

Here's your chance to
have your say

on Planning Purbeck's Future



Please respond by
30 November 2009



Purbeck District Council is consulting on a new plan for all development within Purbeck up to the year 2026.

The District needs to meet expected growth in housing, employment and retail over the coming years. A new plan ('The Core Strategy') will set out how these challenges will be met. It needs to be in agreement with the other national and regional plans and strategies.

The plan is required to find:

- **2,400 new dwellings to meet population growth** (898 of which have been built or granted planning permission during the last three years)
- **11.5 hectares (28.4 acres) of employment land**
- **4,000 square metres (43,055 sqft) of new shops including one or more new supermarkets**

This leaflet gives you a summary of what the Council is proposing. It does not include Government proposals for the Western Extension of Poole, of 2,750 dwellings near Lytchett Minster, that the Council has objected to. The Council has also objected to the Government's proposed increase from 2,100 to 2,400 dwellings. However, in order to progress the plan and only to ensure that we do not have to repeat this exercise, this consultation plans for the higher figure of 2,400 dwellings. If, as is hoped, the Government decides to revert to 2,100 dwellings, the Council will reduce the housing numbers accordingly. A decision is expected from Government later in the year.

Doing nothing is not an option. It is better to plan for expected growth in advance, through public consultation, rather than just allowing it to happen in a haphazard manner.

Take part in the discussion on the Council's Web forum on www.purbeck.gov.uk

and/or

Drop into one of our consultation events – we will be holding sessions where Council Officers will be available to answer your questions. Look out for further information on posters, the website or contact the Planning Policy Team on 01929 557273.

JOIN THE DEBATE

We need your opinion on where development goes

We would like to know what you think of our proposals. Please complete the attached questionnaire and post it back to us at the Freepost address provided by **30 October 2009**. Your views will help refine the plan for further consultation in 2010.

This leaflet summarises the draft plan known as 'The Core Strategy'. The full version of the Plan can be viewed at the District, Town or Parish Council offices, at your local library or on the Purbeck District Council website (www.purbeck.gov.uk).

The plan includes:

1. Key challenges facing the District
2. A District vision and objectives to deliver the vision
3. Options for the location of development
4. Policies which guide planning applications



1. Key challenges facing the District

- Providing housing people can afford
- Protecting and enhancing the natural environment
- Relieving congestion on the A351
- Improving the range of employment opportunities
- Helping people access services and community facilities locally, including shops

2. A District vision and objectives to deliver the vision

A District vision and one for each of the five distinctive areas (shown overleaf) is set out in the full version of the plan. These visions have developed from Purbeck Community Plan priorities and through previous public consultation.

The vision will be delivered through the following objectives:

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

3. Options for the location of development?

The Plan is required to find 2,400 dwellings, 11.5 hectares of employment land and 4,000 sqm of new shops. We would like your views on the Preferred Option and the two alternatives for the location of this development.

Preferred Option

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

Alternative Option A

Concentrate growth on the edge of Wareham.

Alternative Option B

Focus growth at Swanage.

Further detail on each option is provided on the back of this leaflet.

Why Choose the Preferred Option?

The Preferred Option could:

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

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

Where should a new supermarket be located?

Only 1 in 5 Wareham residents does their food shopping in their own town, compared to 3 in 5 Swanage residents. This 'leakage' from Wareham could be addressed to reduce the need to travel by car to Poole and Dorchester. We would like your views on the Preferred Option and the two alternatives for the location of a supermarket.

Preferred Supermarket Option

Large supermarket at Wareham (2,000 sqm).

Alternative Supermarket Option A

Large supermarket in Swanage (2,000 sqm).

Alternative Supermarket Option B

Medium sized supermarkets in Wareham and Swanage (1,000 sqm in each)

A medium sized supermarket would be similar to the size of Sainsbury's in Wareham or Co-Op in Swanage.

Why Choose the Preferred Option?

A large supermarket could compete with stores in Dorchester and Poole, but the benefit of reducing 'leakage' from Wareham will need to be balanced against (a) the potential of attracting shopping trips away from Swanage and (b) the impact a new shop would have upon Wareham town centre.

There are two potential sites for a large supermarket in Wareham:

- St Johns Industrial Estate in North Wareham, alongside the railway station, or
- North of Worgret Road between the Wareham bypass and middle school

Alternative Supermarket Options A and B would maintain current shopping patterns and would not address the 'leakage' of shopping trips from Wareham to Poole and Dorchester. Finding a site for a new or expanded supermarket in Swanage town centre would be difficult and may require the relocation of some uses adjacent to the Co-Op.

Where will new jobs be created?

Demand is expected for 11.5 hectares (28.4 acres) of new employment development in Purbeck, mainly for offices and warehousing. The existing employment sites could cope with three times this level of demand without the need for expansion. However major existing employment sites, Winfrith Technology Centre and Holton Heath Industrial Estate, are not well related to Upton, Wareham and in particular Swanage where the majority of housing growth is proposed. In Swanage and Wareham there is the option to include small office type developments into areas of new housing.

4. Policies which guide planning applications

The full version of the plan includes a range of policies that will be used to guide development and determine planning applications. These include a new affordable housing policy that should significantly improve the supply of affordable housing in the future.







How will more 'affordable' housing be provided?

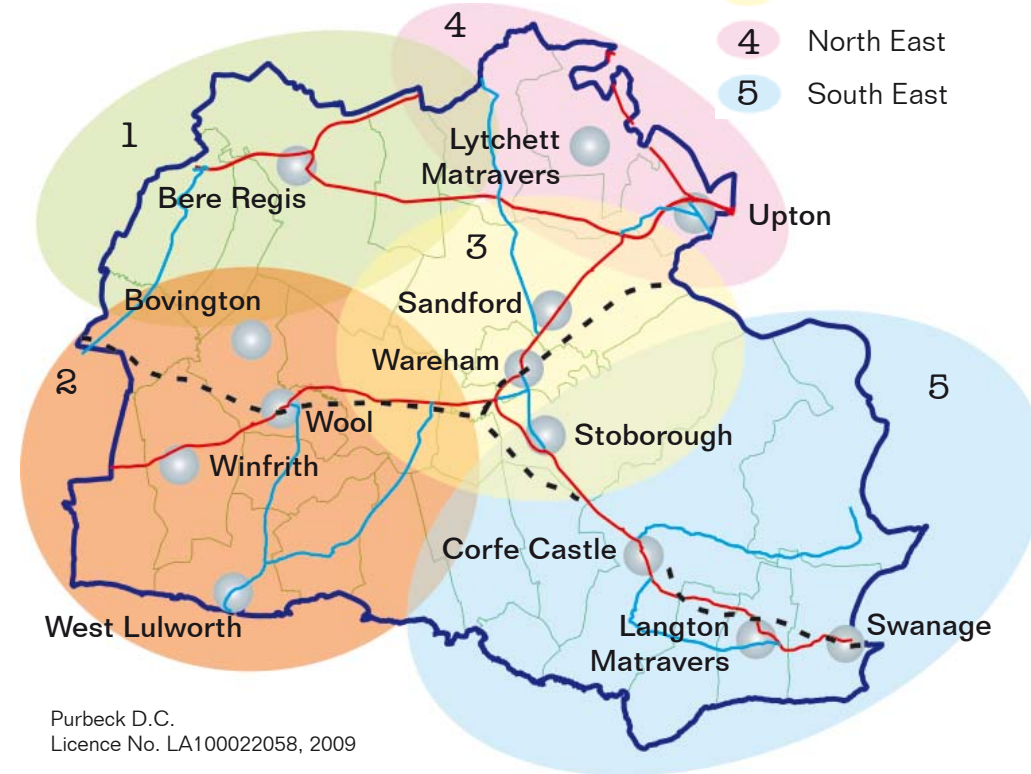
With over 1,400 people on the waiting list for affordable housing (social rented and shared ownership) and demand expected to increase in the future, the Council needs a new policy to provide more 'affordable' houses. The Council is powerless to stop second home ownership, the sale of housing on the open market to people from outside Purbeck, or influence market prices. The Council can, however, require that a proportion of new housing is 'affordable' to local people and stays affordable for future occupiers. The plan proposes that any new housing sites of 3 dwellings or more will be required to include a proportion of affordable housing at 40-50%. For example in a scheme of 10 dwellings, 4-5 would have to be 'affordable', with the remainder sold on the open market.














What does this mean for where you live?

The District can be divided into five areas that share similar characteristics and challenges:

-  Towns and villages
-  1 North West
-  2 South West
-  3 Central
-  4 North East
-  5 South East



Key for all maps

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

1. North West Purbeck

Preferred Option

Bere Regis - A small settlement extension of 50 dwellings and 0.5 hectares of employment land. Could include affordable housing for local people a new primary school, improved healthcare facilities and open space. Only affordable housing would be permitted in the other settlements within North West Purbeck.

Alternative Option A and Alternative Option B

Bere Regis - No settlement extension or employment land proposed.

2. South West Purbeck

Preferred Option

Wool - A small settlement extension of 50 dwellings (including affordable housing for local people) and 20 hectares of employment land at Winfrith.

Bovington, Winfrith Newburgh and West Lulworth - Infilling for housing (including affordable housing for local people) would be permitted. Only affordable housing would be permitted in the other settlements.

Alternative Option A and Alternative Option B

20 hectares of employment land at Winfrith Technology Centre, but no settlement extension to Wool.

3. Central Purbeck

Preferred Option

Wareham - A settlement extension of 210 dwellings, 1 hectare of employment land and a large supermarket. Could include affordable housing for local people, expanded schools, improved healthcare facilities and open space.

Sandford and Stoborough - Infilling for housing (including affordable housing for local people) would be permitted. Only affordable housing would be permitted in the other settlements within Central Purbeck.

Alternative Option A

Wareham - Large settlement extension of 635 dwellings, with 5 hectares of employment land and a large supermarket.

Alternative Option B

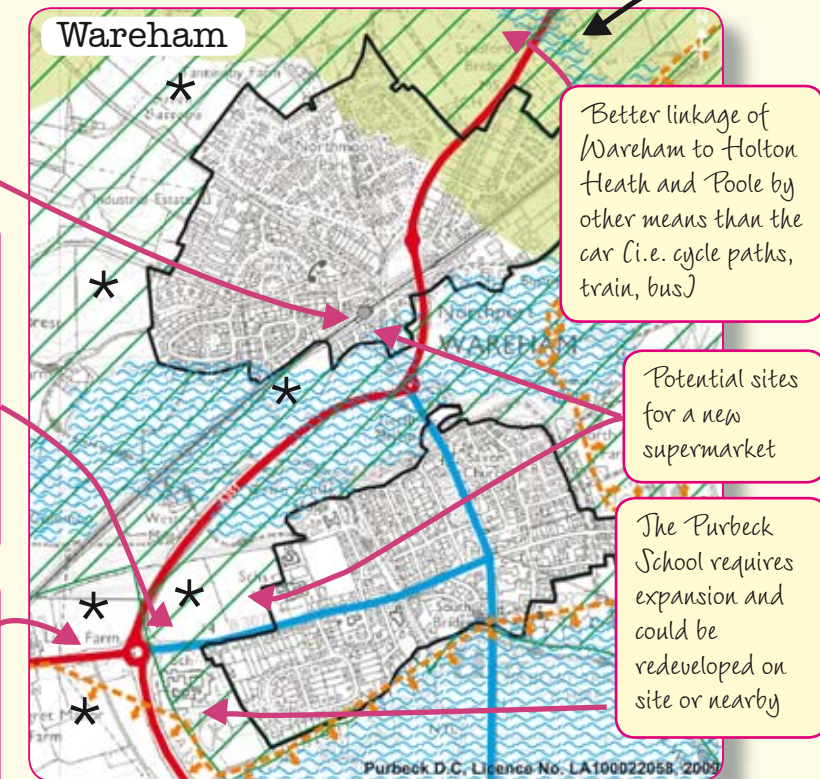
Wareham - A settlement extension of 154 dwellings. No employment land or supermarket proposed.

Opportunity to create a community focus in North Wareham by railway station

Settlement extensions for the Preferred Option and Alternative Option B could be contained within the bypass

Alternative Option A would require expansion beyond the bypass

400 metre heathland buffer where further residential development is no longer allowed



4. North East Purbeck

Preferred Option

Upton – A small settlement extension of 69 dwellings (including affordable housing for local people) and improvements to the centre of Upton

Lytchett Matravers - A small settlement extension of 50 dwellings.

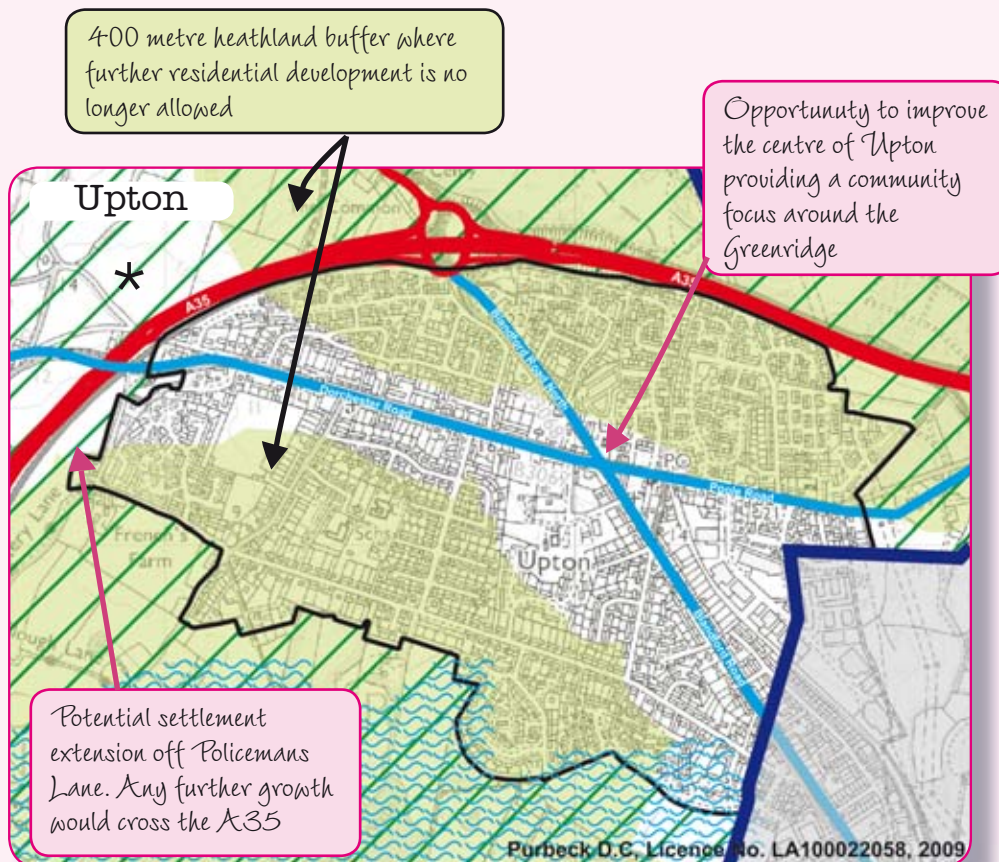
Only affordable housing would be permitted in the other settlements within North East Purbeck.

Alternative Option A

No settlement extensions to Upton or Lytchett Matravers.

Alternative Option B

A small settlement extension at Upton for 69 dwellings (including affordable housing for local people), but no settlement extension to Lytchett Matravers.



5. South East Purbeck

Preferred Option

Swanage – A settlement extension of 206 dwellings and new employment land. Could include housing (including affordable housing for local people), improved healthcare facilities and open space.

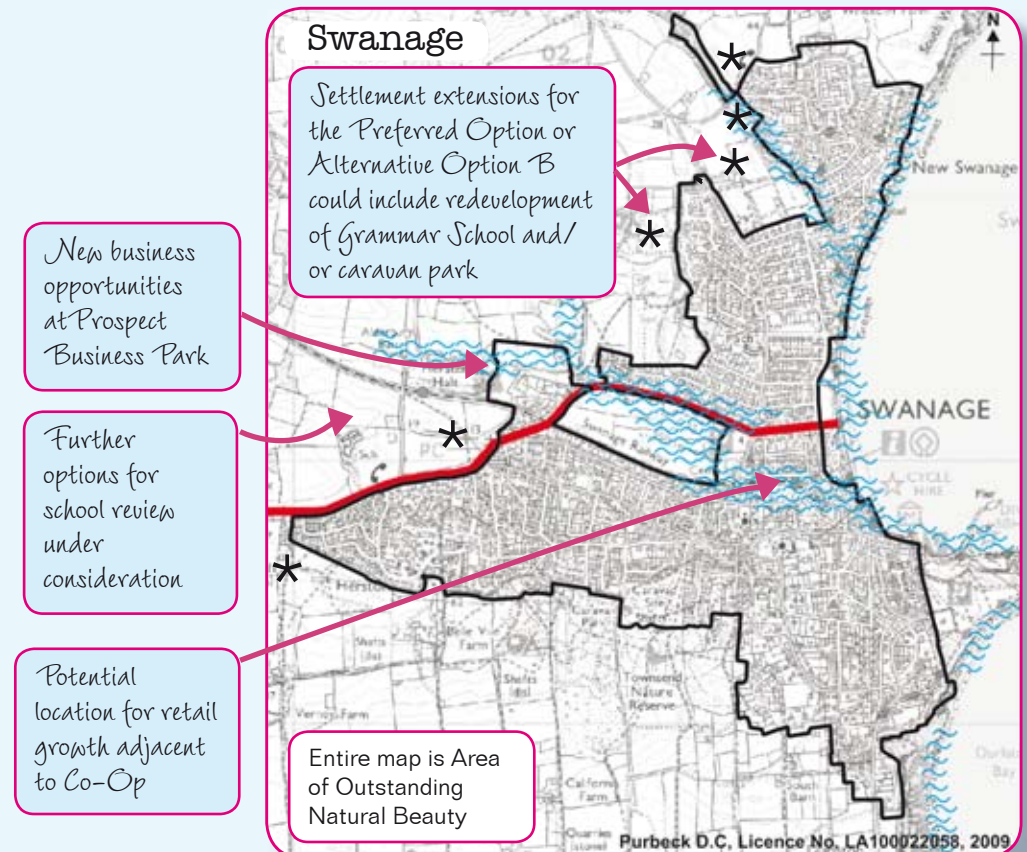
Corfe Castle and Langton Matravers - Infilling for housing (including affordable housing for local people) would be permitted. Only affordable housing would be permitted in the other settlements within South East Purbeck.

Alternative Option A

Swanage - No settlement extension or additional employment land.

Alternative Option B

Swanage - Large settlement extension of 412 dwellings (including affordable housing for local people), new employment land and a large supermarket.



The table below sets out the distribution of housing, retail and employment development for the Preferred Option and Alternative Options A and B.

Settlement	No. of dwellings built or granted planning permission in last 3 yrs	Preferred Option					Alternative Option A					Alternative Option B				
		No. of Dwellings			Shops (Sqm)	Employment (Hectares)	No. of Dwellings			Shops (Sqm)	Employment (Hectares)	No. of Dwellings			Shops (Sqm)	Employment (Hectares)
		Required *	To be built within the settlement	To be built on edge of the settlement			Required	To be built within the settlement	To be built on edge of the settlement			Required	To be built within the settlement	To be built on edge of the settlement		
Swanage	317	457	251	206	750	2.2	251	251	0	500	1.2	663	251	412	3,000	3.2
Wareham	48	390	180	210	2,750	1	815	180	635	3,000	5	334	180	154	500	
Upton	96	288	219	69	500		219	219	0	500		288	219	69	500	
Key Service Villages:																
Bere Regis	27	80	30	50		0.5	30	30	0			30	30	0		
Bovington	16	19	19	0			19	19	0			19	19	0		
Corfe Castle	8	4	4	0			4	4	0			4	4	0		
Lytchett Matravers	79	106	56	50		0.6	56	56	0		0.6	56	56	0		0.6
Sandford/Holton Heath	5	6	6	0		13	6	6	0		13	6	6	0		13
Wool/Winfrith Technology Centre	175	133	83	50		20	83	83	0		20	83	83	0		20
Local Service Villages	35	5	5	Δ			5	5	Δ			5	5	Δ		
Elsewhere	92	14	14	Δ			14	14	Δ			14	14	Δ		
Total	898	1,502*	867	635	4,000	37.3	1,502	867	635	4,000	39.8	1,502	867	635	4,000	35.8

* As 898 dwellings have already been built or granted planning permission during the last 3 years this leaves a requirement to find sites for 1,502 dwellings.

Δ Potential for development within the settlement has not been worked out for Local Service Villages (Langton Matravers, Stoborough, West Lulworth, Winfrith Newburgh and elsewhere, but a small number of houses are still expected to be built that will be additional to the housing numbers in this table.



have your say

Please fill in the attached questionnaire, tear at perforation fold, seal and send it back to us via the FREEPOST address on the back.

What is your postcode?

1. The Council has set out its Preferred Option for development in the District. Which option do you think is the best for Purbeck and why? Please tick only one.

Preferred Option

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

Alternative Option A

Concentrate growth on the edge of Wareham

Alternative Option B

Focus growth at Swanage

Comments

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

Comments

2. Where do you think the best location is for a new supermarket? Please tick only one.

Preferred Supermarket Option

Large supermarket at Wareham (2,000 sqm)

Alternative Supermarket Option A

Large supermarket in Swanage (2,000 sqm)

Alternative Supermarket Option B

Medium sized supermarkets in Wareham and Swanage (1,000 sqm in each)

Comments

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

Comments

The closing date for all responses is 30 October 2009.
Please send your comments to:
Planning Services, Purbeck District Council, Westport House,
Worgret Road, Wareham, Dorset. BH20 4PP

Further questions are set out in the full version of the Plan.

Thank you for taking your time to comment. Please add your details if you would like to be kept informed on the Plan.

Name

Address

Email address

Name

Address

Email address