the core output indicators and regional indicators are not sufficient to assess the locally distinctive policies produced in the Core Strategy. To ensure that the outcomes of the local policies are being achieved and the spatial vision and objectives for the District are delivered, a number of Local Output Indicators have been developed. These are also set out below.

Abbreviations:

COI (Core Output Indicator); **R** (Regional Indicator), **LOI** (Local Output Indicator)

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

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

Contextual and SA indicators:

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

National, regional and local indicators:

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Direct development towards the most sustainable locations in the District Policy LD - General Location of Development	Number of new homes completed at: (i) SSCT (ii) Market and Coastal Towns (iii) Key Service Villages (iv) Local Service Villages (v) Countryside	LOI	To be determined in submission Core Strategy document in accordance with the final preferred option for development.
	New employment floor space completed at: (i) SSCT (ii) Market and Coastal Towns (iii) Key Service Villages (iv) Local Service Villages (v) Employment allocations outside development policy A – C settlements (vi) Countryside	LOI	To be determined in submission Core Strategy document in accordance with the final preferred option for development.
	New retail floor space completed at: (i) SSCT (ii) Market and Coastal Towns (iii) Key Service Villages (iv) Local Service Villages (v) Countryside	LOI	To be determined in submission Core Strategy document in accordance with the final preferred option for development.
	Proportion of planning permissions granted in accordance with Policy	LOI	100% of planning approvals

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
	LD - General Location of Development		
Only deliver housing development in the countryside where a countryside location is essential or the development is 'exceptional'. Policy CO - Countryside	Proportion of planning applications approved for non-essential or non-exceptional development in the countryside	LOI	0% of planning approval
	Proportion of planning applications approved for residential development in the countryside for agriculture and forestry workers and rural exception sites	LOI	100% of planning approvals
	Net additional gypsy and traveller pitches (permanent and temporary) provided in the countryside	LOI	To be determined in joint Gypsy and Traveller Site Allocations DPD.
Re-use of rural buildings in accordance with sequential approach – business, affordable housing, community facilities, tourist accommodation. Policy CO - Countryside	Proportion of planning applications approved for the re-use of rural buildings for uses other than business, affordable housing, community facilities and tourist accommodation	LOI	0% of planning approvals
	Proportion of planning permissions granted for the re-use of rural buildings for business uses as a percentage of all newly approved uses.	LOI	50% or more of planning approvals
Retention of Green Belt and presumption against inappropriate development Policy GB - Green Belt	Loss of Green Belt through inappropriate development (as defined in PPG2)	LOI	No loss to inappropriate development

Spatial Objective 2: Meeting Purbeck's Housing Needs

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Housing		
Total number of households, average household size and household compositions	Contextual, SA	The Dorset Data Book (Census, ONS)
Total number of dwellings, percentage of second homes and percentage of vacant properties	Contextual, SA	The Dorset Data Book (Census, ONS) and annual estimated updates
Total number of dwellings and percentage of second homes	Contextual, SA	Purbeck District Council records
Dwelling type	Contextual, SA	The Dorset Data Book (Census, ONS)
Dwelling tenure	Contextual, SA	The Dorset Data Book (Census, ONS)
Dwelling amenities	Contextual, SA	The Dorset Data Book (Census, ONS)
House Price / Income Ratio	Contextual, SA	Joseph Rowntree Foundation
Units of social housing sold off	SA	Housing Investment Programme Annual Report
% of affordable housing built	SA	Purbeck District Council and Dorset County Council
% of homes rented from Housing Association	SA	Audit Commission
% of housing stock which is privately owned	SA	Audit Commission
% of households living in overcrowded homes	SA	Audit Commission
% of households without own bath or shower and toilet	SA	Audit Commission
Average house prices – terraced	SA	Land Registry
Average house prices – semi-detached	SA	Land Registry
Average house prices – detached	SA	Land Registry
Average house prices – flats and maisonettes	SA	Land Registry
% of residents who think that affordable decent housing has improved or stayed the same	SA	Audit Commission
% of households spaces which are unoccupied and vacant	SA	Audit Commission
One person households as a % of all households	SA	Audit Commission
Detached properties as a % of all housing	SA	Audit Commission

National, regional and local indicators:

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Deliver RSS Minimum Housing Requirement. Maintain a 5 Year Housing Land Supply. Policy HS - Housing Supply	Plan period and housing targets	COIH1 RH01	2400 dwellings completed over the plan period 2006 – 2026
	Net additional dwellings in previous years	COIH2(a)	Year on year increase in accordance with housing trajectory
	Net additional dwellings for the reporting year	COIH2(b) RH02b	Provision in accordance with housing trajectory
	Net additional dwellings in future years (including 5 year housing land supply assessment)	COIH2(c) RH02c	Completion of 5 Year Housing Land Supply Assessment and provision in accordance with housing trajectory
	Managed delivery target (dwellings) (including trajectory)	COIH2(d) RH02d	Provision in accordance with housing trajectory
	New and converted dwellings on previously developed land	COIH3 & RH03	At least 50% of new housing development including conversions (RSS target)
	HFR Stock	RHFR1	No target
	New Build	RHFR2	No target
	Conversions	RHFR3	No target
	Change of Use	RHFR4	No target
	Demolitions	RHFR5	No target
	Net completions on allocated sites	RHS01a	To be determined in submission Core Strategy document in accordance with the final preferred option for development.
	Net completions allocated sites (settlements and SSCT)	RHS01b	To be determined in submission Core Strategy document in accordance with the final preferred option for development.
	Net started or planned dwellings on previously developed land and non-previously developed land	RHS02a	At least 50% of new housing development including conversions (RSS target) on previously developed land
	Number of dwellings recorded vacant	RHS03	Year on year decrease
	Average net housing density of new developments (local authority area)	RHS06a	Average net housing density of 40dph (RSS target)
Average net housing density of new development (settlements)	RHS06b	Average net housing density of 40dph (RSS target)	
Housing density by size of site (local authority area)	RHS07a	Average net housing density of 40dph (RSS target)	

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
	Housing density by size of site (settlements)	RHS07b	Average net housing density of 40dph (RSS target)
	Up to date Strategic Housing Land Availability Assessment	LOI	Annual update to be published each December with AMR
Deliver an appropriate mix of housing sizes, types and tenures Policy AHT - Affordable Housing Tenure	Transfer of Tenure	RHFR6	No target
	Average tenure split of net additional affordable housing completions	LOI	90% Social Rented & 10% Intermediate
	Bedroom mix of dwellings in new housing completions of houses and bungalows	RHS08a	18% 1 bed; 33% 2 bed; 38% 3 bed; 11% 4+ bed
	Bedroom mix of dwellings in new completions of flats/maisonettes/apartments	RHS08b	18% 1 bed; 33% 2 bed; 38% 3 bed; 11% 4+ bed
Secure the delivery of increased amounts of affordable housing Policy AH - Affordable Housing Policy RES- Rural Exception Sites	Gross affordable housing completions	COIH5 RH05	35% of all housing completions (RSS target)
	Net affordable housing completions	LOI	35% of all housing completions (RSS target)
	Net affordable housing completions within identified settlements	LOI	95% of all affordable housing completions
	Net affordable housing completions on rural exception sites	LOI	5% of all affordable housing completions
	Number of affordable dwellings (i) completed and (ii) lost	RHS10a	(i) 35% of all housing completions (ii) 0% of all housing completions
	Affordable dwelling stock (settlements and SSCT)	RHS10b	Year on year increase
	Affordable Housing Thresholds	RHS19	3 or more dwellings or site area of 0.1 or more hectares
	Average percentage of affordable housing secured	LOI	35% of all housing completions (RSS target)
	Percentage of sites which secured affordable housing: (i) on-site (ii) off-site (iii) financial contribution	LOI	(i) 90% on-site (ii) 10% off-site or financial contribution
	Meeting the housing needs of Gypsies and Travellers Policy GT - Site Criteria for Gypsies, Travellers and	Net additional pitches provided (Gypsy and Traveller)	COIH4 RH04
Number of unauthorised encampments per year		LOI	Reduction year on year
Preparation of Joint Dorset Gypsy and Traveller DPD		LOI	Adoption by Summer 2011

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Travelling Show People			
Meeting the District's wider housing needs Policy WHN - Wider Housing Needs	Net additional completed units: (i) sheltered housing (ii) extra care housing (iii) care homes (iv) nursing homes	LOI	Net increase over plan period

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

Contextual and SA indicators:

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

National, regional and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Protect, manage and enhance biodiversity and geodiversity Policy BIO - Biodiversity and Geodiversity	Change in area of biodiversity importance	COIE2 RE02	No change or increase in area
	Overall improvement in quality of Strategic Nature Areas	LOI	Increase year on year in number of SSSIs and SNCIs in favourable condition
	Use of Design SPD in relevant development management decisions	LOI	100% of relevant development management decisions
	Change in area of regionally important geological and geomorphological sites	LOI	No change or increase in area
No harm to integrity of Heathland SPA / Ramsar sites Policy DH - Dorset Heaths International Designations	Number of planning applications for residential development granted within 400m protected heathland buffer	LOI	0 planning approvals
	Change in area of international designation	LOI	No change or increase in area
	Preparation of Joint Heathland DPD	LOI	Adoption by summer 2010

Spatial Objective 4: Support Local Communities

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Health		
Long-term limiting illness	Contextual, SA	The Dorset Data Book (Census, ONS)
Life Expectancy	Contextual, SA	The Dorset Data Book (Census, ONS)
Index of Multiple Deprivation	Contextual, SA	Dorset County Council (Communities and Local Government)
% of households with one or more person with a limiting long term illness	SA	Audit Commission
Male life expectancy	SA	The Dorset Data Book (Census, ONS)
Female life expectancy	SA	The Dorset Data Book (Census, ONS)
% of residents who think that health services have improved or stayed the same	SA	Audit Commission
% of residents that are within 20 minutes travel time of 3 different sports facilities	SA	Audit Commission
% of residents satisfied with LA sports and leisure facilities	SA	Audit Commission
% of residents who think that sport and leisure facilities have improved or stayed the same	SA	Audit Commission
% of residents who think that access to nature has improved or stayed the same	SA	Audit Commission
Qualifications		
Qualifications	Contextual, SA	Dorset County Council
% of population whose highest qualification is 1 st degree or equivalent	SA	Audit Commission
% of population whose highest qualification is 2 A levels or equivalent	SA	Audit Commission
% of population whose highest qualification is 5 GCSE's Grade A*-C or equivalent	SA	Audit Commission
% of people with no or low qualifications	SA	Audit Commission
% of adult population with poor literacy skills	SA	Audit Commission
% of adult population with poor numeracy skills	SA	Audit Commission
% of residents who think that education provision has improved or stayed the same	SA	Audit Commission
Crime and Safety		
Crime rates (violent crime, dwelling burglary, vehicle crime and criminal damage)	Contextual, SA	Home Office & Dorset Police
Safety – Proportion (%) of residents who feel safe / very safe (a) after dark, (b) during the day	Contextual, SA	Community Safety Survey – report for Purbeck District Council

Indicator	Type of Indicator	Source
Theft of a vehicle per 1,000 population	SA	Audit Commission
Theft from a vehicle per 1,000 population	SA	Audit Commission
No of anti-social behaviour incidents per 1,000 population	SA	Dorset Data Book (provided by Dorset Police)
% of residents who think that level of crime has improved or stayed the same	SA	Audit Commission
% of residents who think that vandalism/graffiti is a problem in their area	SA	Audit Commission
% of residents who think that drug use is a problem in their area	SA	Audit Commission
% of residents who think that being rowdy/drunk in public places is a problem	SA	Audit Commission
Community Facilities		
% of villages with access to a PO	SA	Dorset County Council Research and Information Team
% of villages with a school	SA	Dorset County Council Research and Information Team
% of villages with village hall	SA	Dorset County Council Research and Information Team
% of parishes undertaking a parish plan	SA	Purbeck District Council
% of parishes with adopted parish plan	SA	Purbeck District Council
% of residents who think that community activities have stayed the same or improved	SA	Audit Commission
% of people satisfied with the cleanliness standard in their area	SA	Audit Commission
% of residents who think that activities for teenagers have improved or stayed the same	SA	Audit Commission
% of residents who think that facilities for children have improved or stayed the same	SA	Audit Commission
% of residents who think that cultural facilities have improved or stayed the same	SA	Audit Commission
% of residents who think that shopping facilities have stayed the same or improved	SA	Audit Commission
% of land and highways assessed as having combined deposits of litter and detritus	SA	Audit Commission
% of people who think cleanliness of streets has improved or stayed the same	SA	Audit Commission
% of residents who think that abandoned cars is a big or fairly big problem in their area	SA	Audit Commission
% of residents who think that litter is big or fairly big problem in their area	SA	Audit Commission
% of residents who think that noisy neighbours is a problem	SA	Audit Commission
% of people satisfied with cleanliness standard in their area	SA	Audit Commission

National, regional and local indicators:

Key Outcomes Sought through Core Strategy	Indicator	Type of Indicator	Local Target
Safeguard existing community facilities and provide new facilities and services Policy CF - Community Facilities and Services	Provision of new community facilities and services at: (i) SSCT (ii) Market and Coastal Towns (iii) Key Service Villages (iv) Local Service Villages (v) Countryside	LOI	Net increase over plan period
	Loss of existing community facilities and services at: (i) SSCT (ii) Market and Coastal Towns (iii) Key Service Villages (iv) Local Service Villages (v) Countryside	LOI	Net decrease over plan period
	Number of community facilities protected or enhanced through planning approvals	LOI	Increase over plan period
	Implementation of the outcomes of the Purbeck Schools Review	LOI	Fully implemented over plan period
Safeguard existing and provide new recreation and sport facilities Policy GI - Green Infrastructure, Recreation and Sports Facilities	Provision of new recreation and sports facilities	LOI	Net increase over plan period
	Loss of existing recreation and sports facilities	LOI	Net decrease over plan period
	Number of recreation and sports facilities protected or enhanced through planning approvals	LOI	Increase over plan period
	Amount of eligible open spaces managed to the Green Flag Award scheme	LOI	Increase over plan period

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

Contextual and SA indicators:

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

National, regional and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Minimising flood risk to development Policy FR - Flood Risk	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	COIE1	0 planning permissions
Protection of the quality and quantity of existing water supply in chalk valleys, particularly in view of climate change Policy GP - Groundwater Protection	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	COIE1	0 planning permissions
Minimise coastal erosion, particularly in view of climate change Policy CE - Coastal Erosion	Number of planning permissions granted for residential development within 400m of the cliff tops of Swanage where it has <u>not</u> been demonstrated that there is no harm to land stability or drainage networks	LOI	0 planning permissions
Encourage the sustainable use and generation of energy Policy REN - Renewable Energy	Amount of energy provided from decentralised and renewable or low-carbon sources in new development of more than 10 dwellings or 1,000sqm of non residential floor space.	COIE3	Minimum of 10%

Spatial Objective 6: Ensure high quality and sustainable design

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Water		
Daily domestic water use per capita (litres)	SA	Audit Commission
Average water supply leakage per day (megalitres)	SA	Audit Commission
Energy		
Average annual domestic consumption of gas in kWh per household	SA	Audit Commission
Average annual domestic consumption of electricity in kWh per household	SA	Audit Commission
Housing efficiency based on HECA Report	SA	Purbeck District Council
Estimate of carbon emissions per capita (tonnes)	SA	Dorset Environmental Data Book
Emission of carbon emissions domestic per capita (tonnes)	SA	Dorset Environmental Data Book
% of housing with kerbside recycling	SA	Purbeck District Council
% of household waste recycled	SA	Purbeck District Council
Kg of household waste collected per head	SA	Audit Commission
% of people satisfied with household waste recycling	SA	Audit Commission

National, regional and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Reduce vulnerability to climate change through sustainable building design Policy SD - Sustainable Design	Proportion of new homes and commercial developments meeting Code for Sustainable Homes and BREEAM standards	LOI	Increase year on year
	Housing quality – Building for Life Assessments	COIH6 RH06	Local Target: 0% of new build completions on relevant housing sites reaching poor ratings against Building for Life criteria
	Preparation of Design SPD	LOI	Adoption in summer 2010
	Use of Design SPD in relevant development management decisions	LOI	100% of relevant development management decisions

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

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Heritage		
% of developed land that is derelict	SA	Audit Commission
% of previously developed land available for reuse that is derelict	SA	Audit Commission
% of conservation areas with published management proposals	SA	Purbeck District Council
No of conservation areas	SA	Purbeck District Council
% of conservation areas in the locality with an up-to-date character appraisal	SA	Purbeck District Council
No of Grade 1 and 2* listed buildings at risk	SA	Purbeck District Council

National, regional and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Protection, conservation and enhancement of the historic environment, landscape and heritage	Preparation of Design SPD	LOI	Adoption in summer 2010
	Achievement of the planning targets in the Dorset AONB management plan	LOI	Achievement over plan period 2009 - 2014
	Number of Conservation Areas with an up to date appraisal and management proposals	LOI	100% by 2013
Policy HLH - Historic Environment, Landscape and Heritage			

Spatial Objective 8: Promote a prosperous local economy

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Economy		
Gross Value Added	Contextual, SA	ONS Statistics with local estimates by Dorset County Council
Unemployment rate	Contextual, SA	ONS Statistics [from Nomis] – provided by DCC
Firms in Purbeck	Contextual, SA	Annual Business Inquiry, ONS – provided by DCC
VAT registrations	Contextual, SA	ONS/DTI – provided by DCC
Average earnings	Contextual, SA	ONS – provided by DCC
Total population of working age	SA	Audit Commission
% of working age population who are economically active	SA	Audit Commission
% of job seeker's allowance claimants as % of working age population	SA	Audit Commission

Indicator	Type of Indicator	Source
% in employment working full time	SA	Audit Commission
% in employment working part time	SA	Audit Commission
% in employment working more than 45 hrs/wk	SA	Audit Commission
Living Standards		
% of residents who think that wage levels and cost of living has improved or stayed the same in their area	SA	Audit Commission
% of people in the area who are income deprived	SA	Audit Commission
% of children that live in families that are income deprived	SA	Audit Commission
% of population over 60 who live in households that are income deprived	SA	Audit Commission
Tourism		
No of day visits	SA	Dorset New Forest Tourism Data Project (provided by Market Research Group)
No of staying visitor trips	SA	Dorset New Forest Tourism Data Project (provided by Market Research Group)
No of staying visitor nights	SA	Dorset New Forest Tourism Data Project (provided by Market Research Group)
Average spend per person per day for visitors staying in Purbeck	SA	Purbeck Tourism Facts
Average spend per person per day of day visitors	SA	Purbeck Tourism Facts
% staying in hotels	SA	Purbeck Tourism Facts
% staying in guest houses/B&B	SA	Purbeck Tourism Facts
% staying in self-catering accommodation	SA	Purbeck Tourism Facts
% staying in second home	SA	Purbeck Tourism Facts
% staying in touring caravan or tent	SA	Purbeck Tourism Facts
% staying in static caravan or chalet	SA	Purbeck Tourism Facts
% staying in holiday park	SA	Purbeck Tourism Facts
% staying in home of friend/relative	SA	Purbeck Tourism Facts
Hotel occupancy rates (per room) 2001	SA	Purbeck Tourism Facts
Hotel occupancy rates (per bed) 2001	SA	Purbeck Tourism Facts
Maximum occupancy for hotels	SA	Purbeck Tourism Facts
Minimum occupancy for hotels	SA	Purbeck Tourism Facts
Maximum occupancy for B&B	SA	Purbeck Tourism Facts
Minimum occupancy for B&B	SA	Purbeck Tourism Facts
Maximum occupancy for self-catering	SA	Purbeck Tourism Facts
Maximum occupancy for touring caravan and camping parks	SA	Purbeck Tourism Facts
No of hotels and bedspaces	SA	Dorset New Forest Tourism Data Project (provided by Market Research Group)
No of guest houses and bedspaces	SA	Dorset New Forest Tourism Data Project (provided by Market Research Group)
No of static vans and units	SA	Dorset New Forest Tourism Data Project (provided by Market Research Group)

Indicator	Type of Indicator	Source
No of caravans/tents and pitches	SA	Dorset New Forest Tourism Data Project (provided by Market Research Group)
Visitors at Lulworth Cove Heritage Centre	SA	Purbeck Tourism Facts
Visitors at Swanage Railway	SA	Purbeck Tourism Facts
Visitors to Corfe Castle	SA	Purbeck Tourism Facts
Visitors to Tank Museum	SA	Purbeck Tourism Facts
Visitors to Brownsea Island	SA	Purbeck Tourism Facts

National, regional and local indicators:

Policy	Indicator	Type of Indicator	Local Target
Deliver retail provision in accordance with the District's retail hierarchy Policy RFS - Retail Floor Space Supply Policy RP - Retail Provision	Total amount of floor space for 'town centre uses' (A1, A2, B1a & D2) (town centre areas)	COIBD4(i) RBD04a	No change, or year on year increase
	Total amount of floor space for 'town centre uses' (A1, A2, B1a & D2) (local authority area)	COIBD4(ii) RBD04b	No change, or year on year increase
	Amount of completed retail, office and leisure development (A1, A2 & D2) (local authority area)	COI14a	4000 square metres of additional to be completed by 2026
	Amount of completed retail, office and leisure development in town centres (A1, A2 & D2)	COI14b	To be determined in submission Core Strategy document in accordance with the final preferred option for development.
	New retail floor space (by type) completed in: (i) Wareham Town Centre (ii) Swanage Town Centre (iii) Upton District Centre (iv) North Wareham District Centre (v) Wool Local Centre (vi) Corfe Castle Local Centre (vii) Local Shops	LOI	To be determined in submission Core Strategy document in accordance with the final preferred option for development.
	Town Centre Health Checks: (i) Pedestrian Counts Wareham Town Centre (ii) Pedestrian Counts Swanage Town	LOI	No change or year on year increase

Policy	Indicator	Type of Indicator	Local Target
	Centre		
Optimising employment opportunities in the District	Total amount of additional employment floor space (by type)	COIBD1 RBD01	A minimum of 11.5ha by 2026
Policy ELS - Employment Land Supply	Total amount of additional employment floor space (by type) on employment allocations	LOI	A minimum of 11.5ha by 2026
Policy EE - Economy and Employment	Total amount of employment floor space (by type) on previously developed land	COIBD3 RBDO2	To be determined in submission Core Strategy document in accordance with the final preferred option for development.
	Employment land available by type	COIBD3 RBD03	A choice of available sites that exceeds market demand.
	Loss of employment land	LOI	No target
	Loss of employment land at employment allocations	LOI	No loss
Policy TA - Tourist Accommodation and Attractions	Number of serviced and self catering tourist accommodation units granted planning permission	LOI	No target
	Proportion of planning permissions granted for new caravan, camping or chalet sites within the AONB	LOI	No target
	Loss of hotels, guesthouses, boarding houses and bed and breakfast uses (requiring planning permission)	LOI	No overall loss of available accommodation

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

Contextual and SA indicators:

Indicator	Type of Indicator	Source
Accessibility		
Car Ownership	Contextual, SA	The Dorset Data Book (Census, ONS)
Commuting Mode and Distance	Contextual, SA	The Dorset Data Book (Census, ONS)
Average Daily Traffic Flows	Contextual, SA	Dorset County Council
Proportion (%) of households within walking distance of an hourly bus service	Contextual, SA	Dorset County Council
Average no of vehicles per household	SA	Audit Commission
% of resident population who work mainly at or from home	SA	Audit Commission
% of workplace population who work mainly at or from home	SA	Audit Commission
% of residents who think that over the past 3 years traffic congestion has stayed the same or improved	SA	Audit Commission
% of residents who think that public transport has stayed the same or improved	SA	Audit Commission
% of residents satisfied with the provision of public transport info	SA	Audit Commission
Pollution		
No of heavy lorries per day on A351 (Corfe Castle)	SA	Dorset Environmental Data Book
No of heavy lorries per day on A352 (Wool)	SA	Dorset Environmental Data Book

National, regional and local indicators:

Policy	Indicator	Type of Indicator	Local Target
<p>Improving accessibility in Purbeck through better provision of local services and facilities, reducing the need to travel by car</p> <p>Policy IAT - Improving Accessibility and Transport</p>	<p>Amount of new residential development</p> <p>(i) within 800m walking distance of a convenience store, a primary school and a GP surgery</p> <p>(ii) within 400m walking distance of an existing bus stop or 800m walking distance of a railway station, with hourly or more frequent services</p> <p>(iii) within 30 minutes public transport time of: hospital, secondary school,</p>	LOI	100% of all planning approvals for residential development

Policy	Indicator	Type of Indicator	Local Target
	areas of employment and a major retail centre		
	Number of transport assessments submitted where required	LOI	100% of planning applications
	Number of travel plans submitted where required	LOI	100% of planning applications
	Number of planning applications for new residential development incorporating improved safety and convenience of travel proposals and pedestrian and cycle schemes where necessary	LOI	100% of planning applications
Improved transport conditions in Purbeck through implementation of the Purbeck Transportation Strategy Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck	Implementation of the non-road building elements of the Purbeck Transportation Strategy	LOI	By 2036
	Formalisation of 'Development Contributions towards Transport Infrastructure in Purbeck' into an SPD	LOI	Adoption of SPD in 2016

Appendix 1 – Abbreviations and Glossary

13.1 Glossary of Terms

The terms below are not necessarily contained within this document, but you may find them in other relevant planning documents

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

Affordable Housing: Affordable housing is that provided, with subsidy, for people who are unable to resolve their housing requirements in the general housing market because of the relationship between local housing costs and incomes. This definition covers housing for social rent, shared ownership, low cost home ownership and sub-market rent.

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

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

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

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

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

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

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

Brownfield Site: A site which has previously been developed which is available for redevelopment.

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

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

CLG: Department of Communities and Local Government.

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

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

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

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

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

Council: Purbeck District Council.

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

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

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

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

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

Development Plan: For Purbeck this is the Purbeck District Local Plan – Final Edition 2004 (unadopted) and will be replaced by the Local Development Framework. The Bournemouth, Dorset and Poole Structure Plan (2001) is the regional development plan. However, this will be replaced by the emerging South West Regional Spatial Strategy.

District: Purbeck District.

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

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

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

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

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

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

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

Greenways: A network of largely off-highway routes connecting people to facilities and open spaces in and around towns, cities and the countryside. They are for shared use by people of all abilities on foot, bike or horseback, for commuting, play or leisure. Greenways link to other networks for non-motorised users, such as the National Cycle Network, towpaths beside inland waterways, National Trails and other rights of way.

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

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

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

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

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

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

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

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

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

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

Intermediate Housing: Housing at prices or rents above those of social rented but below market prices of rents. This includes shared ownership, shared equity, sub-market renting or low cost home ownership (with exception of below market value in Purbeck).

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

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

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

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

Mechanical Biological Treatment: Is a form of waste processing facility that combines a sorting facility with a form of biological treatment such as composting or anaerobic digestion. MBT plants are designed to process mixed household waste as well as commercial and industrial wastes.

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

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

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

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

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

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

Regional Spatial Strategy (RSS): Prepared by the regional planning body. The Regional Spatial Strategy sets out the policies in relation to the development and use of land in the region and is approved by the Secretary of State. Planning Policy Statement 11 on Regional Planning provides detailed guidance on the function and preparation of Regional Spatial Strategies.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Suitable Alternative Natural Green Space (SANGS): The name given to green space that is of a quality and type suitable to be used as mitigation within the District. Its role is to provide alternative green space to divert visitors from visiting the heathland Special Protection Areas (SPA). SANGS are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.

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

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

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

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

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

Tests of Soundness: Planning Policy Statement 12: Local Development Frameworks sets out 9 tests to consider the soundness of Statements of Community Involvement (SCI), and 9 (separate) tests to consider the soundness of Development Plan Documents (DPD). Each SCI and DPD produced will need to be examined against the relevant set of tests prior to adoption.

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

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

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

- A1: Shops
- A2: Financial & Professional Services
- A3: Restaurants and Cafes
- A4: Drinking Establishments
- A5: Hot Food Take-away
- B1: Business (including light industry)
- B2: General Industrial
- B8: Storage and Distribution

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

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

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

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

13.2 Abbreviations

The abbreviations below are not necessarily contained within this document, but you may find them in other relevant planning documents

AAP	Area Action Plans
AH	Affordable Housing
AMR	Annual Monitoring Report
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BHM	Balanced Housing Model
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
Defra	Department for Environment, Food and Rural Affairs
DPD	Development Plan Documents
GOSW	Government Office for the South West
GTAA	Gypsy and Traveller Accommodation Assessment
HBF	Home Builders Federation
IPF	Interim Planning Framework
LDF	Local Development Framework
LDS	Local Development Scheme
LNRs	Local Nature Reserves
LPA	Local Planning Authority
MBT	Mechanical Biological Treatment
MoD	Ministry of Defence
NNRs	National Nature Reserves
ONS	Office of National Statistics
PCP	Purbeck Community Partnership
PDC	Purbeck District Council

PG	Policy Group
PPG	Planning Policy Guidance
PPS	Planning Policy Statements
PTS	Purbeck Transportation Strategy
RES	Regional Economic Strategy
RIGS	Regionally Important Geomorphological / Geological Sites
RPG	Regional Planning Guidance
RSL	Rented Social Landlord
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SANGs	Suitable Accessible Natural Greenspaces
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SNA	Strategic Nature Area
SNCI	Sites of Nature Conservation Interest
SoS	Secretary of State
SPA	Special Protection Area
SPD	Supplementary Planning Documents
SPG	Supplementary Planning Guidance
SSCT	Strategically Significant Cities and Towns
SSSI	Sites of Special Scientific Interest
SWRDA	South West Regional Development Agency
TTWA	Travel to Work Area
UKAEA	United Kingdom Atomic Energy Agency
UCO	Use Classes Order

Appendix 2 – Key Diagram

