

Planning Purbeck's Future



Core Strategy Background Paper Volume 4: Development Options

This is volume 4 of 10 volumes which comprise the Core Strategy Background Paper, as follows:

- Volume 1: Summary of Evidence
- Volume 2: Challenges
- Volume 3: Vision and Spatial Objectives
- Volume 4: Development Options
- Volume 5: Housing Supply
- Volume 6: Settlement Extension Sites
- Volume 7: Economic Context
- Volume 8: Development Policies
- Volume 9: Purbeck Infrastructure Plan
- Volume 10: Settlement Strategy

SUMMARY

This document follows on from the Settlement Strategy, which recommends that development be considered in the three towns of **Swanage, Upton, and Wareham**, and in all of the “Key Service Villages”, in particular those that are not constrained by heathland. The relevant villages are: **Bere Regis, Lytchett Matravers, and Wool**.

According to the Regional Spatial Strategy, Purbeck must find 120 dwellings per annum over the 20 year plan period 2006 - 2026 – totalling 2400 dwellings.

Taking the recommendations within the settlement strategy, and taking into account the large number of constraints within the District, there are a limited number of options to be considered within this document. These are as follows:

- Focus development at Upton
- Concentrate growth on the edge of Wareham
- Focus growth at Swanage
- Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool
- Proportionate development
- Dispersal to all settlements
- Improve the self-sufficiency of Wool
- Improve the self-sufficiency of Bere Regis
- Improve the self-sufficiency of Lytchett Matravers

In this document, an assessment of each option against the Core Strategy Spatial Objectives is made and the assessment of the Sustainability Appraisal is included.

As a result of the assessment, the following options are considered appropriate to be taken forward into the Core Strategy consultation 2009:

- Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool
- Concentrate growth on the edge of Wareham
- Focus growth at Swanage

This paper does not identify a ‘Preferred Option’ for consultation as this assessment will be made and justified within the Core Strategy consultation document.

Contents

1.	Introduction	1
	Core Strategy Spatial Objectives	2
2.	Accommodating Development.....	3
	2.1 Housing Development.....	3
	2.2 Employment Development	4
	2.3 Retail Development.....	6
	2.4 Community Facilities and Services	6
	2.5 Open Space / Recreation.....	7
3.	Development Options	9
	3.1 How did we get here?	9
	3.2 Development Options.....	12
	Option 1 – Focus Development at Upton	12
	Option 2 – Concentrate growth on the edge of Wareham.....	16
	Option 3 – Focus growth at Swanage	20
	Option 4 – Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool	24
	Option 5 – Proportionate Development.....	28
	Option 6 – Dispersal to all settlements.....	32
	Option 7 – Improve the Self-Sufficiency of Wool.....	36
	Option 8 – Improve the self-sufficiency of Bere Regis	40
	Option 9 – Improve the self-sufficiency of Lytchett Matravers.....	44
4.	Development Options to be Taken Forward into the Core Strategy.....	48
	4.1 Housing Detail.....	48
	4.2 Employment Detail	51
	4.3 Retail Detail.....	51
	4.4 Directions of growth for development options to be taken forward into Core Strategy	52
	Appendix 1: Housing Option Detail	66

1. Introduction

- 1.1 This options paper considers how development can be accommodated in the District to address identified issues and challenges (volumes 1 & 2) and deliver Core Strategy spatial visions and objectives (volume 3). It does this by:
1. Identifying 9 options to accommodate the development together with an assessment of how the options perform against Core Strategy Spatial Objectives.
 2. Summarising the key development issues in relation to housing, employment, retail, community facility and open space provision.
 3. Narrowing down the 9 options to three options to be taken forward for public consultation as part of the Core Strategy document.
 4. Considering the detailed implications of the three options on housing, employment and retail provision and the areas identified for directions of growth within the District.
- 1.2 The housing growth figures and settlement development policies set by the RSS have been used as a basis for the development of options. The District's settlement strategy has also been taken into account and allows option proposals to be demonstrated at town, key service village, local service village and rural area levels. Absolute constraints have been taken into account when assessing options relating to Upton (the SSCT) and all options have been careful to identify where they may be contrary to the RSS.
- 1.3 It has been assumed, based on evidence collected, that there will be some potential for development to take place within the settlement boundaries (the towns, key service villages and local service villages). However, it has also been necessary to consider options for growth on the edge of settlements (planned settlement extensions) which, due to the District's constraints, often fall within the Green Belt or AONB. Where planned settlement extensions are necessary, the aim is to prevent to coalescence of settlements, particularly within the Green Belt and AONB.
- 1.4 All nine of the options are considered to be reasonable in principle, although the detailed assessment identifies why many cannot be delivered in practice. Directions of growth are only considered for the three options to be taken forward into the Core Strategy and have been assessed in a broad sense rather than individually identifying every site that has come forward through the Strategic Housing Land Availability Assessment, or those sites that may come forward during a future review of the assessment.
- 1.5 Each option is set out with the following information:
- Comments on housing development
 - Comments on retail development
 - Comments on employment development
 - Comments on community facility and service provision
 - Comments on recreation and open space provision
 - Option Summary
 - Option Description
 - How the option meets the Spatial Objectives as set out in the right-hand column below. (Spatial objectives are developed from the Purbeck Community Plan Priority Areas, as set out in the left-hand column)
 - Sustainability Appraisal assessment
 - Conclusion on suitability of option to be taken forward into the Core Strategy consultation 2009

Core Strategy Spatial Objectives

SPATIAL INTERPRETATION OF PCP PRIORITY AREAS		SPATIAL OBJECTIVES FOR PURBECK
PCP Priority Area	Spatial Interpretation	Spatial Objective(s) which could meet PCP Priority Areas
1	Accessibility	<i>People can easily access services, leisure opportunities, work and learning</i>
2	Community Safety	<i>Residents, workers and visitors feel safe and secure</i>
3	Housing for All	<i>Good-quality homes are available to suit the needs of all age-groups</i>
4	Healthy Living	<i>People are given opportunities to improve their health and well-being</i>
5	Local Prosperity	<i>An enterprise culture is supported with high quality local employment opportunities</i>
6	Environment	<i>The special quality of the environment is enhanced and appreciated</i>
7	Strong and Active Communities	<i>Facilities and services are provided for all community needs</i>

2. Accommodating Development

2.1 Housing Development

The RSS Proposed Changes require that Purbeck provides 5,150 dwellings over the plan period 2006 – 2026. Of this total, 2,750 homes are to be found in Area of Search 7B at Lytchett Minster. Due to outstanding objections by the Council in relation to this area of search, principally to the likely failure of the proposal to satisfy the Habitats Regulations, the continuing uncertainty surrounding the inclusion of the proposal in the final RSS and potential delays from future legal challenges, **the Council has decided not to include the provision for 2,750 dwellings in this options paper.**

Therefore, only the District wide provision of 2,400 dwellings minimum is considered in this consultation document. The RSS Annual average net dwelling requirement sets a building rate of 120 new homes each year.

Housing Position Statement 1st April 2008*

Breakdown of housing requirement	Dwellings (no.)
a) Regional Spatial Strategy for the South West Proposed Changes 'District' Requirement 2006 – 2026	2,400
b) Homes built 2006 – 2008	395
c) Commitments	503
d) Outstanding Requirement 2008 - 2026	1,502 (a-b-c)
e) Remaining 5 Year Supply (excludes commitments)	201
f) Character Area Development Potential (infill within settlement boundaries)	666
g) Remaining Outstanding Requirement 2008 - 2026	635 (d-e-f)
h) Balance as settlement extensions	635 (g)
i) SHLAA Identified Sites to Meet Remaining Supply	7,395*

*The latest housing completions and permissions from 2008/09 were not updated in time for this paper, but will be fed into a later update and pre-submission consultation.

Housing Position Statement & Supply – Breakdown (1st April 2008)

	Completed Supply 1 st April 2006 – 31 st March 2008	5 Year Supply 1 st April 2008 – 31 st March 2013		Character Area Development Potential	Identified SHLAA Sites to Meet Remaining Supply to 2026
		Commitments	Other		
Towns					
Swanage	116	201	21	230	415
Upton	80	16	108	111	0
Wareham	24	24	27	153	954
Total	220	241	156	494	1369
Key Service Villages					
Bere Regis	2	25	1	29	198
Bovington	16	0	0	19	30
Corfe Castle	5	3	0	4	0
Lytchett	32	47	0	56	1236
Matravers					
Sandford	5	0	0	6	85
Wool	52	123	25	58	1227
Total	112	198	26	172	2776
Local Service Villages					
Langton	0	2	3	n/a	31
Matravers					
Stoborough	4	3	0	n/a	175
West Lulworth	6	19	0	n/a	84
Winfrith	0	1	2	n/a	56
Newburgh					
Total	10	25	5	n/a	346
Countryside					
Total	53	39	14	n/a	2904 *
District Provision					
TOTAL	395	503	201	666	7395
704 Total					

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)

2.2 Employment Development

The emerging RSS for the SW expects provision to be made to accommodate about 19,000 jobs within the Poole travel to work area (TTWA) during the period 2006-2026, based upon economic growth of about 3.2% per annum. Of this, Poole is committed to providing a total of 13,700 jobs (an estimated 9200 full time equivalent [FTE] jobs). Purbeck will work with neighbouring authorities to manage the supply of employment land across the south east Dorset sub-region and deliver the balance of jobs required. The RSS does not breakdown the employment requirement per District, so it is a decision for the Council based upon the evidence base including the Employment Land Review (2009) and the SWRDA Workplace Strategy (2008).

The Workspace Strategy identifies a market demand of 11.5 hectares of employment land over the plan period, principally for office uses and warehousing. Traditional industrial employment is projected to decline in the District and will provide the opportunity for redevelopment of existing sites which are no longer fit for their original purpose. Of the 11.5 hectares of required employment land, 6.5 hectares is likely to be office use and 5 hectares for predominantly warehousing industrial use. The Workspace Strategy also recommends that 5 hectares of land are made available for employment use at Winfrith Technology Centre for local uses and a further 15 hectares for inward investment opportunities (20 hectares in total). Existing employment allocations at Holton Heath Industrial Estate would in the short term meet a deficit in Poole's employment land supply.

The following table provides an indication of employment land allocation available to meet the required supply at 1st April 2008.

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

2.3 Retail Development

The Retail Study (2009) recommends the town centres at Swanage and Wareham and the district centre at Upton as the most sustainable locations within the District for future retail development, followed by the local centres and shops in villages. The Study also identifies a need for future retail development to 2026 to accommodate the RSS housing growth and population change as follows:

An additional 2000 square metres of non-food related floor space across the town and district centres.

An additional 2000 square metres of food related retail floor space, allocated as:

- (i) A supermarket of 1000 square metres* at Wareham and at Swanage, or
- (ii) A supermarket of 2000 square metres at either Swanage or Wareham

* 1000 square metres is the equivalent of Sainsbury's in Wareham or Co-op in Swanage

2.4 Community Facilities and Services

Liaison with community facility and service providers, town and parish groups and a summary of need identified in town and parish plans indicates the following needs by settlement.

UPTON:

- Extension to Lytchett Minster School
- New primary school or improvements to existing schools
- Children's Centre
- New Youth Club
- New youth facilities including café and shelters
- New communal focus at Upton Cross
- Enhancements to existing facilities
- New facilities e.g. bank, more shops and/or supermarket, café, pub
- Expansion of library
- Care Home and Level 3 Sheltered Housing
- Expansion of health centre
- Improved public transport

SWANAGE:

- Swanage Children's centre
- 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
- Improved Day Centre
- Childcare provision
- Develop sporting, leisure and entertainment facilities
- Develop learning facilities
- Develop cultural and heritage venues and facilities
- Improved transport facilities
- Development of quality toilets and baby changing facilities
- Develop performance and exhibition space
- Skills / education development centre

WAREHAM:

- New site to rebuild secondary school
- New site for combined community hospital, medical centre and ambulance station
- Improved bus and train service

BERE REGIS:

- New site for primary school and extended school services and facilities for the community
- New site for doctor's surgery and extended medical facilities
- New community hall
- Improved youth facilities
- Improved public transport
- Provision for children during the day
- Improvements to facilities which could assist local businesses e.g. car parking, signs, toilets
- Improvements to central car park

LYTCHETT MATRAVERS:

- Extended healthcare provision

WOOL:

- Improved village hall, Kids of Wool and Library

2.5 Open Space / Recreation

Liaison with open space / recreation providers, town and parish groups, a summary of need identified in town and parish plans, open space assessment and appropriate assessment indicates the following needs by settlement.

UPTON:

- Improvements, including new changing rooms, for recreation ground
- Improvements to footpaths and cycle routes
- Improvements to The Trailway
- Nature Reserve on Border Road Open Space
- Improved play and other facilities for 13 – 16 year olds

SWANAGE:

- 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

WAREHAM

- New site to rebuild sports centre and improved sports pitches
- Improved facilities on recreation ground (e.g. cricket wicket, changing rooms)
- Development of walking and cycle paths
- Youth drop in centre / café
- Skate Park

BERE REGIS:

- Multi Use Games Area / Synthetic Turf Pitch
- BMX Cycle Area
- Safe cycle, footpath and bridle routes
- Establishment of quiet lanes
- Green corridors, open spaces and wildlife sites
- Riverside Local Nature Reserve

LYTCHETT MATRAVERS:

- Improvements to Recreation Ground
- Circular walking route around village
- Improvements to Recreation Ground & Sports Facilities
- Youth shelter
- Skate Park
- Circular walking route around village
- Dedicated cycle path to Lytchett Minster School

WOOL:

- New changing room and more pitches

3. Development Options

3.1 How did we get here?

3.1.1 Issues and Options 2006

The issues and options paper which was consulted upon in 2006 addressed the issues of where new housing should be built and options for employment development.

The options for the location of housing development included:

- The allocation of sites on the edge of the three main settlements for limited development to meet local needs and support the vitality and viability of shops, services and local employment, reducing the need to travel. Development would require realignment of the Green Belt boundary and infringement on the AONB.
- Creation of a new or extended settlement with a balance of housing, employment and community facilities, taking advantage of transport interchanges.
- Dispersed growth across towns and selected villages which would result in some encroachment into the Green Belt and AONB and generate additional journeys where shops and services are lacking, but retain rural services through greater economies of scale.

The consultation responses to the above options supported the spread of housing development evenly throughout Purbeck, taking into account the existing size of settlements, transport and accessibility, the natural environment, housing figures from the RSS and local requirements for affordable housing provision. Responses did not support a focus of development at Wareham alone.

The options for employment development included:

- The re-development of vacant or under utilised employment sites and premises in locations well related to the workforce and / or accessible by a range of transport modes.
- Extend existing employment allocations or established industrial estates.
- Incorporate new employment development as part of a mix of uses on large development sites and new or extended settlements.
- Encourage the conversion of existing buildings for employment use.
- Encourage the retention of established hotel facilities and guest houses, subject to viability.

The consultation responses to the above options supported development on existing employment sites and the identification of new sites subject to the size of existing settlements, transport and accessibility and the natural environment.

3.1.2 Preferred Options 2006

Policies in the Preferred Options document (PO13, PO17 & PO18) supported the promotion of development in locations that would support the role, function and self-containment of the District's towns and key villages. However, the Preferred Options document did not assess any alternative proposals for the focus of the proposed development and neither did it provide sufficient detail on housing, employment and retail development at each settlement.

A key objection to the development option proposed in the Preferred Options document was made by GOSW who identified that there was a need to provide specific options that allow

choices and meaningful comments to be made, and also the need to provide additional detail on the spatial direction that the strategy proposed for future development in the District. Without this, the Core Strategy was likely to be found unsound. Other comments included the need to include detailed options supported by a clearer explanation of how they were developed, how and why alternative options were discounted, and how the preferred options were identified.

3.1.3 Sustainability Appraisal 2006

The Sustainability Appraisal 2009 identifies the following Sustainability Issues as being raised in the previous Core Strategy consultations.

Issues raised in the Issues and Options Leaflet 2006

The Issues and Options Leaflet 2006 did not go into detail about other policies, although the SA referred to specific omissions in the issues and objectives which ought to be addressed in the Preferred Options 2006. All the omissions were either included in the Preferred Options 2006 objectives, or in more detailed policies.

Issues raised in the Preferred Options 2006

The SA identified general sustainability weaknesses of the 2006 Preferred Options, as set out in the left-hand column below, starting with general comments, and then taking the relevant Preferred Option in turn.

SA Comments made on Preferred Options 2006 to be addressed in 2009 issues and options consultation documents

SA comments made on Preferred Options 2006 document
Comments on specific policies
<i>PO1: Sustainable Development in Purbeck</i> Reference to climate change and consumption (eco-footprint) should be included.
<i>PO10: Sustainable Drainage Systems</i> Robust policy on water efficiency suggested.
<i>PO11: Bodies of Water and Flood Risk Areas.</i> Need to make reference to Flood Risk Assessments
<i>PO15: Housing Numbers</i> Cumulative impact of additional housing on landscape, townscape and on habitat.
<i>PO16: Gypsy and Traveller Accommodation</i> Accommodation needs to be accessible to services and not located near sensitive habitat.
<i>PO17: Broad Location of Development</i> Only a very small amount of development should take place in key villages which are not on public transport corridors
<i>PO18: Areas of Search.</i> Area of search should be focused on settlements with good public transport links or located near to main areas of retail and employment.
<i>PO20: Housing Density</i> Robust design policies required.
<i>PO22: Rural Exceptions Site</i> Exception sites close to public transport corridors, close to a school, doctors' surgery and other essential facilities.
<i>PO29 and PO30: Existing Employment Areas & New Employment Development</i> Both options should refer to sites that are well-related to housing development and accessible by walking, cycling and public transport.
<i>PO34: Tourism and Visitor Attractions</i> Reference to Purbeck as centre for sustainable tourism, eco-tourism and geology study area.
<i>PO38: Traffic Congestion on the A351. PO68: Accessibility and Transportation</i> Enhancements to A351 should be priority.
<i>PO64: Bere Regis.</i>

3.1.4 Parish Council Workshop (October 2007)

A workshop was held with Parish Councils to provide an update on the Core Strategy and discuss options for future development across the District's settlements. A summary of the discussion on development options is provided below:

- Housing development on brown field land was favoured providing there is some control over the amount and the retention of open spaces and green areas.
- A number of options for development were considered and each received some support. However a number of comments were made which raised issues to be addressed through future proposed options. These included:
 - Should build on brownfield before greenfield but respect character of area
 - Greenfield may be required to provide a wider mix of housing and to allow sympathetic small scale developments
 - Some small scale development required in villages for affordable housing, retail and employment
 - Importance of rural economy – farm diversification and niche markets
 - Specific options suggested for (i) new settlement north of A35; (ii) potential at Bovington and Harmans Cross; (iii) development distributed evenly across all settlements; (iv) larger allocations around main settlements; and (v) exception sites for affordable housing in all villages

3.1.5 Conclusions and Recommendations

- From the consultation responses it is recommended that new development options are explored in full detail, with a focus of development distributed according to the size and function of the District's towns and villages.
- To ensure soundness of the plan, it is recommended that all options that could be reasonably delivered across the District are explored. A clear explanation of why each option is considered should be provided together with reasoning for those options that are discounted and those options that are taken forward for consultation.
- The options should be specific and detailed enough to enable clear choices and meaningful comments to be made on the proposals when consulted upon.
- Options should clearly explain the green field / brown field split of development, address affordable housing, retail and local economy need.
- Options should consider distributing development across the District's settlements with larger allocations around main settlements and opportunities for rural exception sites at all villages.
- The options should take into account the recommendations of previous Sustainability Appraisals (as set out above).

3.2 Development Options

Option 1 – Focus Development at Upton

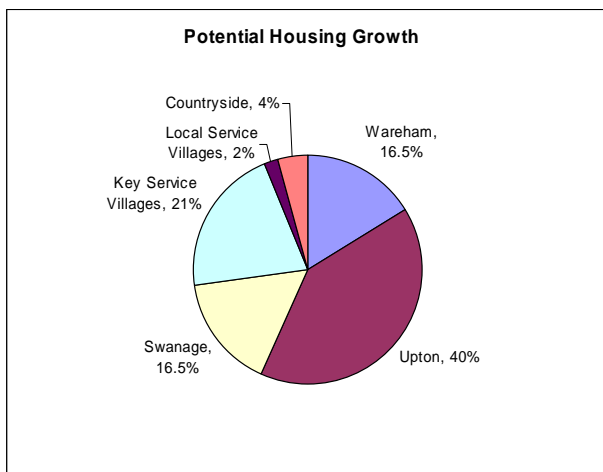
WHY HAS THIS OPTION BEEN CONSIDERED?

This option would focus the largest proportion of development at Upton, supporting its role as part of the SSCT. Medium amounts of development would be focused at Swanage and Wareham as the District's main towns (RSS Policy B Settlements). The Key Service Villages and the Local Service Villages (RSS Policy C Settlements) would also receive some smaller scale development in proportion to settlement size and function. This option would not result in the development needs of the SSCT or the District's towns being met in the District's villages which would be contrary to the RSS.

OPTION DETAIL:



Potential Housing Development



Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement
Swanage	393	317	76
Wareham	393	48	345
Upton	960	96	864
Key Service Villages	508	310	198
Local Service Villages	40	35	5
Countryside	106	92	14
Total	2400	898	1502

This option would see significant additional housing development at Upton. Although some of the provision could be delivered on brownfield infill and/or redevelopment sites, a large amount (approximately 645 dwellings) would be required on greenfield sites, both within the bypass and expanding beyond the bypass.



Potential Retail Development

The provision of an additional supermarket at Wareham (2000 square metres of convenience floor space)

Development of 1000 square metres of convenience/comparison floor space within the District Centre at Upton Cross.

An increase of the comparison floor space at Wareham and Swanage (500 sq metres each).



Potential Community Facility and Service Provision

Enhancement of existing provision and new provision would be focused at Upton. Provision would be required to meet identified local need and could include:

- Extension to Lytchett Minster School
- New primary school or improvements to existing schools
- Children's Centre
- New Youth Club
- New youth facilities including café and shelters
- New communal focus at Upton Cross
- Enhancements to existing facilities
- New facilities e.g. bank, more shops and/or supermarket, café, pub
- Expansion of library
- Care Home and Level 3 Sheltered Housing
- Expansion of health centre
- Improved public transport

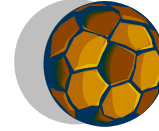
Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.



Potential Economic Development

Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:

- 1.2 hectares at Prospect Business Park, Swanage
- 8 hectares at Holton Heath
- 5 hectares at Admiralty Park
- 0.6 hectares at Wareham Road, Lytchett Matravers
- 20 hectares at Winfrith Technology Centre
- 1 hectare to be identified at Swanage
- 1 hectare to be identified at Wareham
- 0.5ha to be identified at Bere Regis



Potential Open Space and Recreation Provision

Enhancement of existing provision and new provision would be focused at Upton with this option. Provision would be required to meet identified local need and mitigate impact on nearby heathland. Provision could include:

- SANG to reduce recreational pressure on Upton Heath and Wareham Forest
- Improvements, including new changing rooms, for recreation ground
- Improvements to footpaths and cycle routes
- Improvements to the Trailway
- Nature Reserve on Border Road Open Space
- Improved play and other facilities for 13 – 16 year olds

Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.

WHAT WOULD THIS OPTION MEAN?

Upton would develop its role as part of the SSCT. The town would be subject to increased housing development, above that at Wareham and Swanage. This would support a growth in the mix of retail, employment and community facility provision. Due to heathland constraints which affect much of the town, the majority of new development would be required to take place beyond the by-pass in the form of settlement extensions. This would require the release of land from the Green Belt. Existing retail and community facility provision at Upton District Centre would become the focus for further district centre (re)development at which the majority of new retail, office and community facility provision would be focused. Although there may be some potential for (re)development of sites within the settlement boundary for new employment provision, it is likely that the proximity of large existing employment allocations at Holton Heath and Admiralty Park would meet the majority of the local employment need.

Wareham and Swanage would experience some medium scale housing development although less than at Upton. Housing, employment and retail development would provide a greater mix to support local needs. The town centres would remain the focus for new retail, office and community facility development whilst additional employment provision would take place on nearby existing employment sites (Holton Heath and Admiralty Park) and new greenfield sites (if required).

Key Service Villages would be the focus of small scale development that serves the settlement and surrounding rural areas by providing essential service and retail provision. Some small scale housing and employment development would meet community needs. Existing services, retail provision and community facility provision would be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable where it meets identified need. Retention of existing facilities and services will be encouraged.

Countryside including all other villages and hamlets would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

HOW WOULD THE OPTION MEET THE CORE STRATEGY SPATIAL OBJECTIVES?

Meeting Purbeck's Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	<p>This option would reinforce Upton's role as part of the SSCT and ensure the provision of new homes in close proximity to jobs, services, and facilities provided by the wider SSCT. The option would also ensure that development needs relating to the SSCT are not cascaded down to other settlements within Purbeck.</p> <p>However, the role and function of Upton within the District, and in particular in relation to Swanage and Wareham (as set out in the Settlement Strategy) suggests that Upton is not the best settlement at which to focus development in order to address District wide needs.</p> <p>A focus at Upton would mean less development in the remaining other towns, key service villages and local service villages which could impact on their function and wider employment, retail, service and community facility provision.</p> <p>A focus of development at Upton would require loss of Green Belt and infringement on the countryside in a particularly sensitive area on the edge of the SSCT.</p>
Meet Purbeck's housing needs	An Upton focus would require a significant amount of development on greenfield sites allowing maximum development viability. This would enable the delivery of a mix of housing sizes and types and higher amounts of affordable housing provision. Provision focused at Upton would reduce the ability to meet identified housing need at other settlements across the District.
Support local communities	An Upton focus would provide the opportunity to develop a good-quality district centre at Upton Cross. Developing Upton District Centre and planned settlement extensions would enable improvements to existing facilities and services and the provision of new facilities and services to meet identified community need. However, without a balanced increase in housing, employment, retail and other facility and service provision, out-commuting to Poole and Bournemouth would continue.
Reduce vulnerability to climate change and dependence on fossil fuels	The south of Upton has particular problems with tidal flooding, which is likely to increase with climate change. Other areas around Upton are at potential risk from flooding from existing watercourses. Development in some parts of Upton would therefore be problematic and would require a flood risk assessment. In terms of reducing car-dependency (and thus vulnerability to high fuel costs) Upton's role as a "dormitory town" gives it little scope for additional self-containment.
Ensure high quality, sustainable design	Developing Upton District Centre and planned settlement extensions would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and support environmental enhancements.
Conserve and enhance the landscape, historic environment and cultural heritage of the District	An Upton focus would require development on significant sized greenfield sites. Due to absolute constraints to the north and south of the town (protected heathland and areas of flood risk) new development would be required to extend beyond the bypass to the west. This would encroach on the countryside and Green Belt. The loss of Green Belt could result in the 'merging' of Upton with Lytchett Minster, a particularly sensitive area within the Green Belt which performs a strong function. A focus of development at Upton would however reduce the need to develop green field sites elsewhere in the District, particularly in Countryside and AONB.
Conserve and enhance Purbeck's natural habitat	Appropriate Assessment would need to demonstrate that the proposal would not contravene Habitat Regulations, there would be no impact on protected heathland at Upton Heath and Wareham Forest and to plan for any mitigation such as Suitable Alternative Natural Green Space provision at Upton. The option could also have a negative impact on Poole Harbour SPA due to sewage outflow. In-combination effects of development focused at Upton and elsewhere in the SSCT are likely to have an adverse impact on SPAs and wider biodiversity and geodiversity.
Promote a prosperous local	An Upton focus would enable the wide range of employment and training

Meeting Purbeck's Spatial Objectives	Comments
economy	<p>opportunities in the SSCT to be accessed. Any new employment provision would be focused on existing employment allocations at Holton Heath and Admiralty Park as the nearest employment sites to Upton (within the District). Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>An Upton focus would provide the opportunity to develop a good-quality district centre at Upton Cross. Provision of a supermarket at Upton is unlikely to be viable due to the proximity to existing supermarket provision within the SSCT.</p> <p>An Upton focus would not affect the opportunity to promote high quality sustainable tourism elsewhere in the District.</p>
Provide an integrated transport system and better accessibility to services for everyday needs	<p>An Upton focus would ensure that the largest proportion of development would be in close proximity to services at Poole and Bournemouth. A focus at Upton would minimise car journeys across the District to the SSCT and relieve pressure on the A351. However, proximity to a wider range of services and facilities could undermine the potential to improve vitality and viability of service provision in Upton. Significant improvements to public transport provision between Upton, the SSCT and the rest of the District would be required to provide an integrated transport system.</p>

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal notes that the 2400 homes identified in the RSS to meet District need are located outside the SSCT, whereas Upton is identified within the RSS as forming part of the SSCT. The large amount of development proposed at Upton in this option would therefore be contrary to RSS Proposed Changes.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

The option initially appears to conform to the RSS in terms of focusing development at the SSCT and could be the most sustainable option in terms of accessibility to major employment, service and facility provision in nearby Poole and Bournemouth. However, the option should not be taken forward for consultation as it does not conform to the RSS which, in Key Diagram Inset 7 (pg 96 of the Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes – For Public Consultation July 2008), states that the 2,400 dwelling requirement for the District should be found outside the SSCT area. Therefore, in order for the Core Strategy to generally conform to the RSS, it is not possible for the main focus of the District's housing development to be at Upton which falls within the SSCT area.

Other issues that would also need to be addressed if this option were taken forward include:

- Appropriate Assessment and potential impact on heathland and Poole harbour SPAs and conformity with Habitat Regulations
- Loss of green belt in an area which is particularly sensitive and performs a strong function
- Development expansion beyond the bypass
- Impact on countryside and landscape
- Potential flood risk
- Public transport provision
- Loss of opportunity to address housing need more widely across the District.

For the reasons listed above, and to ensure that the consultation only considers options that are in conformity with the RSS and would be found 'sound' at examination, it is recommended that this option is not taken forward into the Core Strategy consultation.

Option 2 - Concentrate growth on the edge of Wareham

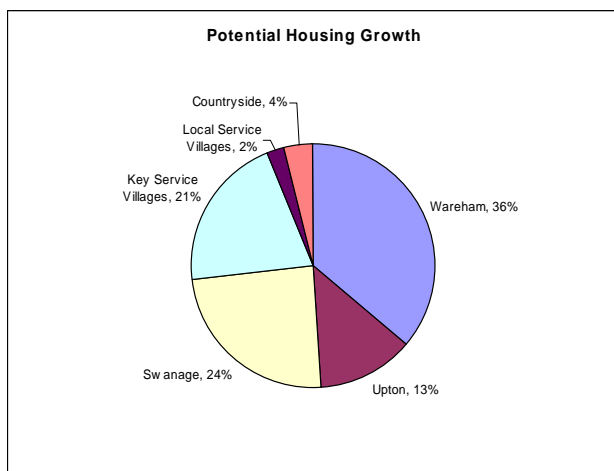
WHY HAS THIS OPTION BEEN CONSIDERED?

This option would focus the largest proportion of development at Wareham, developing its role as the District's historic market town and administrative centre, and supporting its status as an RSS Policy B settlement. 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. This option would not result in the development needs of the District's towns being met in the District's villages which would be contrary to the RSS.

OPTION DETAIL:



Potential Housing Development



Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement
Swanage	568	317	251
Wareham	863	48	815
Upton	315	96	219
Key Service Villages	508	310	198
Local Service Villages	40	35	5
Countryside	106	92	14
Total	2400	898	1502

This option would see significant additional housing development at Wareham. Although some of the provision could be delivered on brownfield infill and/or redevelopment sites, a large amount (approximately 635 dwellings) would be required on greenfield sites within and extending beyond the bypass.



Potential Retail Development

The provision of an additional supermarket at Wareham (2000 square metres).

Extension to the town centre comparison retail offer at Wareham (1000 sq m).

Enhancement of the town centre comparison retail offer at Swanage (500 sq m).

Extension of the District Centre comparison / convenience retail offer at Upton Cross (500 sq m).



Potential Community Facility and Service Provision

Enhancement of existing provision and new provision would be focused at Wareham with this option. Provision would be required to meet identified local need and could include:

- New site to rebuild secondary school
- New site for combined community hospital, medical centre and ambulance station
- Improved bus and train service

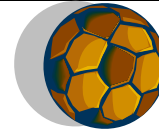
Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.



Potential Economic Development

Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:

- 1.2 hectares at Prospect Business Park, Swanage
- 5 hectares of new site(s) at Wareham
- 5 hectares at Admiralty Park
- 8 hectares at Holton Heath
- 0.6 hectares at Wareham Road, Lytchett Matravers
- 20 hectares at Winfrith Technology Centre



Potential Open Space and Recreation Provision

Enhancement of existing provision and new provision would be focused at Wareham with this option. Provision would be required to meet identified local need and mitigate impact on nearby heathland. Provision could include:

- SANG(s) to reduce recreational pressure on Hartland Moor and Wareham Forest
- New site to rebuild sports centre and improved sports pitches
- Improved facilities on recreation ground (e.g. cricket wicket, changing rooms)
- Development of walking and cycle paths
- Youth drop in centre / café
- Skate Park

Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.

WHAT WOULD THIS OPTION MEAN?

Wareham would develop its role as the district's historic market town and administrative centre, and support its status as an RSS Development Policy B settlement. The town would see larger scale housing development, above that at Swanage and Upton, supporting a growth in the mix of retail, employment and community facility provision. Due to constraints around the town, including the proximity of protected heathland, AONB, Green Belt and areas of flood risk, the majority of new development would need to take place on settlement extensions to the west of the existing built up area. This would require the release of land from the Green Belt and could result in infringement on the AONB and surrounding landscape. Wareham town centre would be the focus for new retail, service, office and community facility provision. New development at settlement extension(s) would enable mixed use provision to be planned. A new supermarket would be provided. Existing transport routes and interchanges at Wareham would be used to their full potential reducing the need to travel by private car.

Upton and Swanage would experience some medium scale development. Housing, employment and retail development would provide a greater mix to support local needs. The town centre and district centre would remain the focus for new retail, office and community facility development. Employment provision would take place on existing allocated sites.

Key Service Villages would be the focus of small scale development serving both the settlement and surrounding rural areas by providing essential service and retail provision. Some small scale housing and employment development would meet community needs. Existing services, retail and community facility provision will be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable where it meets identified need. Retention of existing facilities and services will be encouraged.

Countryside including all other villages and hamlets would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

HOW WOULD THE OPTION MEET THE CORE STRATEGY SPATIAL OBJECTIVES?

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	A Wareham focus would conform to Regional Spatial Strategy Development Policy B which allows development at Market Towns where it would increase their self-containment and enhance their role as a service centre. The option would reinforce Wareham's role as a market and administrative town and ensure the provision of new homes in close proximity to jobs, services, and facilities provided by the town supported by opportunities for comprehensive

Meeting Spatial Objectives	Comments
	<p>master planning. The role and function of Wareham within the District's Settlement Strategy would also be supported by this option and ensure that the development needs of RSS Development Policy B settlements are not cascaded down to the District's villages. A focus at Wareham would continue to allow some medium scale development at Swanage but relieve pressure for development within the tight constraints around Upton. It would also mean less development in the key service villages and local service villages which could impact on wider employment, retail, and service and facility provision.</p>
Meet Purbeck's housing needs	<p>A Wareham focus would require a significant amount of development on greenfield sites allowing maximum development viability. This would enable the delivery of a mix of housing sizes and types and higher amounts of affordable housing provision. Provision focused at Wareham would reduce the ability to meet identified housing need at other settlements across the District.</p>
Support local communities	<p>A Wareham focus would support the vitality and viability of existing town centre provision, support environmental enhancements and provide the opportunity for additional retail provision, including a supermarket. Planned settlement extensions would enable improvements to existing facilities and services and support the provision of new facilities and services. However, without a balanced increase in housing, employment, retail and other service provision, out-commuting to Poole and Bournemouth could continue.</p>
Reduce vulnerability to climate change and dependence upon fossil fuels	<p>Areas to the west of Wareham Town and north of North Wareham are less affected by tidal and fluvial floodplains. In terms of reducing car-dependency (and thus vulnerability to high fuel costs), good accessibility to services in central Wareham and provision as part of mixed use greenfield development could address this.</p>
Ensuring high quality, sustainable design	<p>Improvements to Wareham Town Centre and planned settlement extensions would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and support environmental enhancements.</p>
Conserve and enhance the landscape, historic environment and cultural heritage of the District	<p>A Wareham focus would require development of significant sized greenfield sites due to low infill and redevelopment opportunities. Heathland and flood risk constraints would mean that development is likely to be focused to the west of Wareham Town and/or at North Wareham. This would encroach on the Green Belt, AONB and wider landscape with potential loss of important views. However, development in the Green Belt could be achieved without the 'merging' of Wareham with adjacent settlements. A focus of development at Wareham would reduce the need to develop green field sites elsewhere in the District, particularly in the countryside.</p>
Conserve and enhance Purbeck's natural habitat	<p>Appropriate Assessment would need to demonstrate that there would be no impact on protected heathland at Hartland Moor and Wareham Forest and to plan for any mitigation such as Suitable Alternative Natural Green Space provision at Wareham. The scale of development proposed, within close proximity and with easy access to heathland, is likely to have an adverse impact on SPAs and wider biodiversity and geodiversity.</p>
Promote a prosperous local economy	<p>A Wareham focus would support the vitality and viability of existing town centre provision, support environmental enhancements and provide the opportunity for additional retail provision, including a supermarket.</p> <p>A Wareham focus would enable the wide range of employment opportunities around Wareham (Holton Heath and Admiralty Park) to be accessed. Any new employment provision could be provided through a mixture of brownfield and greenfield sites, or exclusively on brownfield sites, around Wareham. A new employment site of 5ha would be required as part of proposed settlement extensions to Wareham. Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>The District Council's Tourism Strategy recommends that larger tourism developments should be focused around Swanage, Wareham and Wool to (a) link in with existing transport infrastructures and (b) preserve the unspoilt rural nature of the remainder of the district, particularly along the coastline, as this remains a key asset for both visitors and the local community. A focus at Wareham would support the delivery of</p>

Meeting Spatial Objectives	Comments
	this recommendation. In addition, development contributions could fund improvements to town centre facilities, transport infrastructure, environmental improvements and Suitable Alternative Natural Green Space, all of which would support the promotion of sustainable tourism.
Provide an integrated transport system and better accessibility to services for everyday needs	This option would ensure that the largest proportion of development would have good accessibility to public transport provision. Development at Wareham would have good access to railway connections and bus routes, as well as having easy accessibility into the centre of Wareham to access services and facilities. The area west of Wareham is also convenient for schools and leisure facilities. The potential to provide an improved public transport interchange at Wareham Station could be supported by this option.

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal's initial findings note that early indications from the Appropriate Assessment's informal comments showed that development in this area might have a more adverse impact on protected habitats than other options. There are also concerns over the impact upon the character of Wareham and AONB.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

The option conforms to the RSS in terms of focusing development at one of the District's main towns (in accordance with (B settlement) and would be relatively sustainable in terms of providing access to existing services and facilities, employment, and the opportunity to access provision in the conurbation through good rail and public transport links.

However, issues that would need to be addressed include:

- Adverse impact on protected heathland due to scale of development
- Development expanding beyond the bypass
- Impact on character of Wareham
- Loss of greenbelt
- Impact on AONB and wider landscape
- Inability to address housing need more widely across the District

It is recommended that this option is taken forward into the Core Strategy consultation.

Option 3 – Focus growth at Swanage

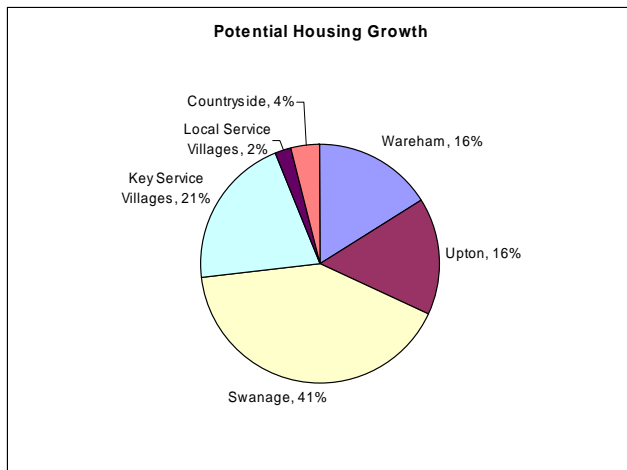
WHY HAS THIS OPTION BEEN CONSIDERED?

This option would focus the largest proportion of development at Swanage, developing its role as the District's largest self-contained town and coastal resort, and supporting its status as an RSS Policy B settlement. Smaller amounts of development would continue to take place at Upton, Wareham, the Key Service Villages and the Local Service Villages in proportion to settlement size and function. This option would not result in the development needs of the District's towns being met in the District's villages which would be contrary to the RSS.

OPTION DETAIL:



Potential Housing Development



Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement
Swanage	980	317	663
Wareham	382	48	334
Upton	384	96	288
Key Service Villages	508	310	198
Local Service Villages	40	35	5
Countryside	106	92	14
Total	2400	898	1502

This option would see significant additional housing development at Swanage. Although some of the provision could be delivered on brownfield infill and/or redevelopment sites, a large amount (approximately 400 dwellings) would be required on greenfield sites.



Potential Retail Development

Provision of an additional supermarket at Swanage (2000 square metres of floor space).

Extension to the town centre retail offer at Swanage (1000 m sq).

Enhancement of the town centre retail offer at Wareham (500m sq).

Enhancement of the district centre at Upton Cross (500m sq).



Potential Community Facility and Service Provision

Enhancement of existing provision and new provision would be focused at Swanage with this option. Provision would be required to meet identified local need and could include:

- Swanage Children's centre
- 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
- Improved Day Centre
- Childcare provision
- Develop sporting, leisure and entertainment facilities
- Develop learning facilities
- Develop cultural and heritage venues and facilities
- Improved transport facilities
- Development of quality toilets and baby changing facilities
- Develop performance and exhibition space
- Skills / education development centre

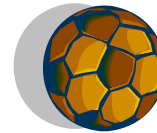
Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.



Potential Economic Development

Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:

- 1.2 hectares at Prospect Business Park, Swanage
- 5 hectares at Admiralty Park
- 8 hectares at Holton Heath
- 0.6 hectares at Wareham Road, Lytchett Matravers
- 20 hectares at Winfrith Technology Centre
- 2 hectares to be identified in Swanage



Potential Open Space and Recreation Provision

Enhancement of existing provision and new provision would be focused at Swanage with this option. Provision would be required to meet identified local need and mitigate impact on nearby heathland. Provision could include:

- Green infrastructure / SANG(s) to reduce recreational 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

Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.

WHAT WOULD THIS OPTION MEAN?

Swanage would develop its role as the largest and most self-contained town in the district and its status as an RSS Development policy B settlement. The town would see increased housing development, above that at Upton and Wareham, supporting a growth in the mix of retail, employment and community facility provision. The majority of new development would take place at settlement extensions on the western or northern edges of the town with impact on the AONB and landscape. Swanage town centre would be the focus for new retail, service, office and community facility provision. A new supermarket could be provided within the town centre or on an edge of town greenfield site. Employment opportunities at existing district employment allocations (Holton Heath, Admiralty Park and Winfrith) could be accessed. Some new local employment provision at Swanage (approximately 2 ha) could also be explored in addition to Prospect Business Park.

Upton and Wareham would experience some development although less than at Swanage. Housing, employment and retail development would provide a greater mix to support local needs. The town centres would remain the focus for new retail, office and community facility development whilst additional employment provision would take place on existing sites.

Key Service Villages would be the focus of more limited development that serves the settlement and surrounding rural areas by providing essential service and retail provision. Some small scale housing and employment development would meet community needs. Existing services, retail and community facility provision will be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable where it meets identified need. Retention of existing facilities and services would be encouraged.

Countryside including all other villages and hamlets would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

HOW WOULD THE OPTION MEET THE CORE STRATEGY SPATIAL OBJECTIVES?

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	A Swanage focus would conform to Regional Spatial Strategy Development Policy B which allows development at Coastal towns where it would increase their self-containment and enhance their role as a service centre. The option would reinforce Swanage's role as a coastal town and the District's most self-contained town whilst ensuring the provision of new homes in close proximity to jobs, services, and facilities provided by the town. The option would also ensure that development needs relating to RSS Development Policy B settlements are not cascaded down to the District's villages. A focus at Swanage would continue to allow some medium scale development at Wareham but relieve pressure for development within the tight constraints around Upton. The option would mean less development in the key service villages and local service villages which could impact on wider employment, retail, and service and facility provision.
Meet Purbeck's housing needs	A Swanage focus would require a significant amount of development on greenfield sites with maximum development viability. This would enable the delivery of a mix of housing sizes and types and higher amounts of affordable housing provision. Provision focused at Swanage would reduce the ability to meet identified housing need at other settlements across the District.
Support local communities	A Swanage focus would support the vitality and viability of existing town centre retail provision whilst providing the opportunity for additional provision, including a supermarket. The potential for some redevelopment in Swanage Town Centre and planned settlement extensions would enable improvements to existing facilities and services and the provision of new facilities and services to meet identified need. However, without a significant and balanced increase in housing, employment, retail and other service provision, out-commuting could continue.
Reduce vulnerability to climate change and dependence upon fossil fuels	Parts of Swanage are affected by flooding, but development can be achieved outside these areas. In terms of reducing car-dependency (and thus vulnerability to high fuel costs), Swanage is already relatively self-contained and this should continue to be the case.
Ensure high quality, sustainable design	Some redevelopment in Swanage Town Centre and settlement extensions would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and support environmental enhancements.
Conserve and enhance the landscape, historic environment and cultural heritage of the District	A Swanage focus would require some greenfield sites to be developed as well as brownfield infill and redevelopment. The impact of development on the landscape would mean that most development is likely to be focused on the northern and western edges of the town in the least prominent locations. Any development at Swanage would encroach on the AONB which washes over the town and surrounding countryside. A focus of development at Swanage would reduce the need to develop green field sites elsewhere in the District, particularly in Countryside.
Conserve and enhance Purbeck's natural habitat	Appropriate Assessment would need to demonstrate that there would be no impact on protected heathland at Hartland Moor and Godlington Heath and to plan for any mitigation such as Green Infrastructure or Suitable Alternative Natural Green Space provision at Swanage. Concentrating development to the South of the District may minimise pressure on heathland to the north of the District.
Promote a prosperous local economy	<p>A Swanage focus would support the vitality and viability of existing town centre retail provision whilst providing the opportunity for additional provision, including a supermarket.</p> <p>Development would be supported by employment land provision at Wareham and Holton Heath and development of Prospect Business Park at Swanage. New employment provision would be on a mixture of green field and brownfield sites. 2 hectares of new employment land would be required at Swanage. Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>The District Council's Tourism Strategy recommends that larger tourism</p>

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	A Swanage focus would conform to Regional Spatial Strategy Development Policy B which allows development at Coastal towns where it would increase their self-containment and enhance their role as a service centre. The option would reinforce Swanage's role as a coastal town and the District's most self-contained town whilst ensuring the provision of new homes in close proximity to jobs, services, and facilities provided by the town. The option would also ensure that development needs relating to RSS Development Policy B settlements are not cascaded down to the District's villages. A focus at Swanage would continue to allow some medium scale development at Wareham but relieve pressure for development within the tight constraints around Upton. The option would mean less development in the key service villages and local service villages which could impact on wider employment, retail, and service and facility provision.
	developments should be focused around Swanage, Wareham and Wool to (a) link in with existing transport infrastructures and (b) preserve the unspoilt rural nature of the remainder of the district, particularly along the coastline, as this remains a key asset for both visitors and the local community. A focus at Swanage would support the delivery of this recommendation. In addition, development contributions could fund improvements to town centre facilities, transport infrastructure, environmental improvements and Suitable Alternative Natural Green Space, all of which would support the promotion of sustainable tourism.
Provide an integrated transport system and better accessibility to services for everyday needs	Bus services to Swanage are adequate, and Swanage is already a fairly self-contained settlement with good access to most services (except secondary school and sports centre). Potential reconnection of Swanage railway to the mainline at Wareham, with connection to a regular train service to Poole/Bournemouth, would improve public transport provision and enable the provision of an improved transport interchange.

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal's initial findings note that this option is problematic due to the impact on the character of Swanage itself, the AONB, and on the A351 south of Wareham. Swanage also has insufficient employment sites to support additional growth.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

This option conforms to the RSS and could support increased self containment of Swanage.

However, issues that would need to be addressed include:

- Accessibility to key services and facilities provided elsewhere in the District
- Traffic congestion on A351
- Out-commuting
- Improved public transport provision and links
- Lack of local employment provision
- Impact on AONB and wider landscape
- Inability to address housing need more widely across the District




It is recommended that this option is taken forward into the Core Strategy consultation.


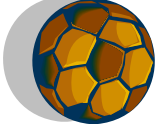
Option 4 – Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool

WHY HAS THIS OPTION BEEN CONSIDERED?

This option would focus the largest proportion of development at Swanage to maximise brown field potential within the settlement boundary. Large amounts of development are also proposed at Wareham, Upton and the Key Service Villages to maximise the capacity for expansion on the edges of the settlements. Smaller amounts of development would take place at the Local Service Villages and in Countryside.

OPTION DETAIL:

<div style="text-align: center; margin-bottom: 10px;">  <p>Potential Housing Development</p> </div> <div style="text-align: center; margin-bottom: 10px;"> <p>Potential Housing Growth</p> </div> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th>Settlement</th> <th>Total Homes Required</th> <th>Homes Provided & Commitments (1/4/08)</th> <th>Remaining Requirement</th> </tr> </thead> <tbody> <tr> <td style="background-color: #ffff00;">Swanage</td> <td style="background-color: #ffff00;">774</td> <td style="background-color: #ffff00;">317</td> <td style="background-color: #ffff00;">457</td> </tr> <tr> <td style="background-color: #ffff00;">Wareham</td> <td style="background-color: #ffff00;">438</td> <td style="background-color: #ffff00;">48</td> <td style="background-color: #ffff00;">390</td> </tr> <tr> <td style="background-color: #ffff00;">Upton</td> <td style="background-color: #ffff00;">384</td> <td style="background-color: #ffff00;">96</td> <td style="background-color: #ffff00;">288</td> </tr> <tr> <td>Key Service Villages</td> <td>658</td> <td>310</td> <td>348</td> </tr> <tr> <td>Local Service Villages</td> <td>40</td> <td>35</td> <td>5</td> </tr> <tr> <td>Countryside</td> <td>106</td> <td>92</td> <td>14</td> </tr> <tr> <td>Total</td> <td>2400</td> <td>898</td> <td>1502</td> </tr> </tbody> </table> <p>This option would see significant additional housing development at Swanage, medium amounts of development at Wareham and Upton, and medium to small sized development in the key and local service villages. Although some of the provision could be delivered on brownfield infill and/or redevelopment sites, a large amount (approximately 210 dwellings at Wareham and 206 dwellings at Swanage) would be required on greenfield sites.</p>	Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement	Swanage	774	317	457	Wareham	438	48	390	Upton	384	96	288	Key Service Villages	658	310	348	Local Service Villages	40	35	5	Countryside	106	92	14	Total	2400	898	1502	<div style="text-align: center; margin-bottom: 10px;">  <p>Potential Retail Development</p> </div> <p>The provision of an additional supermarket (2000 square metres of floor space) at Wareham.</p> <p>The enhancement and extension of comparison retail offer at both Wareham and Swanage town centres (1500m sq between the two).</p> <p>The enhancement of comparison / convenience retail offer at Upton Cross District Centre (500m sq).</p> <hr/> <div style="text-align: center; margin-bottom: 10px;">  <p>Potential Community Facility and Service Provision</p> </div> <p>Enhancement of existing provision and new provision would be focused at Swanage and Wareham with this option. Provision would be required to meet identified local need and could include:</p> <div style="margin-left: 40px;"> <p>WAREHAM:</p> <ul style="list-style-type: none"> New site to rebuild secondary school New site for combined community hospital, medical centre and ambulance station Improved bus and train service <p>SWANAGE:</p> <ul style="list-style-type: none"> Swanage Children's centre 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 Improved Day Centre Childcare provision Develop sporting, leisure and entertainment facilities Develop learning facilities Develop cultural and heritage venues and facilities Improved transport facilities Development of quality toilets and baby changing facilities Develop performance and exhibition space Skills / education development centre <p>UPTON:</p> <ul style="list-style-type: none"> Extension to Lytchett Minster School New primary school or improvements to existing schools Children's Centre New Youth Club New youth facilities including café and shelters </div>
Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement																														
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Countryside	106	92	14																														
Total	2400	898	1502																														

	<ul style="list-style-type: none"> • New communal focus at Upton Cross • Enhancements to existing facilities • New facilities e.g. bank, more shops and/or supermarket, café, pub • Expansion of library • Care Home and Level 3 Sheltered Housing • Expansion of health centre • Improved public transport <p>Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.</p>
 <p style="text-align: center;">Potential Economic Development</p> <p>Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:</p> <p style="text-align: center;">20 hectares at Winfrith Technology Centre 1.2 hectares at Prospect Business Park 8 hectares at Holton Heath Industrial Estate 5 hectares at Admiralty Park 0.6 hectares at Wareham Road, Lytchett Matravers 0.5 hectares at new site to be identified in Bere Regis 1 hectare at new site to be identified in Wareham 1 hectare at new site to be identified in Swanage</p>	 <p style="text-align: center;">Potential Open Space and Recreation Provision</p> <p>Enhancement of existing provision and new provision would be focused at Swanage with this option. Provision would be required to meet identified local need and mitigate impact on nearby heathland. Provision could include:</p> <p style="text-align: center;">WAREHAM:</p> <ul style="list-style-type: none"> • Green infrastructure / SANG(s) to reduce recreational pressure on Hartland Moor and Wareham Forest • New site to rebuild sports centre and improved sports pitches • Improved facilities on recreation ground (e.g. cricket wicket, changing rooms) • Development of walking and cycle paths • Youth drop in centre / café • Skate Park <p style="text-align: center;">SWANAGE:</p> <ul style="list-style-type: none"> • Green infrastructure / SANG(s) to reduce recreational 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 <p style="text-align: center;">UPTON:</p> <ul style="list-style-type: none"> • Improvements, including new changing rooms, for recreation ground • Improvements to footpaths and cycle routes • Improvements to The Trailway • Nature Reserve on Border Road Open Space • Improved play and other facilities for 13 – 16 year olds <p>Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated. Green Infrastructure and/or SANGS would also be required at Wool, Bere Regis and Lytchett Matravers.</p>

WHAT WOULD THIS OPTION MEAN?

Swanage would develop its role as the most self-contained town in the district. **Wareham** would develop its role as the District's historic market town and administrative centre for the district. The option would support the status of both towns as RSS Development Policy B settlements. The towns would see increased housing development, supporting a development in the mix of retail, employment and community facility provision. Development would maximise infill and redevelopment potential but would also require settlement extensions on the edges of the towns. The new development would require the release of land from Green Belt at Wareham and encroachment on AONB at Swanage. The town centres would be the focus for new retail, service, and office and community facility provision.

Upton would experience some development although less than at Swanage and Wareham. Housing, employment and retail development would provide a greater mix to support local needs. The District Centre would remain the focus for new retail, office and community facility development whilst additional employment provision would take place on existing sites.

Key Service Villages would also be a focus for medium to small scale development that would serve the settlement and surrounding rural areas by providing essential service and retail provision. Housing development would take place on a mixture of brownfield infill and redevelopment sites and small scale settlement extensions. Existing services, retail and community facility provision would be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable where it meets identified need. Retention of existing facilities and services would be encouraged.

Countryside including all other villages and hamlets would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

HOW WOULD THE OPTION MEET THE CORE STRATEGY SPATIAL OBJECTIVES?

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	This option would conform to Regional Spatial Strategy Development Policies A and B which prioritises development at the SSCT, and Market and Coastal towns where it would increase their self-containment and enhance their role as a service centre. The option would reinforce Wareham's role as a market and administrative town and Swanage's role as the District's most self-contained town. The option respects the roles and functions of Swanage, Wareham and Upton within the District's Settlement Strategy whilst acknowledging the constraints of the towns. The option also provides for development in the key service villages which could support wider employment, retail, and service and facility provision. Development is limited in the Local Service Villages and countryside. The option would ensure that development needs relating to RSS Development Policy A, B and C settlements are not cascaded down to other settlements.
Meet Purbeck's housing needs	The option would maximise development on brownfield sites. This could reduce the opportunity to maximise the development viability of greenfield sites and may restrict the delivery of required housing types, sizes and tenures to meet need.
Support local communities	The option would support the vitality and viability of existing town centre provision whilst providing the opportunity for additional provision, including a supermarket in Wareham. Planned settlement extensions at the towns and Key Service Villages would enable some improvement to existing facilities and services and the provision of new facilities and services to meet need (dependent on the scale of development).
Reduce vulnerability to climate change and dependence upon fossil fuels	These relatively accessible locations reduce vulnerability to climate change. Areas at risk of flooding can be avoided. In terms of reducing car-dependency (and thus vulnerability to high fuel costs), accessibility to local services is important, and possible with this option.
Ensure high quality, sustainable design	Development of planned settlement extensions would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and environmental enhancements.
Conserve and enhance the landscape, historic environment and cultural heritage of the District	The option would require development on green field sites with encroachment on the Green Belt, AONB and wider landscape. However, due to the wider split of development across the towns and Key Service Villages, the impact at one particular location would be reduced.
Conserve and enhance Purbeck's natural habitat	Appropriate Assessment would need to demonstrate that there would be no adverse impact on protected heathland at Wareham Forest, Hartland Moor, Godlington Heath, Winfrith Heath and Black Hill. The assessment would also need to plan for any mitigation such as Green Infrastructure or Suitable Alternative Natural Green Space provision at Upton, Wareham, Swanage, Wool, Bere Regis and Lytchett Matravers.

Meeting Spatial Objectives	Comments
Promote a prosperous local economy	<p>The option would support the vitality and viability of existing town centre provision whilst providing the opportunity for additional provision, including a supermarket in Wareham.</p> <p>This option would be supported by additional employment land provision at Wareham and development of Prospect Business Park at Swanage. New employment provision would be on a mixture of green field and brownfield sites. Maximising the capacity of Key Service Villages would also require some employment provision at Wool, Bere Regis and Lytchett Matravers. Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>The District Council's Tourism Strategy recommends that larger tourism developments should be focused around Swanage, Wareham and Wool to (a) link in with existing transport infrastructures and (b) preserve the unspoilt rural nature of the remainder of the district, particularly along the coastline, as this remains a key asset for both visitors and the local community. A focus at Swanage and Wareham would support the delivery of this recommendation. In addition, development contributions could fund improvements to town centre facilities, transport infrastructure, environmental improvements and Suitable Alternative Natural Green Space, all of which would support the promotion of sustainable tourism.</p>
Providing an integrated transport system and better accessibility to services for everyday needs	Wareham has good access to railway station and bus routes. Swanage is relatively well-served by bus routes. Potential reconnection of Swanage railway with the mainline at Wareham and the provision of improved transport interchanges would allow improved accessibility between both towns.

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal's initial findings note that this option lessens the impact upon the character and setting of Wareham and Swanage. There are however concerns about the potential for dispersal and it is important that growth in Key Service Villages is supported by adequate facilities and services.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

This option conforms to the RSS and could support the function and settlement status of Wareham and Swanage, Upton and the Key Service Villages. The option spreads the pressure for development more widely across the District's main settlements and provides the opportunity to overcome some of the local constraints associated with other options considered.

However, issues that would need to be addressed include:

- Accessibility to key services and facilities provided elsewhere in the District
- More widely spread out-commuting and car trips
- Improved public transport provision and links
- Impact on AONB, Green Belt and wider landscape

It is recommended that this option is taken forward into the Core Strategy consultation.

Option 5 – Proportionate Development

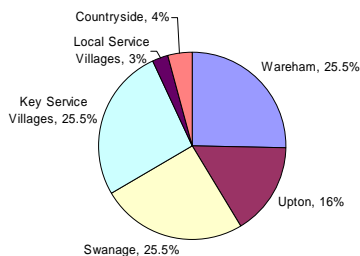
WHY HAS THIS OPTION BEEN CONSIDERED?

The option of distributing the RSS housing requirement across the District's towns, key service villages and local service villages in proportion to the settlement size, function and constraints was supported through previous consultations and has been reconsidered for the purpose of the next consultation. Larger proportions of development would be focused at Wareham and Swanage. Upton, although part of the SSCT, would receive a lower amount of development due to its severe constraints. The key service villages and local service villages will also receive some medium to small scale development.



Potential Housing Development

Potential Housing and Employment Growth



Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement
Swanage	613	317	296
Wareham	613	48	565
Upton	384	96	288
Key Service Villages	613	310	303
Local Service Villages	71	35	36
Countryside	106	92	14
Total	2400	898	1502

This option would see significant additional housing development at the towns and the Key Service Villages. Although some of the provision could be delivered on brownfield infill and/or redevelopment sites, a large amount would also be required on greenfield sites.



Potential Retail Development

The provision of a supermarket at both Wareham and Swanage (each 1000 square metres in floor space).

Enhancement of the town centre retail offer at Wareham and Swanage (1000 sq m).

Enhancement of the District Centre at Upton Cross (1000 sq m).



Potential Community Facility and Service Provision

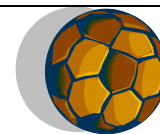
This option would allow for enhancement of some existing provision and some new provision at a number of settlements across the district (see list of potential provision in section 2.4). However, this would be subject to the amount of development that takes place at individual settlements, identified need, and the amount and prioritisation of development contributions negotiated. A wider spread of enhancements and new provision could reduce the opportunity to provide significantly better facilities and service on one central location.



Potential Economic Development

Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:

- 20 hectares at Winfrith Technology Centre
- 1.2 hectares at Prospect Business Park
- 8 hectares at Holton Heath Industrial Estate
- 5 hectares at Admiralty Park
- 0.6 hectares at Wareham Road, Lytchett Matravers
- 0.5 hectares at new site to be identified in Bere Regis
- 1 hectare at new site to be identified in Wareham
- 1 hectare at new site to be identified in Swanage



Potential Open Space and Recreation Provision

This option would allow for enhancement of some existing provision and some new provision at a number of settlements across the district (see list of potential provision in section 2.5). However, this would be subject to the amount of development that takes place at individual settlements, identified need, and the amount and prioritisation of development contributions negotiated. A wider spread of enhancements and new provision could reduce the opportunity to provide significantly better facilities and service on one central location. The provision of Green Infrastructure and/or SANGS would be required at Upton, Wareham, Swanage, Wool, Bere Regis and Lytchett Matravers.

WHAT WOULD THIS OPTION MEAN?

Swanage would develop its role as the largest yet most self-contained town in the district. **Wareham** would develop its role as the administrative centre for the district. Development at both towns would support a mix of retail, employment and community facility provision. The majority of new development would take place on settlement extensions on the edges of the towns, particularly at Wareham. Due to the proportionate split of the RSS requirement between the two towns, and taking into account the high level of completions and commitments at Swanage, Wareham would be required to find a significantly higher outstanding amount of housing than Swanage. The new development would require the release of land from Green Belt and AONB. The town centres would be the focus for new retail, service, office and community facility provision.

Upton would also develop its role as a town whilst retaining strong links with the Borough of Poole. The town would see some development supporting a growth in the mix of retail, employment and community facility provision, particularly within the District Centre. The new development may require the release of land from the Green Belt.

Key Service Villages would be the focus of medium to small scale development that serves the settlement and surrounding rural areas by providing essential service and retail provision. Existing services, retail and community facility provision will be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable where it meets identified need. Retention of existing facilities and services will be encouraged.

Countryside including all other villages and hamlets would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

HOW WOULD THE OPTION MEET THE CORE STRATEGY SPATIAL OBJECTIVES?

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	Splitting the RSS housing requirement proportionately across the District's towns, key service villages and local service villages would respect their functional character and reinforce the importance of their roles within the District's settlement strategy. The option also conforms to Regional Spatial Strategy Development policies A, B and C by focusing development at the SSCT, Market and Coastal Towns and Small Towns and Villages in relation to their role and function. The option does not cascade development needs relating to RSS Development Policy A, B and C settlements down to other settlements. Due to existing completions and commitments at Swanage, the option does not leave a significant outstanding requirement of housing to be found at Swanage in comparison to Wareham. This may not be a sustainable option to address the ongoing needs of the settlement over the remaining plan period.
Meet Purbeck's housing needs	Proportionate development would see more housing provision at all of the key service villages. This would enable the delivery of a mix of housing sizes and types spread more widely across the district's settlements. However, development on a number of smaller greenfield sites rather than a large greenfield sites at an individual settlement could reduce development viability and result in lower amounts of affordable housing provision overall.
Support local communities	Proportionate development would support the vitality and viability of existing retail, service and community facility provision in a greater number of settlements across the district. However, a wider spread of residential development (and customer base) may reduce opportunities to provide enhanced and new provision at individual settlements. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.

Meeting Spatial Objectives	Comments
Reducing vulnerability to climate change and dependence upon fossil fuels	Areas of flood risk can be avoided through this option. In terms of reducing car-dependency (and thus vulnerability to high fuel costs), this option may reduce the need to travel to access everyday retail, service and facility provision in the District's main settlements, but increase the need to travel to access a broader range of services and facilities.
Ensure high quality, sustainable design	Large and small scale settlement extensions together with some infill and redevelopment in the towns would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and support environmental enhancements.
Conserve and enhance the landscape, historic environment and cultural heritage of the District	Proportionate development across a wider number of the district's settlements would encroach on the district's landscapes and designations such as AONB and Green Belt. However, the wider spread of development would reduce the impact at a particular settlement.
Conserve and enhance Purbeck's natural habitat	Appropriate Assessment would need to demonstrate that there would be no impact on protected heathland at Wareham Forest, Hartland Moor, Godlington Heath, Winfrith Heath and Black Hill. The assessment would also need to plan for any mitigation such as Green Infrastructure or Suitable Alternative Natural Green Space provision at Upton, Wareham (in particular), Swanage, Wool, Bere Regis and Lytchett Matravers.
Promote a prosperous local economy	<p>Proportionate development would support the vitality and viability of existing retail, service and community facility provision in a greater number of settlements across the district. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.</p> <p>This option would be supported by employment land provision at Wareham (including Holton Heath and Admiralty Park), the development of Prospect Business Park at Swanage and Winfrith Technology Centre. New employment provision would be on a mixture of green field and brownfield sites. Maximising the capacity of Key Service Villages would also require some employment provision at Wool, Bere Regis and Lytchett Matravers. Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>The District Council's Tourism Strategy recommends that larger tourism developments should be focused around Swanage, Wareham and Wool to (a) link in with existing transport infrastructures and (b) preserve the unspoilt rural nature of the remainder of the district, particularly along the coastline, as this remains a key asset for both visitors and the local community. Proportionate development would support the delivery of this recommendation. In addition, development contributions could fund improvements to town centre facilities, transport infrastructure, environmental improvements and Suitable Alternative Natural Green Space, all of which would support the promotion of sustainable tourism.</p>
Provide an integrated transport system and better accessibility to services for everyday needs	Proportionate development which is spread more widely across the district's settlements would not provide enough focused development to plan for sufficient public transport and additional services. Not all settlements have good access to public transport and this option could result in an increase in commuting by car to access broader employment, retail, service and community facility provision elsewhere in the District and outside of the District.

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal's initial findings raise concerns over the impact upon the character of Wareham and the AONB. The limited number of dwellings within the proposed settlement extension would be difficult to plan as anything other than a suburban extension.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

This option attempts to distribute the total RSS housing requirement 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. For example, it would require a settlement extension to Wareham west of the bypass, but of an insufficient number of dwellings to create a new community with associated infrastructure as proposed in the concentrate growth on the edge of Wareham option.

Other issues that would need to be addressed include:

- Accessibility to key services and facilities provided elsewhere in the District
- More widely spread transport congestion
- More widely spread out-commuting
- Improved public transport provision and links
- Lack / low levels of local employment provision
- Significant green field development at Wareham
- Impact of development on protected heathland
- Impact on AONB, Green Belt and wider landscape

It is recommended that this option is not taken forward into the Core Strategy consultation.

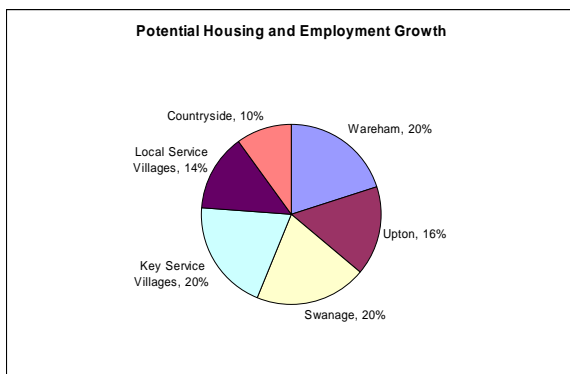
Option 6 – Dispersal to all settlements

WHY HAS THIS OPTION BEEN CONSIDERED?

This option would disperse development across all of the district's towns and villages (i.e. primarily a "does nothing" approach) and includes larger amounts of development in the Key Service Villages and Local Service Villages than proposed by other options. This option received some support in the first issues and options consultation as it would reduce the pressure for development at one particular location and spread development related benefits, such as retention of existing services and provision of affordable housing, more widely across the District.



Potential Housing Development



Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement
Swanage	480	317	163
Wareham	480	48	432
Upton	384	96	288
Key Service Villages	480	310	170
Local Service Villages	336	35	301
Countryside	240	92	148
Total	2400	898	1502

This option would require a spread of housing provision across all of the District's towns and villages. The lack of available brownfield land at many settlements is likely to mean that this will need to be found on greenfield sites around their edges. The option would see more development in Countrysides of the district.



Potential Retail Development

The provision of a supermarket at both Wareham and Swanage (each 1000 square metres in floor space).

Enhancement of the town centre retail comparison retail offer at Wareham and Swanage (1000 sq m).

Enhancement of the District Centre comparison / convenience retail offer at Upton Cross (1000 sq m).



Potential Community Facility and Service Provision

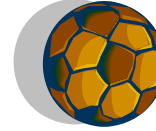
This option would allow for enhancement of some existing provision and some new provision at a number of settlements across the district (see list of potential provision in section 2.4). However, this would be subject to the amount of development that takes place at individual settlements, identified need, and the amount and prioritisation of development contributions negotiated. A wider spread of enhancements and new provision could reduce the opportunity to provide significantly better facilities and service on one central location.



Potential Economic Development

Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:

- 20 hectares at Winfrith Technology Centre
- 1.2 hectares at Prospect Business Park
- 8 hectares at Holton Heath Industrial Estate
- 5 hectares at Admiralty Park
- 0.6 hectares at Wareham Road, Lytchett Matravers
- 0.5 hectares at new site to be identified in Bere Regis
- 1 hectare at new site to be identified in Wareham
- 1 hectare at new site to be identified in Swanage



Potential Open Space and Recreation Provision

This option would allow for enhancement of some existing provision and some new provision at a number of settlements across the district (see list of potential provision in section 2.5). However, this would be subject to the amount of development that takes place at individual settlements, identified need, and the amount and prioritisation of development contributions negotiated. A wider spread of enhancements and new provision could reduce the opportunity to provide significantly better facilities and service on one central location.

WHAT WOULD THIS OPTION MEAN?

Swanage would develop its role as the largest yet most self-contained town in the district. **Wareham** would develop its role as the administrative centre for the district. The towns would see increased housing development supporting a growth in the mix of retail, employment and community facility provision. The majority of new development would take place at settlement extensions on the edges of the towns. The new development would require the release of land from Green Belt and AONB. The town centres would be the focus for new retail, service, office and community facility provision. A new supermarket would be provided in each settlement of small size.

Upton would also develop its role as a town whilst retaining strong links with the Borough of Poole. The town would see increased housing development, although less than at Swanage and Wareham, supporting a growth in the mix of retail, employment and community facility provision, particularly within the town centre. Due to constraints affecting the town, development would however be of a lower scale to Wareham and Swanage. The new development may require the release of land from the Green Belt.

Key Service Villages would be the focus of medium amounts of development that serve the settlement and surrounding rural areas by providing essential service and retail provision. Some medium scale development of housing and employment would meet community needs. Existing services, retail and community facility provision will be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable. Retention of existing facilities and services will be encouraged.

Countryside villages and hamlets would accommodate some limited development. Outside the villages and hamlets, the countryside would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

HOW WOULD THE OPTION MEET THE CORE STRATEGY SPATIAL OBJECTIVES?

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	Dispersed development across all of the District's towns, key service villages, local service villages and other villages would weaken the functional character and importance of the roles of settlements identified within the District's settlement strategy. The option would not conform to Regional Spatial Strategy Development policies A, B and C by cascading development to also include the district's smaller villages and countryside and by reducing development at the district's towns, key service villages and local service villages where the role and function of the settlements should be reinforced.

Meeting Spatial Objectives	Comments
Meet Purbeck's housing needs	Dispersed development would see more housing provision at all of the districts settlements, including small villages which have not been identified in the settlement strategy. This would enable the delivery of a mix of housing sizes and types across the district's settlements. However, development on many smaller greenfield sites rather than large greenfield sites at an individual settlement could reduce development viability and result in lower amounts of affordable housing provision.
Support local communities	Dispersed development results in dispersed services and facilities. Any increase in viability of services would be ad hoc and random, rather than as a result of planned development. A wider spread of residential development (and customer base) would reduce opportunities to provide enhanced and new provision at individual settlements. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.
Reduce vulnerability to climate change and dependence upon fossil fuels	In terms of reducing car-dependency (and thus vulnerability to high fuel costs), dispersed development leads to dispersal of services and facilities, thereby increasing the need to travel by private car.
Ensure high quality, sustainable design	Large and small scale settlement extensions and some redevelopment in the towns would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and support environmental enhancements.
Conserve and enhance the landscape, historic environment and cultural heritage of the District	Dispersed development across all of the district's settlements would encroach on the district's landscapes and designations such as AONB and Green Belt. The wider spread of development would reduce the impact at a particular settlement but may have a more local impact on the district's smaller settlements.
Conserve and enhance Purbeck's natural habitat	Appropriate Assessment would need to be undertaken to assess impact on protected heathland across the District and to plan for any mitigation such as the provision of Suitable Alternative Natural Green Space.
Promote a prosperous local economy	<p>Dispersed development results in dispersed services and facilities. Any increase in viability of services would be ad hoc and random, rather than as a result of planned development. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.</p> <p>Dispersed development would result in wider employment provision across the District. This option would be supported by employment land provision at Wareham and development of Prospect Business Park at Swanage. New employment provision would be on a mixture of green field and brownfield sites. Maximising the capacity of Key Service Villages would also require some employment provision at Wool, Bere Regis and Lytchett Matravers. Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>The District Council's Tourism Strategy recommends that larger tourism developments should be focused around Swanage, Wareham and Wool to (a) link in with existing transport infrastructures and (b) preserve the unspoilt rural nature of the remainder of the district, particularly along the coastline, as this remains a key asset for both visitors and the local community. Dispersed development would support the delivery of this recommendation. In addition, development contributions could fund improvements to town centre facilities, transport infrastructure, environmental improvements and Suitable Alternative Natural Green Space, all of which would support the promotion of sustainable tourism.</p>
Provide an integrated transport system and better accessibility to services for everyday needs	Dispersed development would not provide a sufficient focus of development to plan for public transport and additional service provision. Not all settlements have good access to public transport and this option could result in an increase in commuting by car to access broader employment, retail, service and community facility provision elsewhere. This would be more acute in the smaller villages and Countryside.

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal's initial findings note that this is the "do nothing" option – business as usual, with much development coming forward in rural areas. The option is contrary to the RSS and is unsustainable.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

This option does not conform to the RSS and would not be sustainable in terms of access to employment, service and facility provision due to the more dispersed nature of development and lack of critical mass for service and facility provision. A wider range of issues relating to the lack of sustainability and dispersed development would also need to be addressed. These include:

- Impact of development on protected heathland
- Impact on development on landscape, AONB, loss of Green Belt and erosion of the countryside
- Road capacity / transport infrastructure improvements
- Traffic congestion
- Increase commuting within and to locations outside of the District

For the reasons listed above, and to ensure that the consultation only considers options that are in conformity with the RSS and would be found 'sound' at examination, it is recommended that this option is not taken forward as part of the Core Strategy consultation.

Option 7 – Improve the Self-Sufficiency of Wool

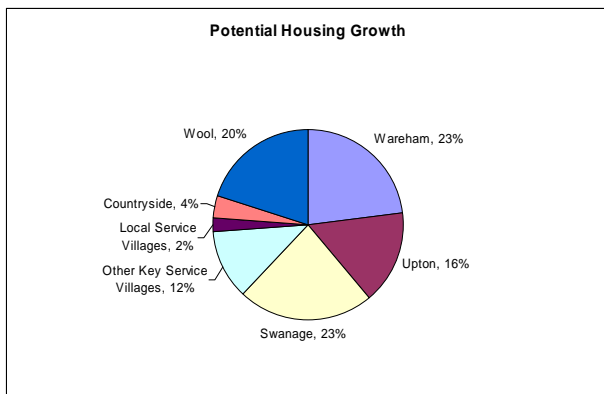
WHY HAS THIS OPTION BEEN CONSIDERED?

This option would see an increase in development at the Key Service Villages with the greatest proportion at Wool. The option would aim to increase the self-sufficiency of Wool with housing development supporting retail, community facility and employment opportunities. Proportionate amounts of development would continue to take place in Upton, Swanage, Wareham, the remaining Key Service Villages and the Local Service Villages according to settlement size and function.

OPTION DETAIL:



Potential Housing Development



Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement
Swanage	552	317	235
Wareham	552	48	504
Upton	384	96	288
Wool	480	175	305
Key Service Villages	286	135	151
Local Service Villages	40	35	5
Countryside	106	92	14
Total	2400	898	1502

This option would see significant additional housing development at Wool. Although there are opportunities for some infill and redevelopment opportunities within the settlement, the majority of the new housing development would need to be found on greenfield sites.



Potential Retail Development

- The provision of a supermarket at both Wareham and Swanage (each 1000 square metres in floor space).
- Enhancement of the town centre comparison retail offer at Wareham and Swanage (1000 sq m).
- Enhancement of the District Centre convenience / comparison retail offer at Upton Cross (500 sq m).
- Enhancement of the local centre at Wool (500 sq m).



Potential Community Facility and Service Provision

Enhancement of existing provision and new provision would be focused at the Key Service Village of Wool over the other Key Service Villages with this option. Provision would be required to meet identified local need and could include:

- Improved village hall, Kids of Wool and Library

Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.

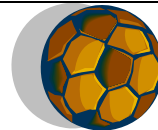
NB. Wool has not produced a Parish Plan from which the need for new community facility and service provision can be identified.



Potential Economic Development

Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:

- 20 hectares at Winfrith Technology Centre
- 1.2 hectares at Prospect Business Park
- 8 hectares at Holton Heath Industrial Estate
- 5 hectares at Admiralty Park
- 0.6 hectares at Wareham Road, Lytchett Matravers
- 0.5 hectares at new site to be identified in Bere Regis
- 1 hectare at new site to be identified in Wareham
- 1 hectare at new site to be identified in Swanage



Potential Open Space and Recreation Provision

Enhancement of existing provision and new provision would be focused at the Key Service Village of Wool over the other Key Service Villages with this option. Provision would be required to meet identified local need and could include:

- New changing room and more pitches

Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.

NB. Wool has not produced a Parish Plan from which the need for new open space and recreation provision can be identified.

WHAT WOULD THIS OPTION MEAN?

Swanage would develop its role as the largest yet most self-contained town in the district. **Wareham** would develop its role as the administrative centre for the district. The towns would see increased housing development, above that at Upton, supporting a growth in the mix of retail, employment and community facility provision. The new development may require the release of land from the Green Belt and AONB.

Upton would also develop its role as a town whilst retaining strong links with the Borough of Poole. The town would see some housing development, although less than at Swanage and Wareham, supporting a growth in the mix of retail, employment and community facility provision, particularly within the town centre. Due to constraints affecting the town, development would be of a lower scale to Wareham and Swanage. The new development may require the release of land from the Green Belt.

Wool would develop its role to become a self-sustaining key service village with increased housing development supporting a growth in the mix of retail, employment and community facility provision. The majority of new development would take place on greenfield sites on the edge of the settlement. Areas of existing retail and community facility provision would provide a focal area for the development of a village centre.

The remaining **Key Service Villages** would be the focus of smaller amounts of development that serve the settlement and surrounding rural areas by providing essential service and retail provision. Some small scale development of housing and employment would meet community needs. Existing services, retail and community facility provision will be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable where it meets identified need. Retention of existing facilities and services will be encouraged.

Countryside including all other villages and hamlets would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

HOW WOULD THE OPTION MEET THE CORE STRATEGY SPATIAL OBJECTIVES?

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	Proportionate development to increase the self-containment of Wool would not conform to Regional Spatial Strategy as it would encourage a cascade of development from the SSCT and towns to a key service village. The option would reinforce Wool's role as a Key Service Village and ensure the provision of additional homes in proximity to existing employment, service and facility provision. However, without a critical mass the existing 'dormitory' function of the village is likely to continue.

Meeting Spatial Objectives	Comments
Meet Purbeck's housing needs	Proportionate development would require development on greenfield sites allowing maximum development viability. This would enable the delivery of a mix of housing sizes and types and higher amounts of affordable housing provision. Whilst provision at Wool would not meet the wider District need in terms of location of provision, development at the other towns and key service villages in the district would enable a better spread of provision across the District.
Support local communities	Additional development at Wool would assist in reinforcing the viability of existing shops and services and may support enhancements to existing provision as well as new provision where a need is identified. However, it is likely that out commuting would continue to access broader retail, service and facility provision elsewhere in the district and at the SSCT. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.
Reduce vulnerability to climate change and dependence upon fossil fuels	Flood risk in this area can be addressed. In terms of reducing car-dependency (and thus vulnerability to high fuel costs), Wool would need a "critical mass" of development (more than currently proposed for this option) for additional services and facilities.
Ensure high quality, sustainable design	Settlement extensions and some infill and redevelopment would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and support environmental enhancements.
Conserve and enhance the landscape, historic environment and cultural heritage of the District	Additional development at Wool would encroach on the countryside and landscape. However, there would be no loss of Green Belt and AONB. The wider spread of development beyond the towns would reduce the impact of development at a particular settlement but may have a more local impact district's smaller settlements, in particular Wool.
Conserve and enhance Purbeck's natural habitat	Appropriate Assessment would need to be undertaken to assess impact on protected heathland to the north of Wool, which is relatively unspoiled compared to much of Purbeck's other heathland, and to plan for any mitigation such as Suitable Alternative Natural Green Space.
Promote a prosperous local economy	<p>Additional development at Wool would assist in reinforcing the viability of existing shops. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.</p> <p>Additional development at Wool would result in wider employment provision across the District. This option would be supported by employment land provision at Wareham and development of Prospect Business Park at Swanage. New employment provision would be on a mixture of green field and brownfield sites. Maximising the capacity of Key Service Villages would also require some employment provision at Wool, Bere Regis and Lytchett Matravers. Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>The District Council's Tourism Strategy recommends that larger tourism developments should be focused around Swanage, Wareham and Wool to (a) link in with existing transport infrastructures and (b) preserve the unspoilt rural nature of the remainder of the district, particularly along the coastline, as this remains a key asset for both visitors and the local community. The Strategy also recommends that any proposal for a motel-like, business traveller-oriented hotel may be best focused on the Winfrith/Wool area to support the Winfrith Technology Centre. Such provision would be best suited to this option. Proportionate development at Wool would support the delivery of this recommendation. In addition, development contributions could fund improvements to town centre facilities, transport infrastructure, environmental improvements and Suitable Alternative Natural Green Space, all of which would support the promotion of sustainable tourism.</p>

Meeting Spatial Objectives	Comments
Provide an integrated transport system and better accessibility to services for everyday needs	The option would not provide enough focused development to plan for sufficient public transport and additional services. However, Wool has an advantage over other comparable settlements due to the provision of the railway station with regular service to the SSCT and a good bus service.

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal's initial findings note that Wool is Purbeck's 2nd largest village. Out of the three key villages under consideration, Wool usually scores "highest" because of its facilities, including the railway. However, there are issues with rural heaths to the west of Wool.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

This option does not conform to RSS development policies and would not be sustainable in terms of access to service and facility provision. A range of other issues would also need to be addressed including:


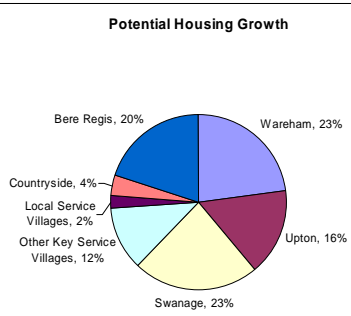



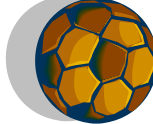
- Potential impact on protected heathland
- Impact on landscape
- Road capacity / transport infrastructure improvements
- Impact on function and character of Wool
- Reducing the ability to address housing need more widely across the remaining key service villages.

For the reasons listed above, and to ensure that the consultation only considers options that are in conformity with the RSS and would be found 'sound' at examination, it is recommended that this option is not taken forward as part of the Core Strategy consultation.

Option 8 – Improve the self-sufficiency of Bere Regis

WHY HAS THIS OPTION BEEN CONSIDERED?

This option would see an increase in development at the Key Service Villages with the greatest proportion at Bere Regis. The option would aim to increase the self-sufficiency of Bere Regis with housing development supporting retail, community facility and employment opportunities. Proportionate amounts of development would continue to take place in Upton, Swanage, Wareham, the Key Service Villages and the Local Service Villages according to settlement size and function.

<div style="text-align: center;">  <p>Potential Housing Development</p> </div> <div style="text-align: center;">  <p>Potential Housing Growth</p> </div> <table border="1" data-bbox="111 1086 678 1422"> <thead> <tr> <th>Settlement</th> <th>Total Homes Required</th> <th>Homes Provided & Commitments (1/4/08)</th> <th>Remaining Requirement</th> </tr> </thead> <tbody> <tr> <td>Swanage</td> <td>541</td> <td>317</td> <td>224</td> </tr> <tr> <td>Wareham</td> <td>541</td> <td>48</td> <td>493</td> </tr> <tr> <td>Upton</td> <td>384</td> <td>96</td> <td>288</td> </tr> <tr> <td>Bere Regis</td> <td>480</td> <td>27</td> <td>453</td> </tr> <tr> <td>Key Service Villages</td> <td>308</td> <td>283</td> <td>25</td> </tr> <tr> <td>Local Service Villages</td> <td>40</td> <td>35</td> <td>5</td> </tr> <tr> <td>Countryside</td> <td>106</td> <td>92</td> <td>14</td> </tr> <tr> <td>Total</td> <td>2400</td> <td>898</td> <td>1502</td> </tr> </tbody> </table> <p>This option would see significant additional housing development at Bere Regis. Although there are opportunities for some infill and redevelopment opportunities within the settlement, a large amount of housing would also be required on greenfield sites.</p>	Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement	Swanage	541	317	224	Wareham	541	48	493	Upton	384	96	288	Bere Regis	480	27	453	Key Service Villages	308	283	25	Local Service Villages	40	35	5	Countryside	106	92	14	Total	2400	898	1502	<div style="text-align: center;">  <p>Potential Retail Development</p> </div> <p>The provision of a supermarket at both Wareham and Swanage (each 1000 square metres in floorspace).</p> <p>Enhancement of the town centre retail offer at both Wareham and Swanage (1000 sq m).</p> <p>Enhancement of the District Centre at Upton Cross (500 sq m).</p> <p>Enhancement of the local centre at Bere Regis (500 sq m).</p>
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<div style="text-align: center;">  <p>Potential Economic Development</p> </div> <p>Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:</p> <ul style="list-style-type: none"> 20 hectares at Winfrith Technology Centre 1.2 hectares at Prospect Business Park 8 hectares at Holton Heath Industrial Estate 5 hectares at Admiralty Park 0.6 hectares at Wareham Road, Lytchett Matravers 	<div style="text-align: center;">  <p>Potential Community Facility and Service Provision</p> </div> <p>Enhancement of existing provision and new provision would be focused at the Key Service Village of Bere Regis over the other Key Service Villages with this option. Provision would be required to meet identified local need and could include:</p> <ul style="list-style-type: none"> • New site for primary school and extended school services and facilities for the community • New site for doctor's surgery and extended medical facilities • New community hall • Improved youth facilities • Improved public transport • Provision for children during the day • Improvements to facilities which could assist local businesses e.g. car parking, signs, toilets • Improvements to central car park <p>Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.</p>																																				
<div style="text-align: center;">  <p>Potential Open Space and Recreation Provision</p> </div> <p>Enhancement of existing provision and new provision would be focused at the Key Service Village of Bere Regis over the other Key Service Villages with this option. Provision would be required to meet identified local need and could include:</p> <ul style="list-style-type: none"> • Multi Use Games Area / Synthetic Turf Pitch • BMX Cycle Area 																																					

<p>0.5 hectares at new site to be identified in Bere Regis 1 hectare at new site to be identified in Wareham 1 hectare at new site to be identified in Swanage</p>	<ul style="list-style-type: none"> • Safe cycle, footpath and bridle routes • Establishment of quiet lanes • Green corridors, open spaces and wildlife sites • Riverside Local Nature Reserve <p>Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.</p>
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WHAT WOULD THIS OPTION MEAN?

Swanage would develop its role as the largest yet most self-contained town in the district. **Wareham** would develop its role as the administrative centre for the district. The towns would see increased housing development, above that at Upton, supporting a growth in the mix of retail, employment and community facility provision. The new development may require the release of land from the Green Belt and AONB.

Upton would also develop its role as a town whilst retaining strong links with the Borough of Poole. The town would see some housing development, although less than at Swanage and Wareham, supporting a growth in the mix of retail, employment and community facility provision, particularly within the town centre. Due to constraints affecting the town, development would be of a lower scale to Wareham and Swanage. The new development may require the release of land from the Green Belt.

Bere Regis would develop its role as a self-contained key service village with increased housing development supporting a growth in the mix of retail, employment and community facility provision. The majority of new development would take place on greenfield sites on the edge of the settlement. Areas of existing retail and community facility provision would provide a focal area for the development of a village centre.

The remaining **Key Service Villages** would be the focus of smaller amounts of development that serve the settlement and surrounding rural areas by providing essential service and retail provision. Some small scale development of housing and employment would meet community needs. Existing services, retail and community facility provision will be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable where it meets identified need. Retention of existing facilities and services will be encouraged.

Countryside including all other villages and hamlets would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

HOW WOULD THE OPTION MEET THE CORE STRATEGY SPATIAL OBJECTIVES?

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	Proportionate development to increase the self-containment of Bere Regis would not conform to Regional Spatial Strategy as it would encourage a cascade of development from the SSCT and towns to a key service village. However, the option would reinforce Bere Regis' role as a Key Service Village and ensure the provision of additional homes in proximity to some existing employment, service and facility provision. Without a critical mass the existing 'dormitory' function of the village is likely to continue.
Meet Purbeck's housing needs	Proportionate development would require development on greenfield sites with maximum viability. This would enable the delivery of a mix of housing sizes and types and the delivery of higher amounts of affordable housing provision. Whilst provision at Bere Regis would not meet the wider District need in terms of location of provision, development at the other towns and key service villages in the district would enable a better spread of provision across the District.

Meeting Spatial Objectives	Comments
Support local communities	Additional development at Bere Regis would assist in reinforcing the viability of existing shops and services and may support enhancements to existing provision as well as new provision where a need is identified. However, it is likely that out commuting would continue to access broader retail, service and facility provision elsewhere in the district and at the SSCT. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.
Reduce vulnerability to climate change and dependence on fossil fuels	Flood risk in this area can be addressed. In terms of reducing car-dependency (and thus vulnerability to high fuel costs), Bere Regis would need a “critical mass” of development (more than currently proposed for this option) for additional services and facilities. The lack of potential for good public transport must also be taken into account.
Ensure high quality, sustainable design	Settlement extensions and some infill and redevelopment would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and support environmental enhancements.
Conserve and enhance the landscape, historic environment and cultural heritage of the District	Additional development at Bere Regis would encroach on the landscape and countryside. The wider spread of development (beyond the towns) would reduce the impact of development at a particular settlement but may have a more local impact district’s smaller settlements, in particular Bere Regis.
Conserve and enhance Purbeck’s natural habitat	Appropriate Assessment would need to be undertaken to assess impact on protected heathland, particularly to the south of the village, and to plan for any mitigation such as Suitable Alternative Natural Green Space.
Promote a prosperous local economy	<p>Additional development at Bere Regis would assist in reinforcing the viability of existing shops. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.</p> <p>Additional development at Bere Regis would result in wider employment provision across the District. This option would be supported by employment land provision at Wareham and development of Prospect Business Park at Swanage. New employment provision would be on a mixture of green field and brownfield sites. Maximising the capacity of Key Service Villages would also require some employment provision at Wool, Bere Regis and Lytchett Matravers. Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>The District Council’s Tourism Strategy recommends that larger tourism developments should be focused around Swanage, Wareham and Wool to (a) link in with existing transport infrastructures and (b) preserve the unspoilt rural nature of the remainder of the district, particularly along the coastline, as this remains a key asset for both visitors and the local community. Proportionate development at Bere Regis would support the delivery of this recommendation. In addition, development contributions could fund improvements to town centre facilities, transport infrastructure, environmental improvements and Suitable Alternative Natural Green Space, all of which would support the promotion of sustainable tourism.</p>
Provide an integrated transport system and better accessibility to services for everyday needs	Not enough focused development to plan for sufficient public transport and additional services. Existing public transport provision is poor and the central location of Bere Regis for commutes to the SSCT, Wareham, Blandford, Dorchester and Weymouth would encourage use of private car. Highways Agency objects to any additional development that would impact on A31.

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal’s initial findings note that Bere Regis is Purbeck’s 5th largest village. It scores low on the SA because of its location close to major road networks and its lack of proximity to any major settlement, leaving residents with relatively long commutes to work. The Highways Agency reports that the A31 could be impacted by any development. Large scale development at Bere Regis is more likely to add to the current out-commuting than achieve self-sufficiency.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

This option does not conform to RSS development policies and would not be sustainable in terms of access to service and facility provision. A range of other issues would also need to be addressed including:

- Potential impact on protected heathland
- Impact on landscape
- Road capacity / transport infrastructure improvements and Highway Agency objections
- Impact on function and character of Bere Regis
- Reducing the ability to address housing need more widely across the remaining key service villages.

For the reasons listed above, and to ensure that the consultation only considers options that are in conformity with the RSS and would be found 'sound' at examination, it is recommended that this option is not taken forward as part of the Core Strategy consultation.

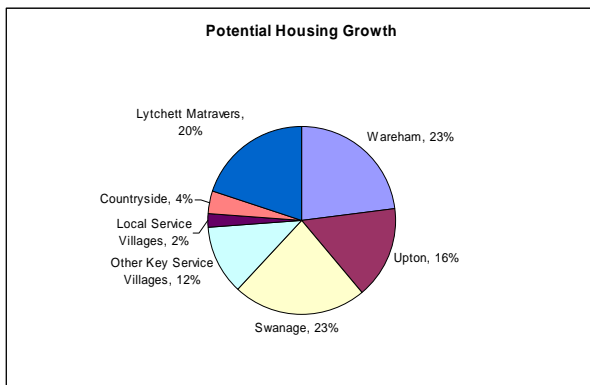
Option 9 – Improve the self-sufficiency of Lytchett Matravers

WHY HAS THIS OPTION BEEN CONSIDERED?

This option would see an increase in development at the Key Service Villages with the greatest proportion at Lytchett Matravers. The option would aim to increase the self-sufficiency of Lytchett Matravers with housing development supporting retail, community facility and employment opportunities. Proportionate amounts of development would continue to take place in Upton, Swanage, Wareham, the Key Service Villages and the Local Service Villages according to settlement size and function.



Potential Housing Development



Settlement	Total Homes Required	Homes Provided & Commitments (1/4/08)	Remaining Requirement
Swanage	551	317	234
Wareham	551	48	503
Upton	384	96	288
Lytchett Matravers	480	79	401
Key Service Villages	288	231	57
Local Service Villages	40	35	5
Countryside	106	92	14
Total	2400	898	1502

This option would see significant additional housing development at Lytchett Matravers. Although there are opportunities for some infill and redevelopment opportunities within the settlement, a large amount of housing would also be required on greenfield sites.



Potential Retail Development

The provision of a supermarket at both Wareham and Swanage (each 1000 square metres in floorspace).

Enhancement of the town centre retail offer at Wareham and Swanage (1000 sq m).

Enhancement of the District Centre at Upton Cross (500 sq m).

Enhancement of the local centre at Lytchett Matravers (500 sq m)



Potential Community Facility and Service Provision

Enhancement of existing provision and new provision would be focused at the Key Service Village of Lytchett Matravers over the other Key Service Villages with this option. Provision would be required to meet identified local need and could include:

- Extended healthcare provision

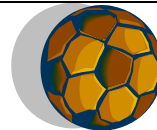
Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.



Potential Economic Development

Potential economic development relating to this option would be met from a mixture of employment land provision at the following locations:

- 20 hectares at Winfrith Technology Centre
- 1.2 hectares at Prospect Business Park
- 8 hectares at Holton Heath Industrial Estate
- 5 hectares at Admiralty Park
- 0.6 hectares at Wareham Road, Lytchett Matravers
- 0.5 hectares at new site to be identified in Bere Regis
- 1 hectare at new site to be identified in Wareham
- 1 hectare at new site to be identified in Swanage



Potential Open Space and Recreation Provision

Enhancement of existing provision and new provision would be focused at the Key Service Village of Lytchett Matravers over the other Key Service Villages with this option. Provision would be required to meet identified local need and could include:

- Improvements to Recreation Ground & Sports Facilities
- Youth shelter
- Skate Park
- Circular walking route around village
- Dedicated cycle path to Lytchett Minster School

Enhancement to existing provision and new provision may take place at other settlements subject to the amount of development, identified need, and the amount and prioritisation of development contributions negotiated.

WHAT WOULD THIS OPTION MEAN?

Swanage would develop its role as the largest yet most self-contained town in the district. **Wareham** would develop its role as the administrative centre for the district. The towns would see increased housing development, above that at Upton, supporting a growth in the mix of retail, employment and community facility provision. The new development may require the release of land from the Green Belt and AONB.

Upton would also develop its role as a town whilst retaining strong links with the Borough of Poole. The town would see some housing development, although less than at Swanage and Upton, supporting a growth in the mix of retail, employment and community facility provision, particularly within the town centre. Due to constraints affecting the town, development would be of a lower scale to Wareham and Swanage. The new development may require the release of land from the Green Belt.

Lytchett Matravers would develop its role to become a self-contained key service village with increased housing development supporting a growth in the mix of retail, employment and community facility provision. The majority of new development would take place on greenfield sites on the edge of the settlement. Areas of existing retail and community facility provision would provide a focal area for the development of a village centre.

The remaining **Key Service Villages** would be the focus of smaller amounts of development that serve the settlement and surrounding rural areas by providing essential service and retail provision. Some small scale development of housing and employment would meet community needs. Existing services, retail and community facility provision will be expanded in the centres where they meet both a need in the settlement and surrounding rural area.

Local Service Villages would provide a more limited range of services that may meet some local need, for example, a rural shop. Small scale housing and employment development may be acceptable where it meets identified need. Retention of existing facilities and services will be encouraged.

Countryside including all other villages and hamlets would only accommodate development which meets an identified local housing need, the functional need of an occupational dwelling, or another exceptional and demonstrable need.

How the Option meets Purbeck's Spatial Objectives:

Meeting Spatial Objectives	Comments
Respect the character and distinctiveness of Purbeck's settlements and countryside	Proportionate development to increase the self-containment of Lytchett Matravers would not conform to Regional Spatial Strategy as it would encourage a cascade of development from the SSCT and towns to a key service village. The option would reinforce Lytchett Matravers' role as a Key Service Village and ensure the provision of additional homes in proximity to some existing employment, service and facility provision although without a critical mass the existing 'dormitory' function is likely to continue.
Meet Purbeck's housing needs	Proportionate development to increase the self sufficiency of Lytchett Matravers would require development on greenfield sites with maximum viability. This would enable the delivery of a mix of housing sizes and types and the delivery of higher amounts of affordable housing provision. Whilst provision at Lytchett Matravers would not meet the wider District need in terms of location of provision, development at the other towns and key service villages in the district would enable a better spread of provision across the District.
Support local communities	Additional development at Lytchett Matravers would assist in reinforcing the viability of existing shops and services and may support enhancements to existing provision as well as new provision where a need is identified. However, it is likely that out commuting to the nearby SSCT would continue to access broader retail, service and facility provision. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.
Reduce vulnerability to climate change and dependence upon fossil fuels	Flood risk in this area can be addressed. In terms of reducing car-dependency (and thus vulnerability to high fuel costs), Lytchett Matravers would need a "critical mass" of development (more than currently proposed for this option) for additional services and facilities.
Ensure high quality, sustainable design	Settlement extensions and some infill and redevelopment would enable master planning and design coding to ensure high quality design. Redevelopment and infill of existing areas would allow improvements to areas of low quality design and support environmental enhancements.
Conserve and enhance the landscape, historic environment and cultural heritage of the District	Additional development at Lytchett Matravers would encroach on the landscape and Green Belt. The wider spread of development (beyond the towns) would reduce the impact of development at a particular settlement but may have a more local impact district's smaller settlements, in particular Lytchett Matravers.
Conserve and enhance Purbeck's natural habitat	Appropriate Assessment would need to be undertaken to assess impact on protected heathland (in particular to the east) and to plan for any mitigation such as Suitable Alternative Natural Green Space.

Meeting Spatial Objectives	Comments
Promote a prosperous local economy	<p>Additional development at Lytchett Matravers would assist in reinforcing the viability of existing shops. There would still be opportunity to provide a supermarket at both Wareham and Swanage together with enhanced town centre retail provision.</p> <p>Additional development at Lytchett Matravers would result in wider employment provision across the District. This option would be supported by employment land provision at Wareham and development of Prospect Business Park at Swanage. New employment provision would be on a mixture of green field and brownfield sites. Maximising the capacity of Key Service Villages would also require some employment provision at Wool, Bere Regis and Lytchett Matravers. Winfrith Technology Centre would continue to provide employment land for local use and wider market purposes.</p> <p>The District Council's Tourism Strategy recommends that larger tourism developments should be focused around Swanage, Wareham and Wool to (a) link in with existing transport infrastructures and (b) preserve the unspoilt rural nature of the remainder of the district, particularly along the coastline, as this remains a key asset for both visitors and the local community. Proportionate development at Lytchett Matravers would support the delivery of this recommendation. In addition, development contributions could fund improvements to town centre facilities, transport infrastructure, environmental improvements and Suitable Alternative Natural Green Space, all of which would support the promotion of sustainable tourism.</p>
Provide an integrated transport system and better accessibility to services for everyday needs	The option would not provide enough focused development to plan for sufficient public transport and additional services. Whilst existing bus services to the SSCT are good, proximity of the village to the SSCT would encourage increased journeys by private car.

HOW SUSTAINABLE IS THE OPTION?

The Sustainability Appraisal's initial findings note that Lytchett Matravers is Purbeck's largest village, and close to Poole. As a dormitory settlement for Poole, it is unlikely to be able to increase its self-containment.

SHOULD THE OPTION BE DISCOUNTED OR TAKEN FORWARD FOR CONSULTATION?

This option does not conform to RSS development policies and would not be sustainable in terms of access to service and facility provision. A range of other issues would also need to be addressed including:

- Potential impact on protected heathland
- Impact on landscape
- Loss of Green Belt
- Road capacity / transport infrastructure improvements
- Increased out-commuting and dormitory status of village
- Impact on function and character of Lytchett Matravers
- Reducing the ability to address housing need more widely across the remaining key service villages.

For the reasons listed above, and to ensure that the consultation only considers options that are in conformity with the RSS and would be found 'sound' at examination, it is recommended that this option is not taken forward as part of the issues and options consultation.

4. Development Options to be Taken Forward into the Core Strategy

Development Options
Concentrate growth on the edge of Wareham Focus growth at Swanage Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool

4.1 Housing Detail

4.1.1 Concentrate growth on the edge of Wareham

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	508	310	198	26	172	0
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	40	35	5	5	*	0
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

A summary of the potential for preferred directions of growth to deliver the green field requirement at Wareham is outlined below (a full assessment is included in section 5).

Settlement	Site Description	Estimated Dwellings
Wareham	W1: West of Wareham Town (within the bypass)	130
	W2: West of Wareham Town (beyond the bypass)	455
	W3: North Wareham District Centre (train station area)	50
	W4: North West of North Wareham	80
	W5: West of North Wareham	190
Total		905

4.1.2 Focus growth at Swanage

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	508	310	198	26	172	0
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	40	35	5	5	*	0
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

A summary of the potential for preferred directions of growth to deliver the green field requirements at Swanage, Wareham, Upton and the Key Service Village(s) is outlined below (a full assessment is included in section 5).

Settlement	Site Description	Estimated Dwellings
Swanage		415
	S1: North of Swanage	160
	S2: West of Swanage	115
	S3: North of A351	100
	S4: West of Herston	40
Wareham		905
	W1: West of Wareham Town (within the bypass)	130
	W2: West of Wareham Town (beyond the bypass)	455
	W3: North Wareham District Centre (train station area)	50
	W4: North West of North Wareham	80
	W5: West of North Wareham	190
Upton		69
	U1: West of Upton (within the bypass)	69
Key Service Village(s)		961
Wool		961
	Wo1: West of Wool	205
	Wo2: South West of Wool	250
	Wo3: South of Wool	506
Total		2350

4.1.3 Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool

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	658	310	348	26	172	150
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	40	35	5	5	*	0
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

A summary of the potential for preferred directions of growth to deliver the green field requirements at Swanage, Wareham, Upton and the Key Service Village(s) is outlined below (a full assessment is included in section 5).

Settlement	Site Description	Estimated Dwellings
Swanage		415
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	S2: West of Swanage	115
	S3: North of A351	100
	S4: West of Herston	40
Wareham		905
	W1: West of Wareham Town (within the bypass)	130
	W2: West of Wareham Town (beyond the bypass)	455
	W3: North Wareham District Centre (train station area)	50
	W4: North West of North Wareham	80
	W5: West of North Wareham	190
Upton		69
	U1: West of Upton (within the bypass)	69
Key Service Village(s)		2275
Bere Regis		198
	BR1: North of Bere Regis	15
	BR2: East of Bere Regis	45
	BR3: North East of Bere Regis	40
	BR4: South East of Bere Regis	98
Lytchett Matravers		1116
	LM1: South of Lytchett Matravers	300
	LM2: North East of Lytchett Matravers	180
	LM3: North of Lytchett Matravers	320
	LM4: West of Lytchett Matravers	156
	LM5: East of Lytchett Matravers	160
Wool		961
	Wo1: West of Wool	205
	Wo2: South West of Wool	250
	Wo3: South of Wool	506
Total		3664

4.2 Employment Detail

Provision will be required for a minimum of 11.5 hectares of employment land across the District over the plan period.

Option detail to consider through consultation:

- Should existing employment sites e.g. (Winfrith Technology Centre, Holton Heath Industrial Estate and Admiralty Park) be allowed to continue to expand?
- Should new sites be allocated nearer to existing populations in Swanage and Wareham?

4.3 Retail Detail

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

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

The Study also identifies 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.

Option detail to consider for new food floor space through consultation:




- Should 2,000 sqm new food floor space be concentrated in Wareham?
- Should 2,000 sqm new food floor space be concentrated in Swanage?
- Should 2,000 sqm new food floor space be split between Swanage and Wareham (1,000 sqm in each)?

4.4 Directions of growth for development options to be taken forward into Core Strategy

Introduction

- 4.4.1 In order to deliver the housing requirements identified within the five preferred options it is necessary to identify potential directions of growth at the settlements concerned. The Strategic Housing Land Availability Assessment and Character Area Development Potential work confirms that it will not be possible to provide for all new housing supply on brownfield sites within existing settlement boundaries. Green field land which adjoins the existing settlements boundaries will therefore be required.
- 4.4.2 Based on the Strategic Housing Land Availability Assessment, the following diagrams illustrate the key directions of growth around settlements which would require green field development in accordance with the five preferred options. An indication of the total amount of dwellings that could be provided, together with key advantages and disadvantages is included for each area. The diagrams and information are provided to inform the Core Strategy where they will be used to encourage comments through an issues and options consultation. The areas illustrated and their capacity (the number of dwellings), are indicative only at this stage. However, the assessment does demonstrate the deliverability of the options proposed.
- 4.4.3 A more detailed assessment of all areas will be required as part of the evidence base for a future Site Specific Development Plan Document.
- 4.4.4 The following provides a key to the diagrams below indicating absolute constraints of heathland buffer and flood zones

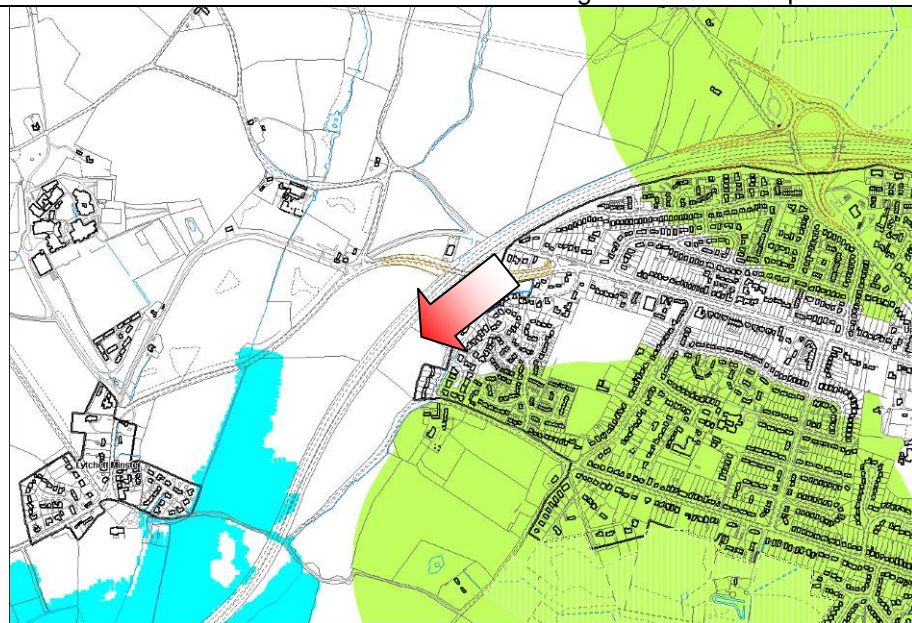
Key:

	400m buffer
	Flood zones 2 & 3
	Direction of growth



4.4.5 Directions of Growth at Upton

U1: West of Upton (within the bypass) Residential green field development

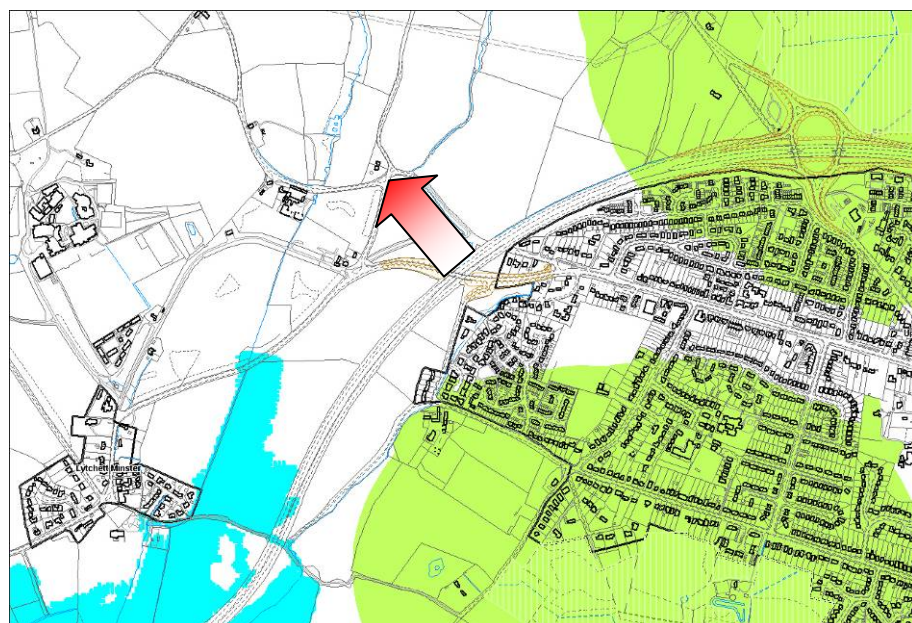


Purbeck D.C, Licence No. LA100022058, 2009

Development would be contained within the bypass and prevent coalescence with Lytchett Minster. Access improvements would be required. TPOs nearby. Loss of Green Belt. Potential for noise disturbance for future residents. Potential flood risk associated with watercourse – FRA would be required. Area not promoted for development through SHLAA 2007/08. Development may contravene Habitat Regulations.

Potential no of units: 69
(Officer Assessment)

U2: West of Upton (beyond the bypass) Residential green field development



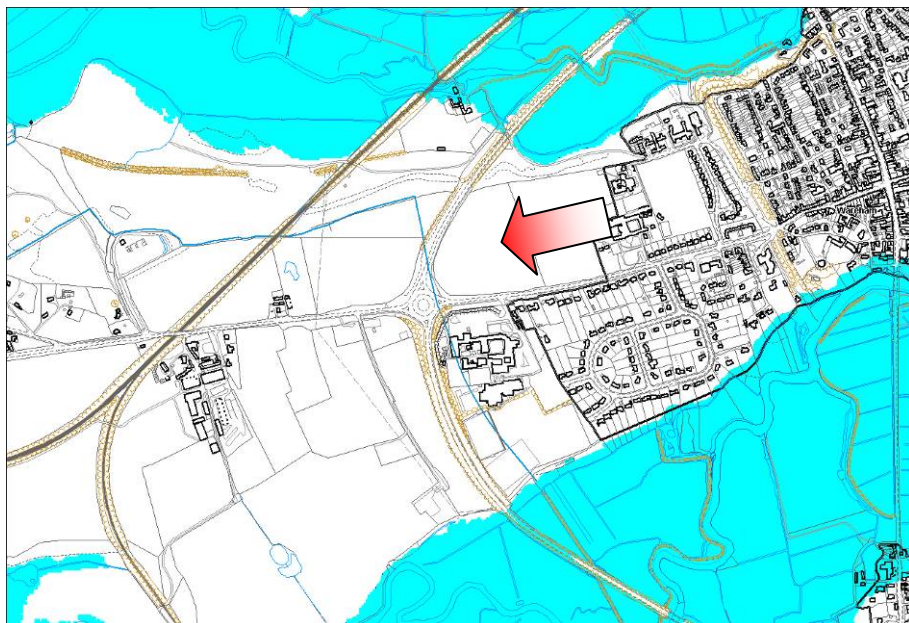
Purbeck D.C, Licence No. LA100022058, 2009

Gently sloping and some highly visible land. Disassociation with Upton. Provision of services and other infrastructure required. Development beyond the bypass could mean coalescence with Lytchett Minster. Area includes CA and TPOs. Loss of Green Belt. Partly within flood zone & potential flood risk. FRA required. Area promoted for development through SHLAA 2007/08. Development may contravene Habitat Regulations.

SHLAA potential no of units: 2750 of which approximately 580 would be required to meet any Upton option.

4.4.6 Directions of Growth at Wareham

W1: West of Wareham Town (within the bypass) Residential green field development

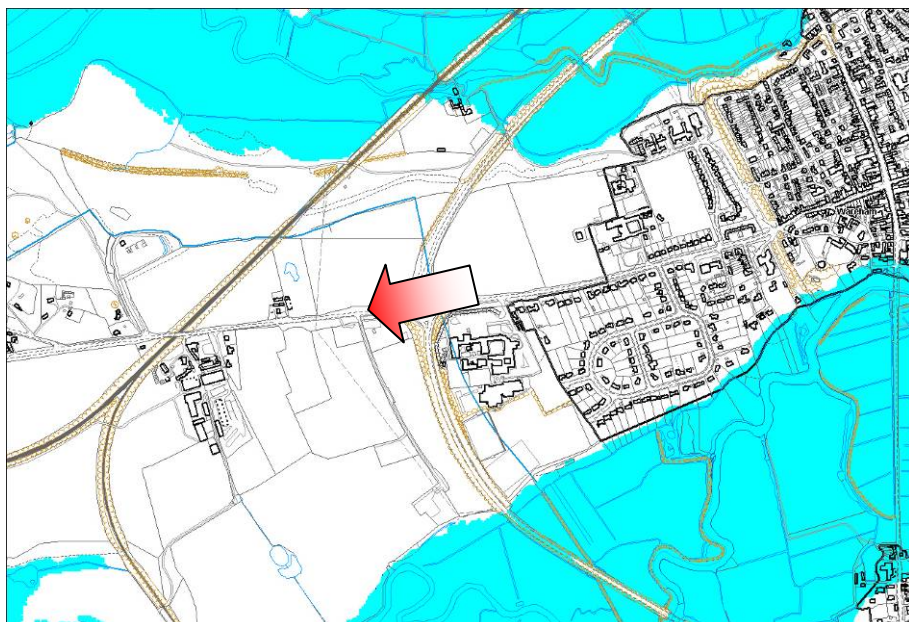


Purbeck D.C, Licence No. LA100022058, 2009

Development would be contained within the bypass. Good access to existing infrastructure. New pedestrian links to railway station would be needed. Distance from existing facilities a disadvantage. Relatively flat land, but visually prominent. Possible noise issues for residents owing to the proximity of the bypass. Loss of Green Belt. Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units: 130

W2: West of Wareham Town (beyond the bypass) Residential green field development

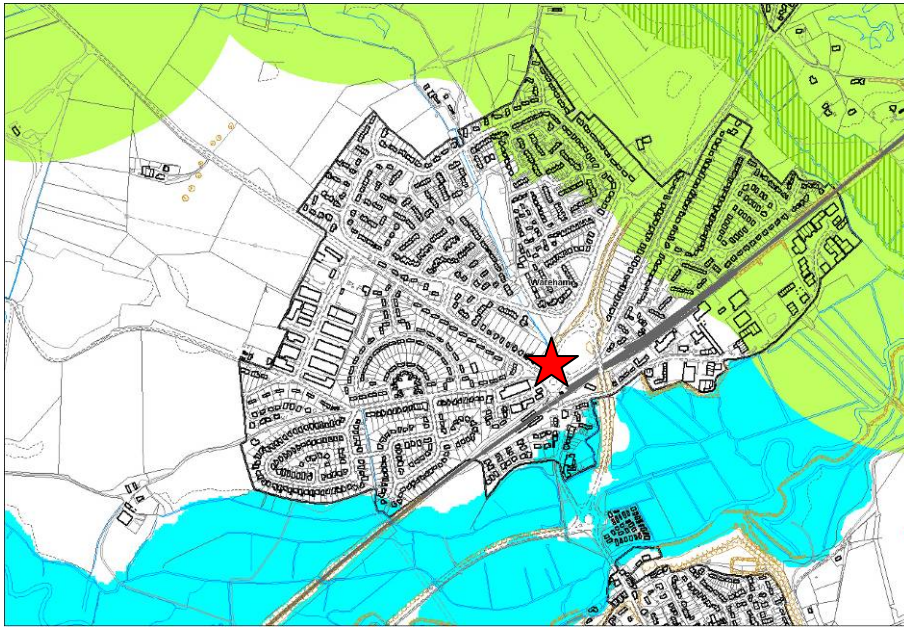


Purbeck D.C, Licence No. LA100022058, 2009

Distance from existing facilities and infrastructure would mean necessity for provision of new services, such as rail link. Land slopes gently to south. Area to south of road falls within AONB. Area to north of road falls within Green Belt. The flood zone is located to the south and would constrain development. Possible noise issues for residents owing to the proximity of the bypass. Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units: 455

W3: North Wareham District Centre (train station area)
Residential green field development

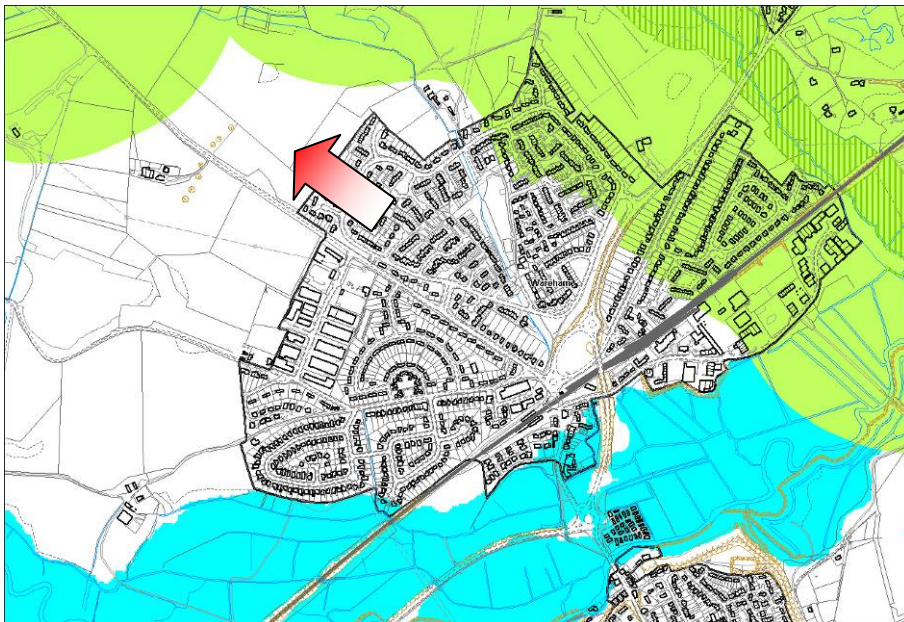


Purbeck D.C, Licence No. LA100022058, 2009

Consistent with national and regional policies on re-use of previously developed land. Close to existing services and infrastructure. Opportunity to form part of mixed use development. Existing businesses would need to be relocated. Area not promoted for development through SHLAA 2007/08.

SHLAA potential no of units:
50 (Officer Assessment)

W4: North West of North Wareham
Residential green field development

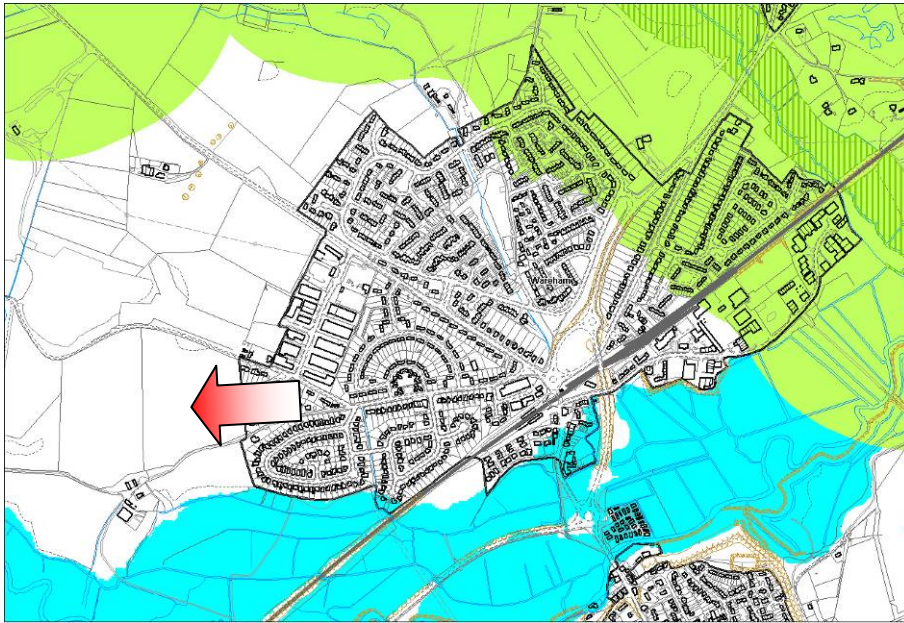


Purbeck D.C, Licence No. LA100022058, 2009

Good access to existing roads. On edge of heathland 400m buffer. Potential for development to link with Northmoor Park. Close proximity to existing employment land. Area falls within Green Belt. Area promoted for development through SHLAA 2007/08. Development may contravene Habitat Regulations.

SHLAA potential no of units:
80

W5: West of North Wareham
Residential green field development



Purbeck D.C, Licence No. LA100022058, 2009

Good access to existing roads.
On edge of heathland 400m buffer.
Potential for development to link with Northmoor Park.
Close proximity to existing employment land.
Area falls within Green Belt.
Area promoted for development through SHLAA 2007/08.
Development may contravene Habitat Regulations.

SHLAA potential no of units:
190

4.4.7 Swanage

S1: North of Swanage Mixed use green field development

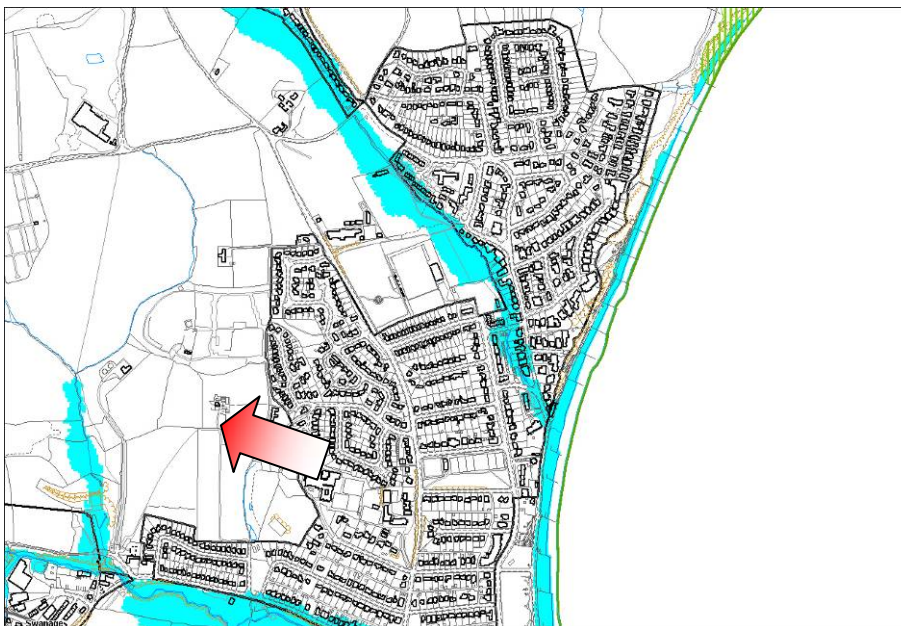


Purbeck D.C, Licence No. LA100022058, 2009

Low lying and flat land but prominent, however visual impact would be reduced owing to relationship with existing ribbon development. Distance from town centre is a disadvantage and may have congestion implications, but area presents opportunity for mixed use development and some facilities are nearby. Improvements to access may be required. Development could be contained by existing roads. Impact on AONB. Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units:
160

S2: West of Swanage Residential green field development

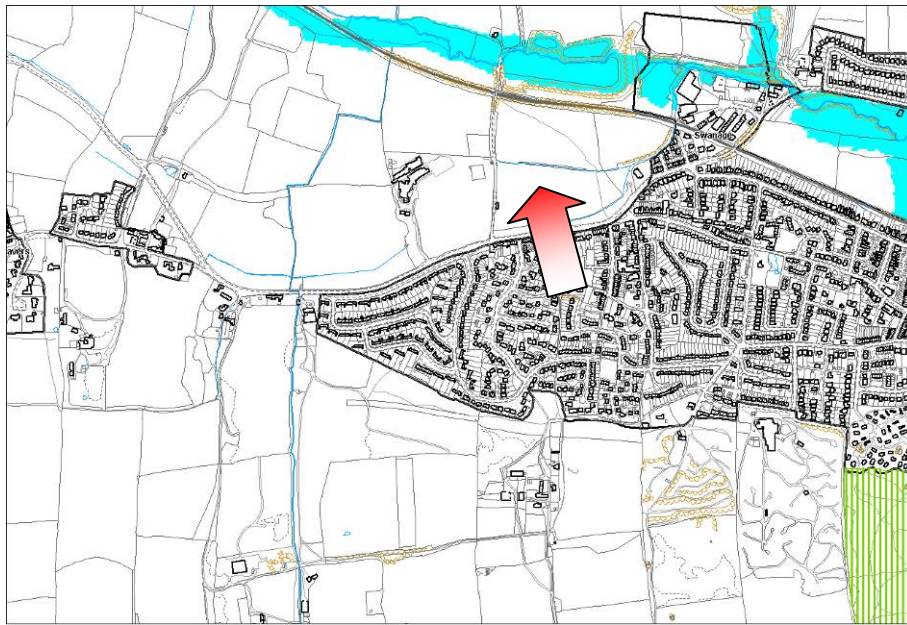


Purbeck D.C, Licence No. LA100022058, 2009

Sloping and fairly steep – would affect building design, site capacity and prominence of development. Distance from town centre is a disadvantage and may have congestion implications. Some land used in tourist industry – its loss would need to be considered. Some land in proximity to flood zone. Improvements to access may be required. Impact on AONB. Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units:
115

S3: North of A351
Residential green field development

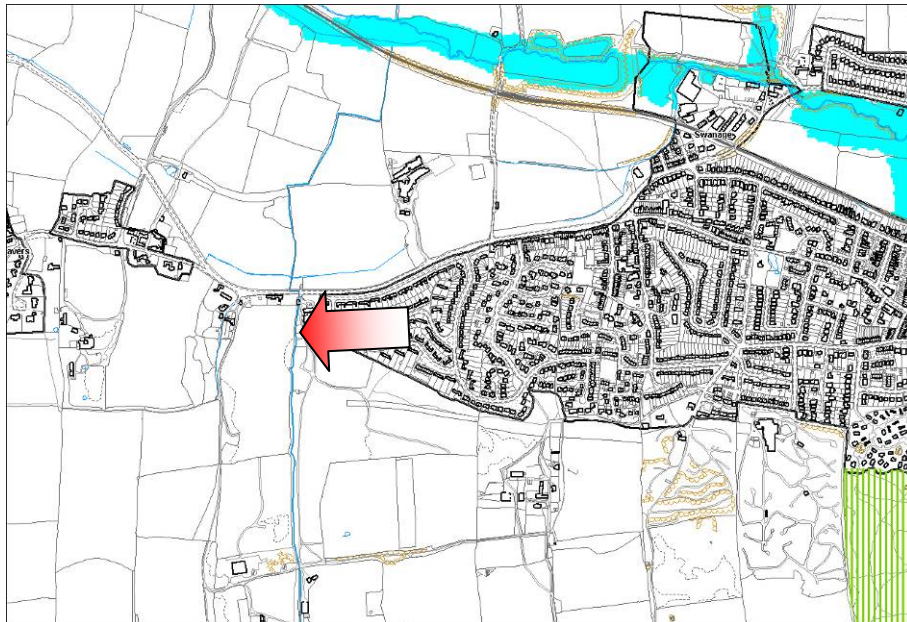


Purbeck D.C, Licence No. LA100022058, 2009

Undulating and visually prominent land.
Good access to road network and potential to join train line.
Distance from town centre is a disadvantage and may have congestion implications.
Improvements to access may be required.
Impact on AONB.
Site on edge of CA.
Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units:
100

S4: West of Herston
Residential green field development



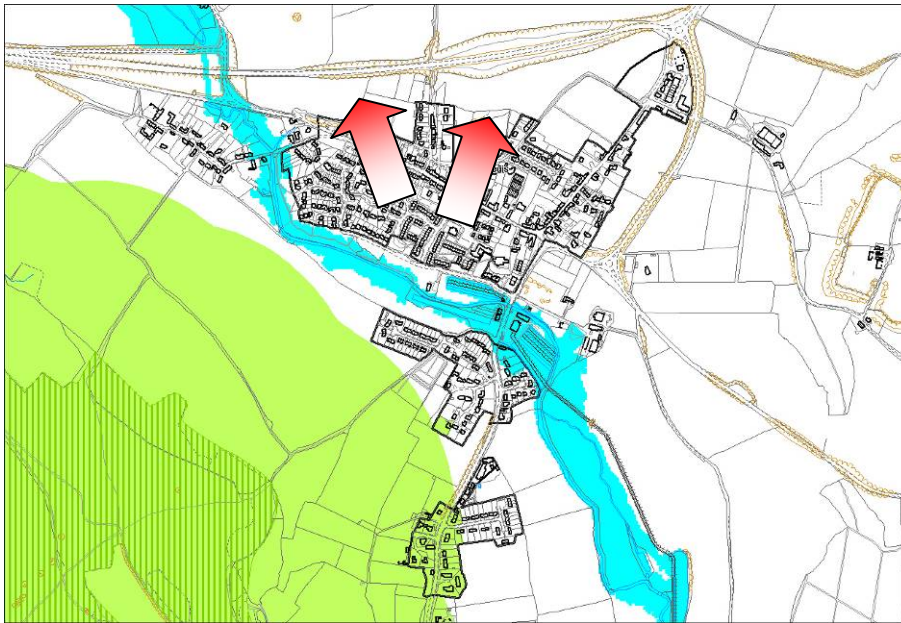
Purbeck D.C, Licence No. LA100022058, 2009

Gently sloping and prominent site.
Good access to existing road network.
Disadvantage of potential for coalescence with Langton Matravers.
Impact on AONB.
Heritage Coast.
Area promoted for development through SHLAA 2007/08.

Potential no of units: 40

4.4.8 Bere Regis

BR1: North of Bere Regis Residential green field development

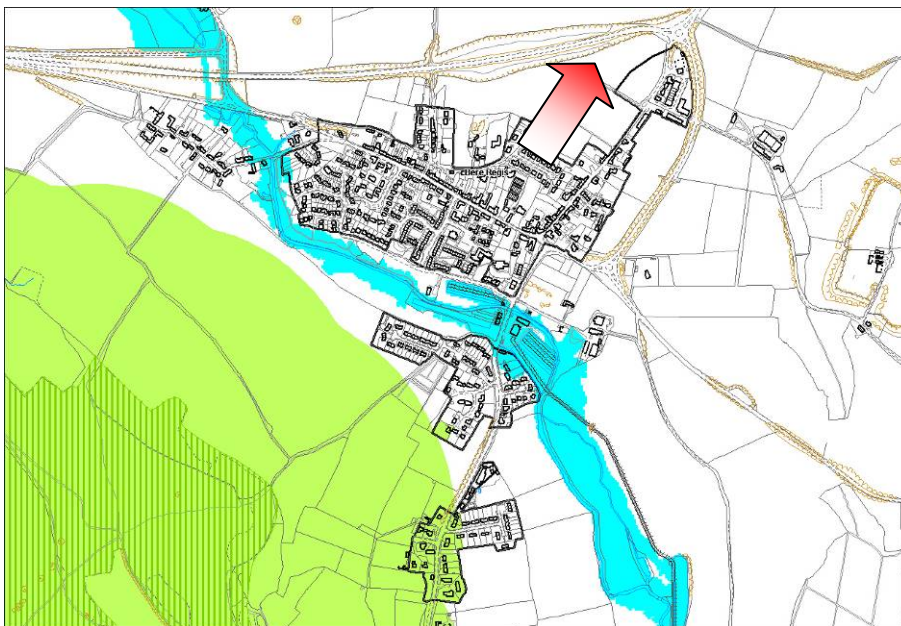


Purbeck D.C, Licence No. LA100022058, 2009

Steeply sloping and prominent land.
Good access to existing services and facilities.
Development would be enclosed by the bypass – proximity to A35 may mean noise problems for future residents.
Land available for development.
Groundwater source protection zone.
Impact on landscape.
Edge of CA.
Improved access required.
Area promoted for development through SHLAA 2007/08.
Highways Agency objections to additional development.

SHLAA potential no of units:
15

BR3: North East of Bere Regis Residential green field development

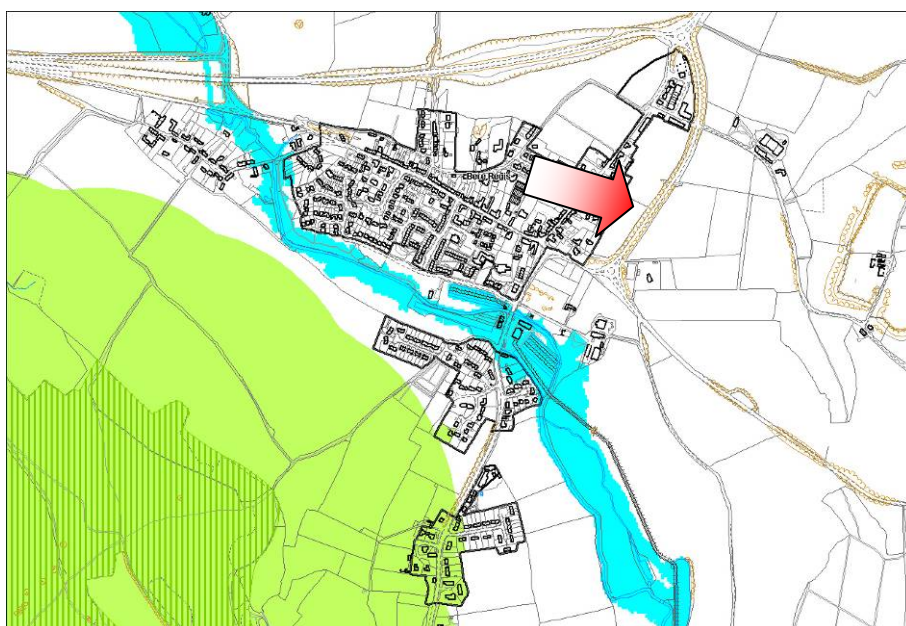


Purbeck D.C, Licence No. LA100022058, 2009

Steep and very prominent land.
Good access to existing services and facilities.
Development would be enclosed by existing settlement and A35.
Proximity to A35 may mean noise problems for future residents.
Groundwater source protection zone.
Impact on landscape.
Edge of CA.
Improved access required.
Area promoted for development through SHLAA 2007/08.
Highways Agency objections to additional development.

SHLAA potential no of units:
40

BR2: East of Bere Regis
Residential green field development

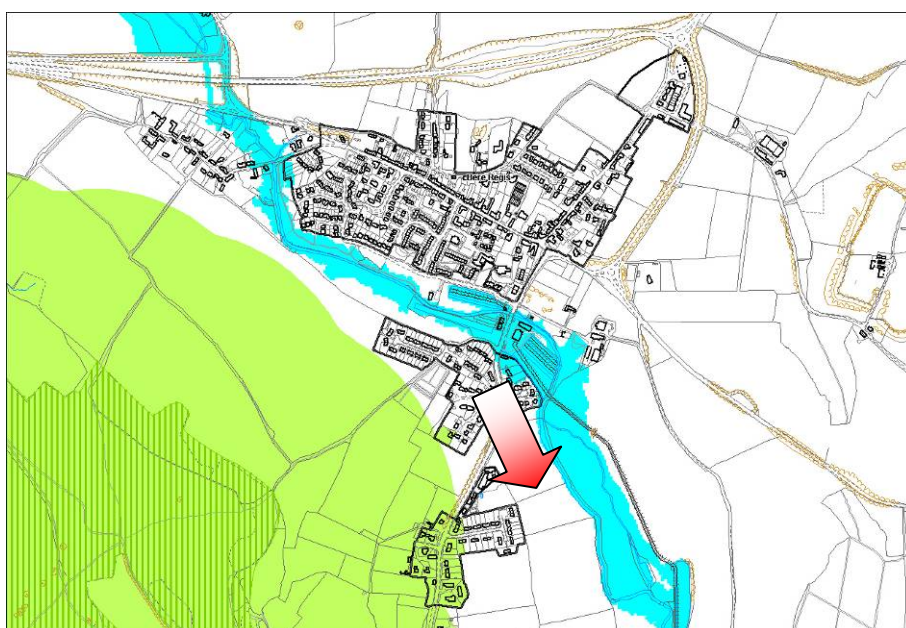


Purbeck D.C, Licence No. LA100022058, 2009

Low lying and highly visible land.
Good access to existing services and facilities.
Development would be enclosed by the bypass – proximity to A35 may mean noise problems for future residents.
Land available for development.
Groundwater source protection zone.
In CA.
Improved access required.
Area promoted for development through SHLAA 2007/08.
Highways Agency objections to additional development.

SHLAA potential no of units:
45

BR4: South East of Bere Regis
Residential green field development



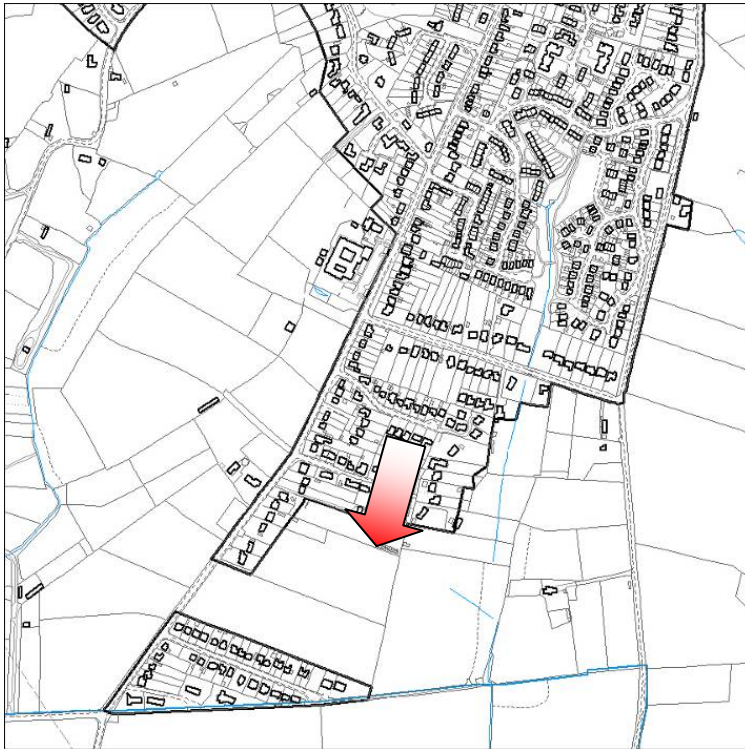
Purbeck D.C, Licence No. LA100022058, 2009

Sloped and very prominent land.
Good access to existing road network.
Would connect fragmented parts of settlement.
On edge of flood zone.
Groundwater source protection zone.
Improved access required.
Area promoted for development through SHLAA 2007/08.
Highways Agency objections to additional development.

SHLAA potential no of units:
98

4.4.9 Lytchett Matravers

LM1: South of Lytchett Matravers Residential green field development



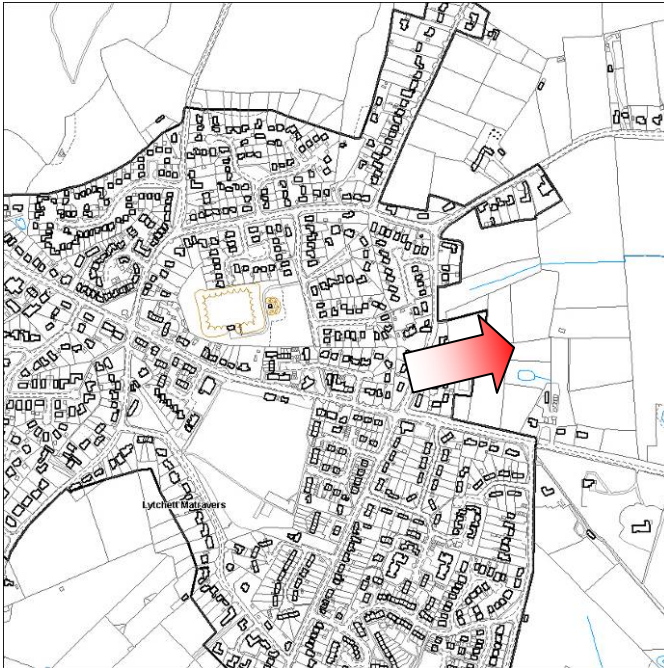
Fairly flat, but development would be visible from the surrounding landscape.
Good access to roads.
Would merge fragmented parts of settlement together.
Distance from village centre is a disadvantage.
Loss of Green Belt.
Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units: 300

Purbeck D.C, Licence No. LA100022058, 2009

LM2: North East of Lytchett Matravers

Residential green field development



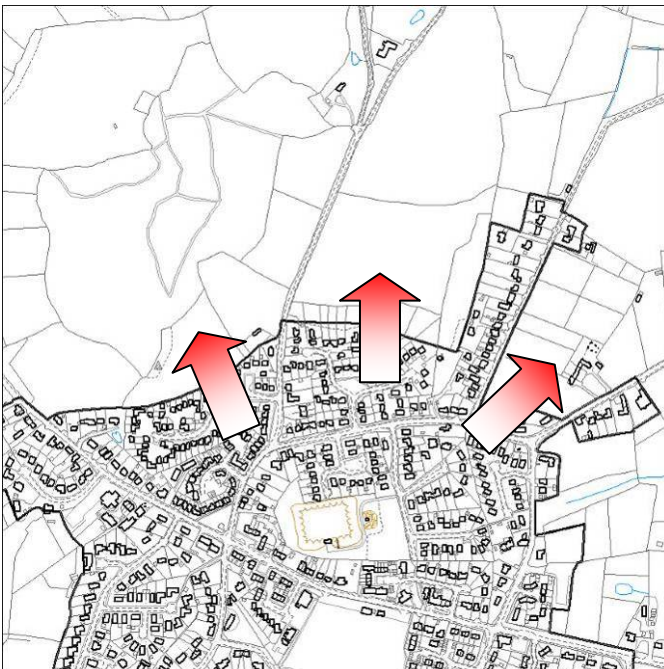
Purbeck D.C, Licence No. LA100022058, 2009

Fairly flat, but moderately prominent.
Good access to roads.
Close proximity to existing facilities in village centre.
Close to employment land.
Land available for development.
Groundwater source protection zone.
Loss of Green Belt.
Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units: 180

LM3: North of Lytchett Matravers

Residential green field development

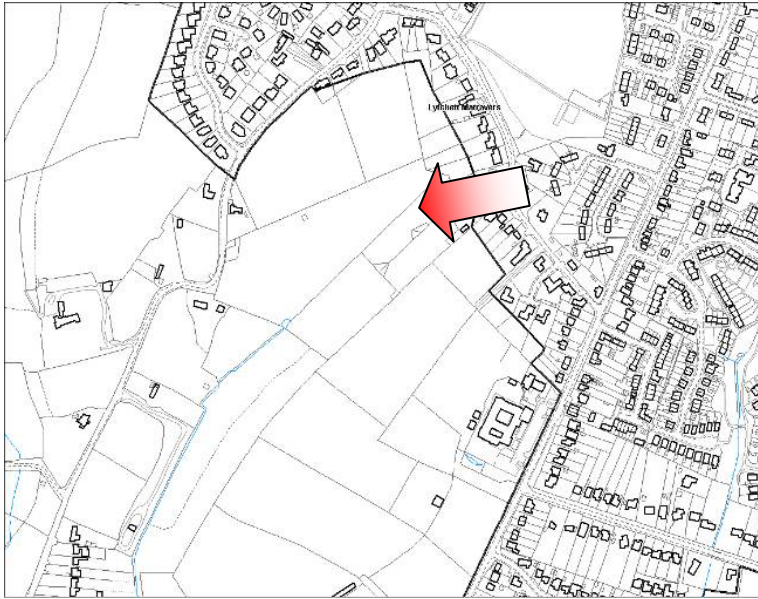


Purbeck D.C, Licence No. LA100022058, 2009

Fairly flat toward the west, but more prominent to the east.
New access would be required.
Close proximity to existing facilities in village centre.
Close proximity to employment land.
Land available for development.
Groundwater source protection zone.
Loss of Green Belt.
Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units: 320

LM4: West of Lytchett Matravers
Residential green field development

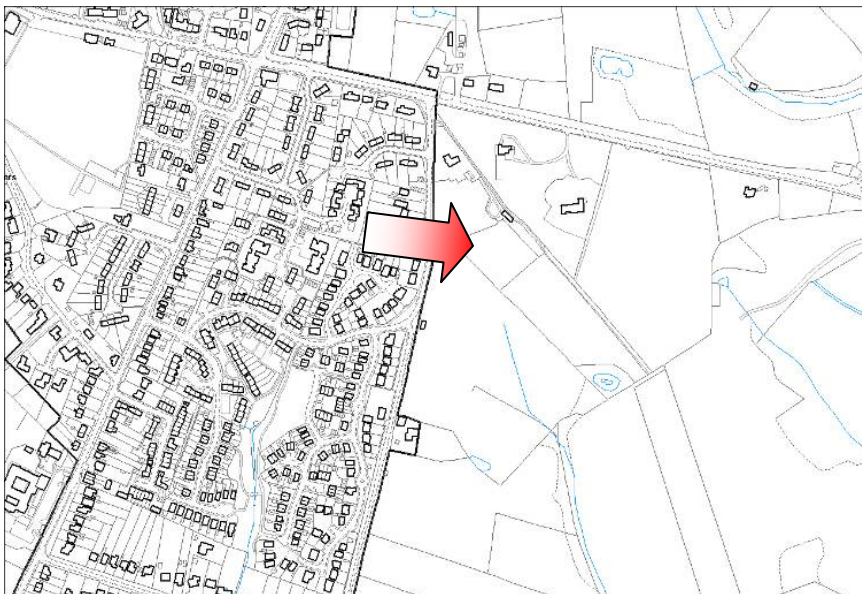


Purbeck D.C, Licence No. LA100022058, 2009

Undulating land.
Good access to Middle Road, which would contain development.
In proximity to existing services and facilities
Groundwater source protection zone.
Loss of Green Belt.
Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units: 156

LM5: East of Lytchett Matravers
Residential green field development



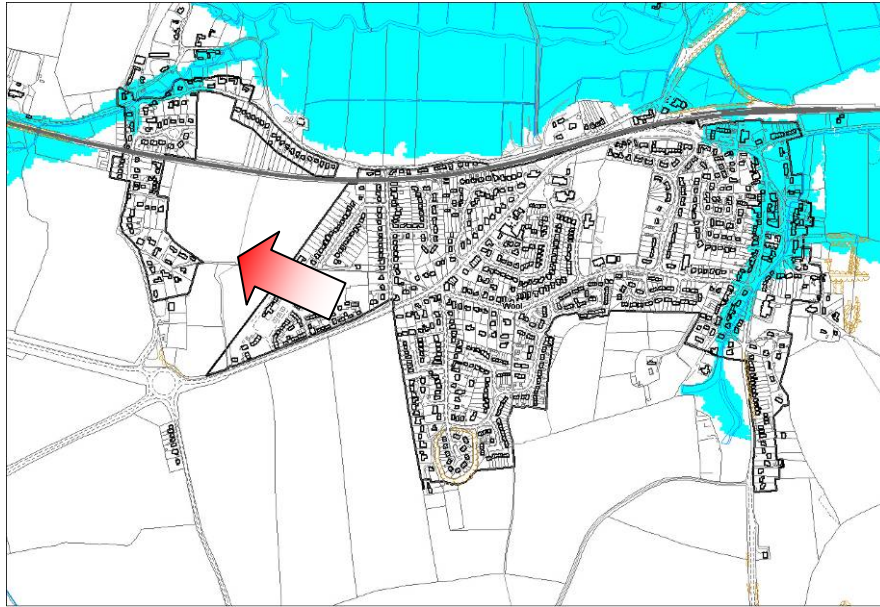
Purbeck D.C, Licence No. LA100022058, 2009

Fairly flat and not especially prominent owing to surrounding vegetation.
Good access to existing roads.
Good proximity to employment land and village shops.
Land available for development.
Groundwater source protection zone.
Loss of Green Belt.
Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units: 160

4.4.10 Wool

Wo1: West of Wool
Residential green field development

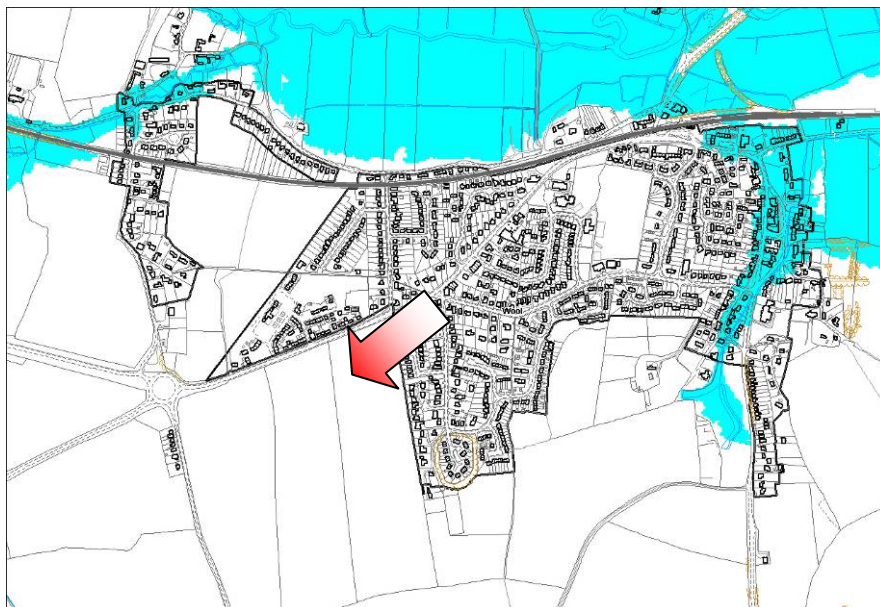


Purbeck D.C, Licence No. LA100022058, 2009

Fairly flat and bounded by hedging, but nonetheless prominent area. Development would be highly visible from the surrounding landscape. Good access to roads. Would allow joining up of fragmented settlement with East Burton. Nearby to existing infrastructure but additional services and facilities would need to be provided. Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units: 205

Wo2: South West of Wool
Residential green field development

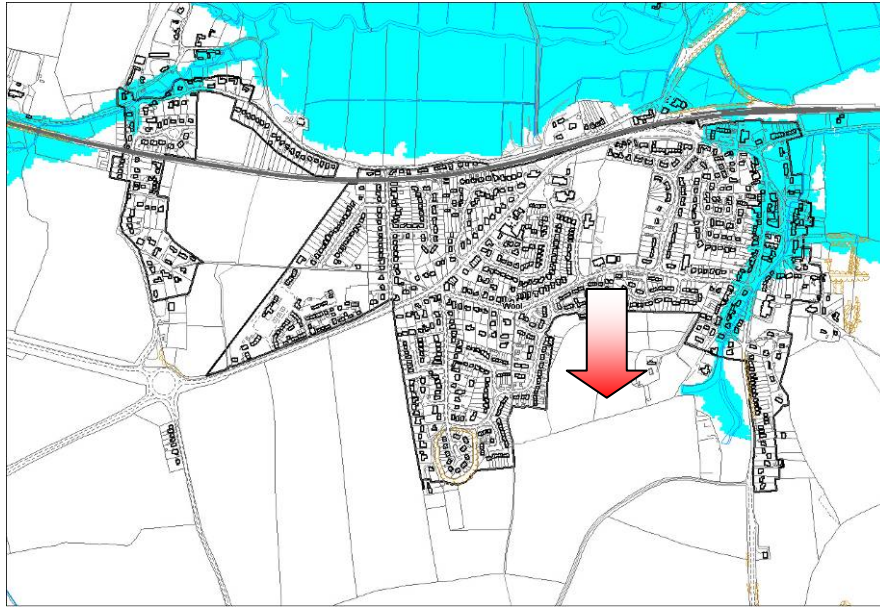


Purbeck D.C, Licence No. LA100022058, 2009

Fairly flat and bounded by hedging, but nonetheless prominent area. Development would be highly visible from the surrounding landscape. Good access to roads. Nearby to existing infrastructure but additional services and facilities would need to be provided. Area promoted for development through SHLAA 2007/08.

Potential no of units: 250

Wo3: South of Wool
Residential green field development



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Relatively flat area.
Some land within flood zone.
Relatively close to existing shops and facilities.
Adjacent to CA to the east.
Improved access would be required.
Area promoted for development through SHLAA 2007/08.

SHLAA potential no of units:
506

Appendix 1: Housing Option Detail

Option 1 - Focus Development at Upton											
Distribution			Provision at 1/4/08				Remaining Supply				
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	40%	960	80	16	96	864	108	111	111	645	0
Wareham	16.5%	393	24	24	48	345	27	153	153	165	954
Swanage	16.5%	393	116	201	317	76	21	230	55	0	415
Key Service Villages	21%	508	112	198	310	198	26	172	172	0	2776
Local Service Villages	2%	40	10	25	35	5	5	0	0	0	346
Countryside	4%	106	53	39	92	14	14	0	0	0	2904 *
Total	100%	2400	395	503	898	1502	201	666	491	810	7395

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)

Option 2 - Concentrate growth on the edge of Wareham

	Distribution		Provision at 1/4/08				Remaining Supply				
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	13%	315	80	16	96	219	108	111	111	0	0
Wareham	36%	863	24	24	48	815	27	153	153	635	954
Swanage	24%	568	116	201	317	251	21	230	230	0	415
Key Service Villages	21%	508	112	198	310	198	26	172	172	0	2776
Local Service Villages	2%	40	10	25	35	5	5	0	0	0	346
Countryside	4%	106	53	39	92	14	14	0	0	0	2904 *
Total	100%	2400	395	503	898	1502	201	666	666	635	7395

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)

** Option maximises brownfield supply at Swanage

*** Total requirement for greenfield across District focused at Wareham

Option 3 - Focus growth at Swanage

	Distribution		Provision at 1/4/08				Remaining Supply				
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	16%	384	80	16	96	288	108	111	111	69	0
Wareham	16%	382	24	24	48	334	27	153	153	154	954
Swanage	41%	980	116	201	317	663	21	230	230	412	415
Key Service Villages	21%	508	112	198	310	198	26	172	172	0	2776
Local Service Villages	2%	40	10	25	35	5	5	0	0	0	346
Countryside	4%	106	53	39	92	14	14	0	0	0	2904 *
Total	100%	2400	395	503	898	1502	201	666	666	635	7395

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)

Option 4 - Distribute development around Swanage, Upton, Wareham and the Key Service Villages of Bere Regis, Lytchett Matravers and Wool

Distribution	Provision at 1/4/08				Remaining Supply						
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	16%	384	80	16	96	288	108	111	111	69	0
Wareham	18%	438	24	24	48	390	27	153	153	210	954
Swanage	32%	774	116	201	317	457	21	230	230	206	415
Key Service Villages	28%	658	112	198	310	348	26	172	172	150	2776
Local Service Villages	2%	40	10	25	35	5	5	0	0	0	346
Countryside	4%	106	53	39	92	14	14	0	0	0	2904 *
Total	100%	2400	395	503	898	1502	201	666	666	635	7395

Option 5 - Proportionate Development taking into account the absolute constraints at Upton

	Distribution		Provision at 1/4/08				Remaining Supply				
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	16%	384	80	16	96	288	108	111	111	69	0
Wareham	25.5%	613	24	24	48	565	27	153	153	385	954
Swanage	25.5%	613	116	201	317	296	21	230	230	45	415
Key Service Villages	25.5%	613	112	198	310	303	26	172	172	105	2776
Local Service Villages	3%	71	10	25	35	36	5	0	0	31	346
Countryside	4%	106	53	39	92	14	14	0	0	0	2904
Total	100%	2400	395	503	898	1502	201	666	666	635	7395

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)

Option 6 - Disperse Development Across All District Settlements

	Distribution		Provision at 1/4/08				Remaining Supply				
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	16%	384	80	16	96	288	108	111	111	69	0
Wareham	20%	480	24	24	48	432	27	153	153	252	954
Swanage	20%	480	116	201	317	163	21	230	142	0	415
Key Service Villages	20%	480	112	198	310	170	26	172	144	0	2776
Local Service Villages	14%	336	10	25	35	301	5	0	0	296	346
Countryside	10%	240	53	39	92	148	14	0	0	134	2904
Total	100%	2400	395	503	898	1502	201	666	550	751	7395

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)

Option 7 - Proportionate Growth to Increase Self Containment of Wool

	Distribution		Provision at 1/4/08				Remaining Supply				
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	16%	384	80	16	96	288	108	111	111	69	0
Wareham	23%	552	24	24	48	504	27	153	153	324	954
Swanage	23%	552	116	201	317	235	21	230	214	0	415
Wool	20%	480	52	123	175	305	25	58	58	222	1227
Other Key Service Villages	12%	286	60	75	135	151	1	114	114	36	1549
Local Service Villages	2%	40	10	25	35	5	5	0	0	0	346
Countryside	4%	106	53	39	92	14	14	0	0	0	2904
Total	100%	2400	395	503	898	1502	201	666	650	651	7395

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)

Option 8 - Proportionate Growth to Increase Self Containment of Bere Regis

	Distribution		Provision at 1/4/08				Remaining Supply				
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	16%	384	80	16	96	288	108	111	111	69	0
Wareham	23%	541	24	24	48	493	27	153	153	313	954
Swanage	23%	541	116	201	317	224	21	230	203	0	415
Bere Regis	20%	480	2	25	27	453	1	29	29	423	198
Other Key Service Villages	12%	308	110	173	283	25	25	143	0	0	2578
Local Service Villages	2%	40	10	25	35	5	5	0	0	0	346
Countryside	4%	106	53	39	92	14	14	0	0	0	2904
Total	100%	2400	395	503	898	1502	201	666	496	805	7395

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)

Option 9 - Proportionate Growth to Increase Self Containment of Lytchett Matravers

	Distribution		Provision at 1/4/08				Remaining Supply				
	Percentage of 2400	Number of Units	Units Completed 2006 - 2008	Commitments 1/4/08	Total Provision	Remaining Requirement	Remaining 5 Year Supply	Maximum Character Area Development Potential	Character Area Supply Required	Required Greenfield Supply	SHLAA Sites
Upton	16%	384	80	16	96	288	108	111	111	69	0
Wareham	23%	551	24	24	48	503	27	153	153	323	954
Swanage	23%	551	116	201	317	234	21	230	213	0	415
Lytchett Matravers	20%	480	32	47	79	401	1	56	56	344	1236
Other Key Service Villages	12%	288	80	151	231	57	26	116	31	0	1540
Local Service Villages	2%	40	10	25	35	5	5	0	0	0	346
Countryside	4%	106	53	39	92	14	14	0	0	0	2904
Total	100%	2400	395	503	898	1502	202	666	564	736	7395

* Includes promoted site for 2750 dwellings at Area of Search 7B Lytchett Minster (RSS Proposed Changes)