

# Planning Purbeck's Future



## Core Strategy Spatial Options Background Paper Volume 1: Summary of Evidence

The Core Strategy is supported by 10 volumes and this is volume 1:

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

## **SUMMARY**

This document summarises issues where appropriate and, where useful, refers the reader to more detailed documents that make up the Core Strategy evidence base. It was written in October 2010 and updated in August 2011 and January 2012.

## Contents

<b>1.</b>	<b>Introduction.....</b>	<b>1</b>
<b>2.</b>	<b>Spatial Portrait, Key Issues and Challenges .....</b>	<b>1</b>
2.1	Spatial Portrait .....	1
2.2	Population .....	2
2.3	Settlements .....	3
2.4	Socio-Economic Profile .....	3
2.5	The Natural Environment .....	4
2.6	Historic Environment .....	8
2.7	Spatial Areas .....	8
2.8	Climate Change .....	9
2.9	Key Issues .....	10
2.10	Challenges .....	11
<b>3.</b>	<b>Community .....</b>	<b>11</b>
3.1	Various Town and Parish Plans (Various Dates) .....	12
3.2	The Purbeck Community Strategy (2009).....	12
<b>4.</b>	<b>Health.....</b>	<b>12</b>
4.1	Dorset Primary Care Trust Requirements (2008).....	13
4.2	GPs .....	13
4.3	Dental Practices.....	13
4.4	Community Hospital/ Community Service .....	14
4.5	Access to Leisure Facilities and Food Stores .....	14
4.6	Dorset Healthy Weight Strategy (2009).....	14
<b>5.</b>	<b>Education .....</b>	<b>15</b>
5.1	Purbeck School Review .....	15
<b>6.</b>	<b>Housing .....</b>	<b>16</b>
6.1	Economic Viability Testing (2008; 2010; 2011) .....	16
6.2	Housing Needs Survey (2006) .....	17
6.3	Settlement Strategy (2011).....	17
6.4	Strategic Housing Land Availability Assessment (SHLAA) (2011).....	20
6.5	Strategic Housing Market Assessment (SHMA) (2008) .....	21
6.6	Character Area Development Potential (2010) .....	22
6.7	Dorset Traveller Needs Assessment (2007) .....	23
6.8	Rural Exception Site Guidance and Checklist (2010) .....	23
<b>7.</b>	<b>Retail.....</b>	<b>27</b>
7.1	Market Town Health Checks .....	27
7.2	Retail Study (2008) .....	28
7.3	Retail Impact Assessment (2008).....	30
7.4	Statement from Nathaniel Lichfield and Partners (2010) .....	30
7.5	Updated Statement from Nathaniel Lichfield and Partners (2011).....	31
<b>8.</b>	<b>Employment .....</b>	<b>31</b>
8.1	Employment Land Review Stages 1 & 2 (2010).....	31
8.2	SWRDA Workspace Strategy (2008) .....	32
<b>9.</b>	<b>Climate Change.....</b>	<b>35</b>

9.1	Strategic Flood Risk Assessment (2011).....	35
9.2	Durlston Bay Coastal Strategy Study (2003).....	36
9.3	Report of the Durlston Bay Coastal Strategy Study Review Panel (2004).....	36
9.4	Durlston Head to Rame Head & the Poole and Christchurch Bay Shoreline Management Plans (SMP2) Consultation Drafts (2009).....	37
9.5	Revision 2020 Proposed RSS Supplementary Planning Document - Renewable Energy (2005).....	38
10.	Heathlands .....	39
10.1	Dorset Heathlands Interim Planning Framework (2010).....	39
10.2	Dorset Heathlands Household Survey (2008) .....	39
11.	Tourism (2008) .....	40
11.1	Tourism Strategy (2008).....	40
12.	Transport.....	42
12.1	Purbeck Transportation Study (2010) .....	42
12.2	Local Transport Plan 3 .....	43
12.3	Development Contributions Towards Transport Infrastructure In Purbeck (2009).....	43
12.4	Purbeck Preliminary Transport Assessment (2011) .....	44
12.5	Rural Roads Protocol (2008).....	44
13.	Open Space .....	44
13.1	Investing in Green Places – the South East Dorset Green Infrastructure Strategy (Working Draft 2010).....	45
13.2	Sport and Recreation Audit and Assessment (2006).....	45
13.3	Recreation and Open Space Strategy .....	47
14.	Landscape.....	47
14.1	AONB Management Plan (2009) .....	47
14.2	Green Belt Review .....	47
14.3	Purbeck Heritage Strategy (2010) .....	48
14.4	Landscape Character Assessment (2008).....	49
14.5	Landscape Change Study (2010) .....	51
14.6	Poole Harbour Aquatic Management Plan (2006; 2011) .....	51
14.7	Dorset Coast, Land and Seascape Assessment (2010).....	51
15.	Design.....	52
15.1	District Design Guidance (2010).....	52
15.2	Townscape Character Assessment (2010) .....	52
15.3	Conservation Area Appraisals (Various Dates) .....	53
15.4	Dorset Historic Towns Survey (Various Dates) .....	53
15.5	Residential Car Parking Strategy (2010).....	54

## 1. Introduction

- 1.1 This background paper provides an up-to-date summary of the Evidence Base that underpins the Core Strategy. It is not exhaustive and instead focuses on the key evidence. The Evidence Base can be found on the Council's website:

<http://www.dorsetforyou.com/evidence/purbeck>

- 1.2 In July 2010, the Government announced its intention to abolish Regional Strategies. However, until a Strategic Environmental Assessment has been produced to assess their loss, they cannot be revoked. Therefore, although the Government's intention is clear, councils must have due regard to Regional Strategies as material considerations. This includes the emerging Regional Spatial Strategy (RSS) for the South West.
- 1.3 There are instances in this background paper where references are made to recommendations from regionally-produced evidence, but owing to the advice from government, the RSS evidence base will still be taken as a material consideration.

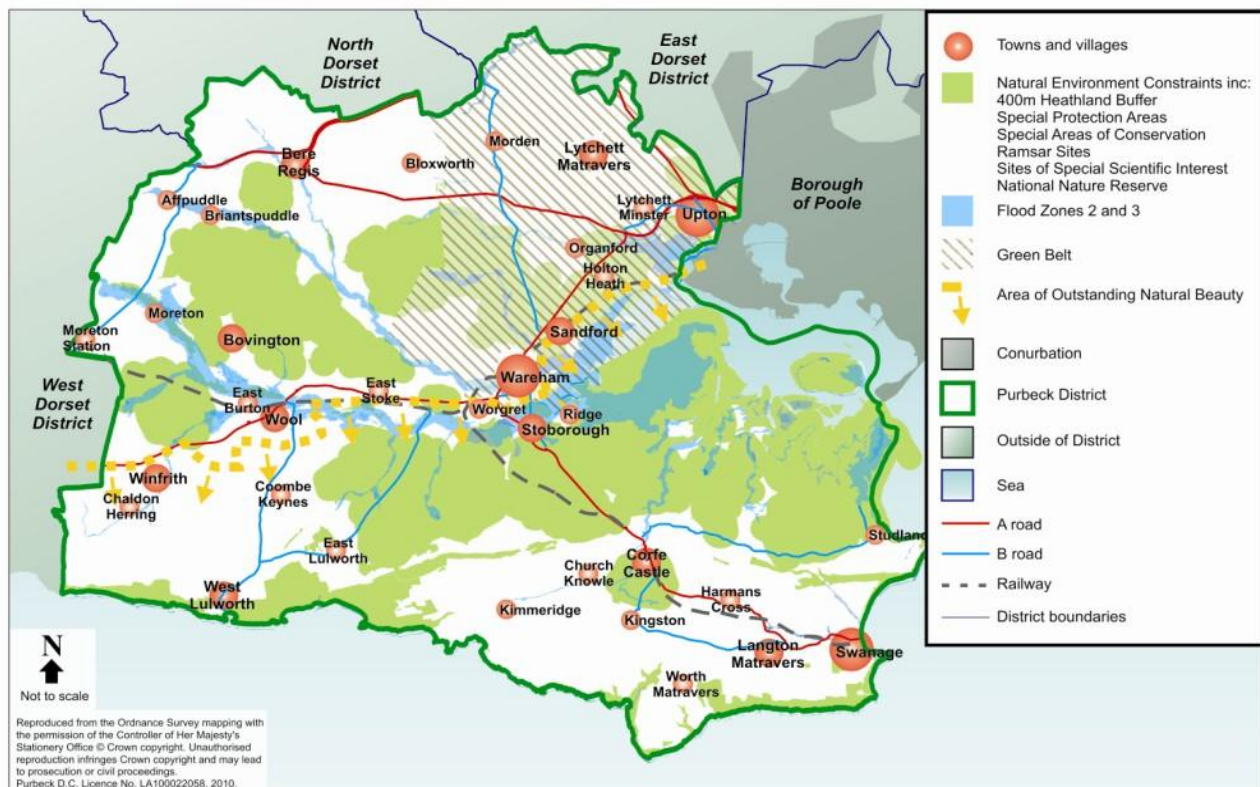
## 2. Spatial Portrait, Key Issues and Challenges

### 2.1 Spatial Portrait

- 2.1.1 Purbeck is a rural district located within the South West region. It is one of six districts within the County of Dorset and has close associations with the Unitary Authorities of Bournemouth and Poole. Purbeck is part of 'South East Dorset' and falls within the Bournemouth and Poole Housing Market Area. Map 1 below shows the District in context.



**Map 1: Purbeck in context**



## 2.2 Population

2.2.1 The District has a population of 45,795 (2011 estimate)<sup>1</sup>, 60% of which is in the largest settlements of Swanage, Wareham and Upton. Of these, Swanage town contains the largest population of around 9,900. The District has a predominantly white British ethnic composition with 3.3% Black or Minority Ethnic<sup>2</sup>. Population growth is actually created by people moving into the area.

2.2.2 In 2011 the District Council commissioned Dorset County Council to produce population projections for the District. Figures from 2006 to 2010 were already known and projections were based on 2011 dwelling numbers and vacant properties recorded by Council Tax registers, as well as estimates of average household size. Figures also include short term migrants.

2.2.3 The results showed an overall increase in population of 3.24% during the plan period from 44,733 to 46,186. The working age population (16-64) is

<sup>1</sup> Dorset County Council (2011; 2012)

<sup>2</sup> Dorset Data Book (2011)

forecast to drop by 13.12%, with the number of people over 65 due to increase by 60.1%. The over 80s group is forecast to increase by 114.4%.’

## 2.3 Settlements

- 2.3.1 The District is within easy access of the Poole and Bournemouth conurbation, principally via the A351/A35 and the chain ferry across Poole Harbour, although this access is seriously affected by congestion at times. Many Purbeck residents look to the conurbation for work and shopping facilities and many conurbation residents come to Purbeck for outdoor leisure activities.
- 2.3.2 The central area of Purbeck acts as a hub for the district, with Wareham providing the District Council offices, a secondary school, a sports centre, shops and a railway station on the London Waterloo to Weymouth mainline. The north east including Upton and Lytchett Matravers has a close relationship with Poole, whereas to the north west and south west of the District there is a greater affinity with Dorchester. Geographically, the south east is quite self-contained, with Swanage, a well-known seaside resort, providing facilities and services for the surrounding villages.

## 2.4 Socio-Economic Profile

- 2.4.1 Tourism makes a significant contribution to the Purbeck economy and the population swells in the summer months. Studland and Shell Bay in the south east reportedly receive an estimated one million visitors every year and nearly half a million visitors a year go to Lulworth Cove in the south west<sup>3</sup>. Average income is 9% lower and average house prices are 19.4% higher than national figures, which means that the average house price (£288,759) is nearly 11 times the average median wage (£23,738) of individuals living in the District<sup>4</sup>. The highest average house prices are in the coastal areas of the south east and south west, with the least expensive in the north east of the District. 7.3% of dwellings in the District are second/holiday homes, the highest percentage in Dorset. In some parts of the District this is considerably higher (Worth Matravers village 42%, Studland Parish 25% and Chaldon Herring Parish 21%). The cumulative effect is that there is a lack of housing affordable to local people in Purbeck.
- 2.4.2 The principal industrial estates at Holton Heath and the Dorset Green Technology Park (Winfrith) are not well related to residential populations due to their former uses. Holton Heath is located along the A351 corridor, between Wareham and Upton/Poole. Dorset Green is west of Wool, where UKAEA still maintains a presence managing the decommissioning of a

<sup>3</sup> Purbeck Heritage Strategy (2010)

<sup>4</sup> Purbeck in Profile (2010)

former nuclear facility at Winfrith. The MOD is a major employer in the District and has a notable presence in south west Purbeck at Bovington and Lulworth.

## 2.5 The Natural Environment

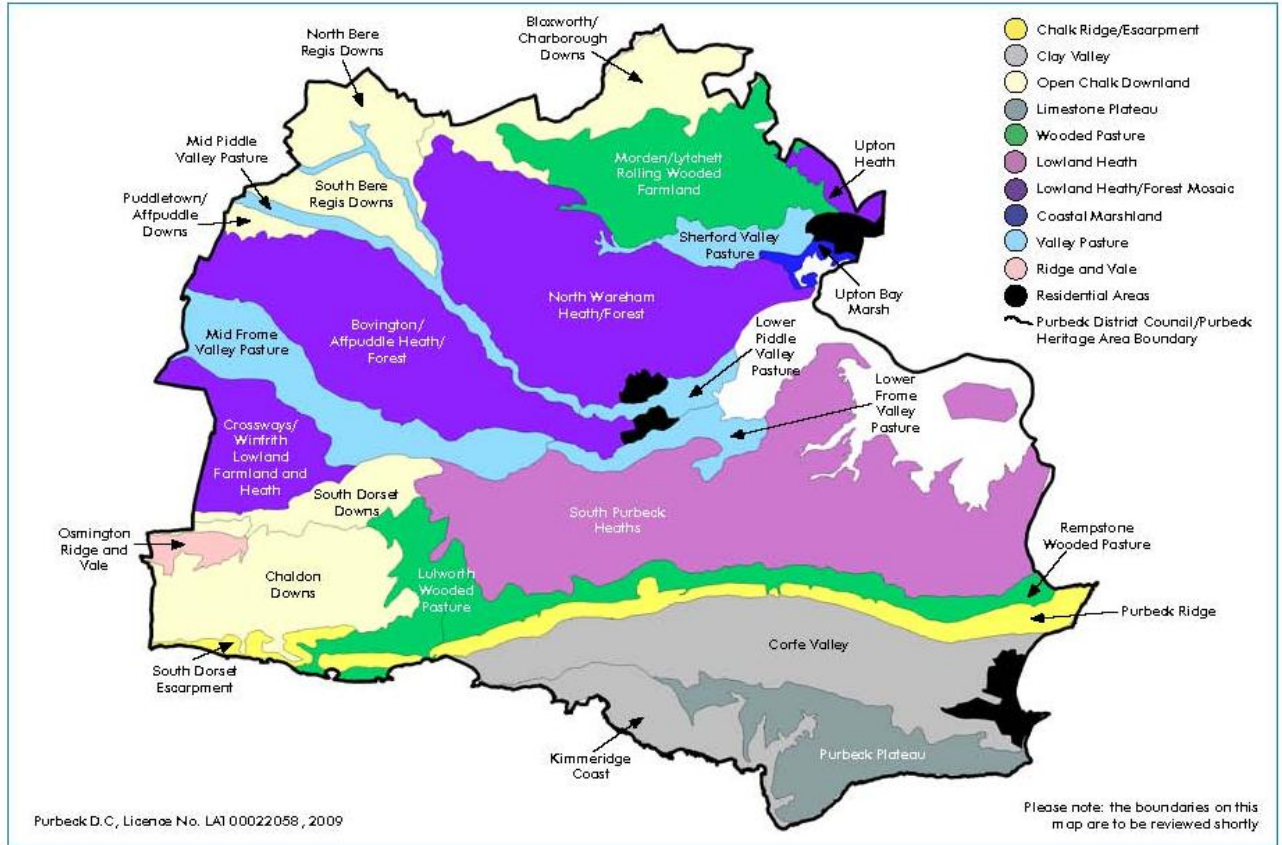
2.5.1 The geological context underlies the District's outstanding and distinctive built and natural environment and remains hugely influential in the life of the community and the work of the District Council. The habitats reflect the underlying geology, with heathland occurring over acidic tertiary rocks, calcareous grassland over chalk and limestone, and natural grassland over Gault clay. The geology also resonates through to the present day in the continuing stone industry, the Wytch Farm Oilfield (the largest on-shore field in Western Europe) and, critically, in the geology of the coastline. This has long attracted students worldwide and forms a significant part of the Jurassic Coast World Heritage Site that begins at Old Harry Rocks in the south east of the District and stretches westwards for some 95 miles into Devon. Virtually the entire coastline of Purbeck is Heritage Coast and over half of the District is within the Dorset Area of Outstanding Natural Beauty (AONB). Map 2 highlights the character of the Purbeck landscape.

Map 2 Landscape Character Areas of Purbeck<sup>5</sup>

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<sup>5</sup> Purbeck Heritage Strategy (2010)



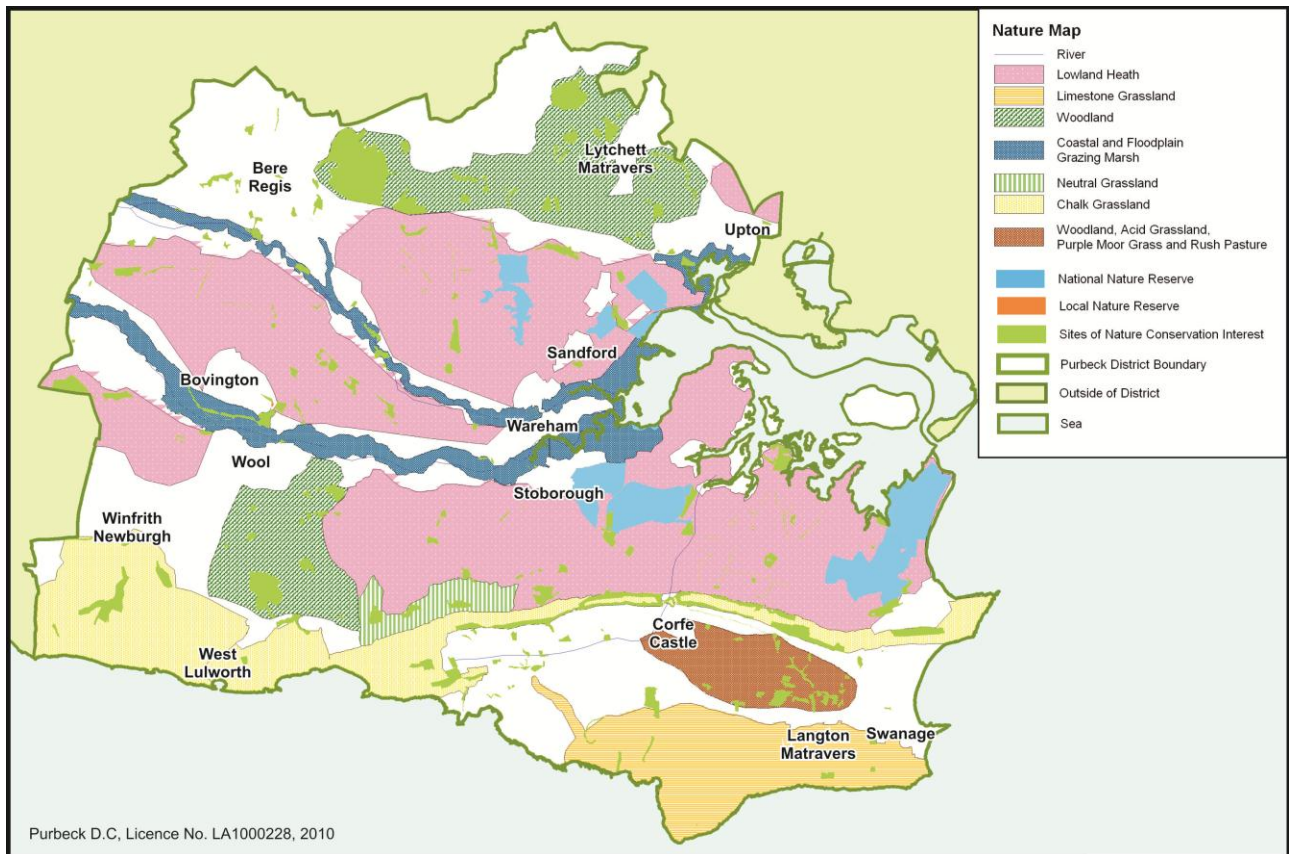


2.5.2 The north east of Purbeck is mainly a wooded (with ancient woodland) and pasture landscape. The north west and south west consists largely of open chalk downland with intensive arable agriculture. Central Purbeck is predominantly lowland heath with open valley pasture of the rivers Frome and Piddle draining into Poole Harbour. Some heathland is interspersed with plantation woodland, particularly to the north of Wareham. The south east of the district is dominated by open chalk and limestone ridges running east to west, enclosing the Corfe Valley that contains a patchwork of small ancient woodlands. Limestone walls made of Purbeck Stone are a characteristic feature in the south east of the district and are more commonplace in demarcating boundaries than trees or hedges, seen elsewhere in the District.

2.5.3 Significant areas of the District (over 23%) are covered by national and international nature conservation designations, such as Sites of Special Scientific Interest (SSSIs), Ramsar sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Map 3 illustrates the habitats of Purbeck.

Map 3 Nature Map<sup>6</sup>

<sup>6</sup> South West Regional Biodiversity Partnership (2005)



2.5.4 Over 5% of the UK's lowland heathland lies in Purbeck and 56% of the UK's sand lizard population lives here. Birds of international importance include the woodlark, Dartford warbler and nightjar. A very diverse flora, including nationally rare and scarce species is found in the District, for example the 10km<sup>2</sup> area near Wareham is shown in the New Atlas of British and Irish Flora as being the most botanically rich in the United Kingdom. In order to meet Habitats Regulations, a 400-metre buffer is enforced around heathland, where further residential development is no longer permitted. This covers over a third (36%) of the District. Any new residential development within 400m-5km of a protected heathland site is required to take all necessary steps to avoid or mitigate any adverse effects upon the integrity of the heathland, or contribute towards mitigation measures.

2.5.5 The integrity of the heathland varies across the District and it is important that areas already damaged are not damaged further. Past development has resulted in a fragmentation of the heaths, through for example, housing, forestry, minerals extraction, campsites, industrial workings and MOD training.

2.5.6 Limited human activity along the southern shores of Poole Harbour means that the salt marshes, reed beds and heaths are relatively undisturbed,

enabling ground nesting birds to breed successfully. Recreational pressures such as public access, campsites and boating must be carefully managed to ensure the long-term protection necessary for these areas.

2.5.7 The following plans are in place to help alleviate pressures and provide enhancements for the landscape, designated areas and protected species:

- The Dorset AONB Management Plan (2009-2014) sets out the AONB Partnership’s vision for the area, which provides a planning and management framework to help guide decision making..
- The Dorset and East Devon Coast World Heritage Site Management Plan (2009-2014) sets out a vision that will allow natural processes to continue enhancing the geology for science, education and public enjoyment.
- The Conserving Character: Landscape Character Assessment and Management Guidance for the Dorset AONB and Landscape Character Assessment and Management Guidance Areas Outside the AONB (2008) are documents that identify the features that give a locality its sense of place. They also set out management objectives, such as restoration opportunities.
- The Purbeck Heritage Strategy (2010) sets out issues and opportunities across the District relating to landscape, biodiversity, geodiversity, coast/sea, and the historic/built environment
- The Dorset Heathlands Interim Planning Framework (2012) provides a means of mitigating the impacts of new dwellings on Dorset heaths. This interim policy will be formalised through the Heathland DPD
- The Dorset Biodiversity Strategy (2002) makes recommendations on, for example, highlighting actions, raising awareness and monitoring of biodiversity.
- Wild Purbeck is a new initiative which promotes the strengthening of existing wildlife corridors and reconnecting fragmented habitats.
- The Poole Harbour Aquatic Management Plan aims to promote the safe and sustainable use of Poole Harbour, balancing the need to maintain sustainable levels of economic and social activity, whilst protecting its natural environment.
- The Dorset Coast Land and Seascape Assessment aims to develop a holistic approach to coastal and marine planning, addressing new development, climate change and pressures from interests such as

shipping, commercial fishing, minerals extraction, recreation and renewable energy.

## **2.6 Historic Environment**

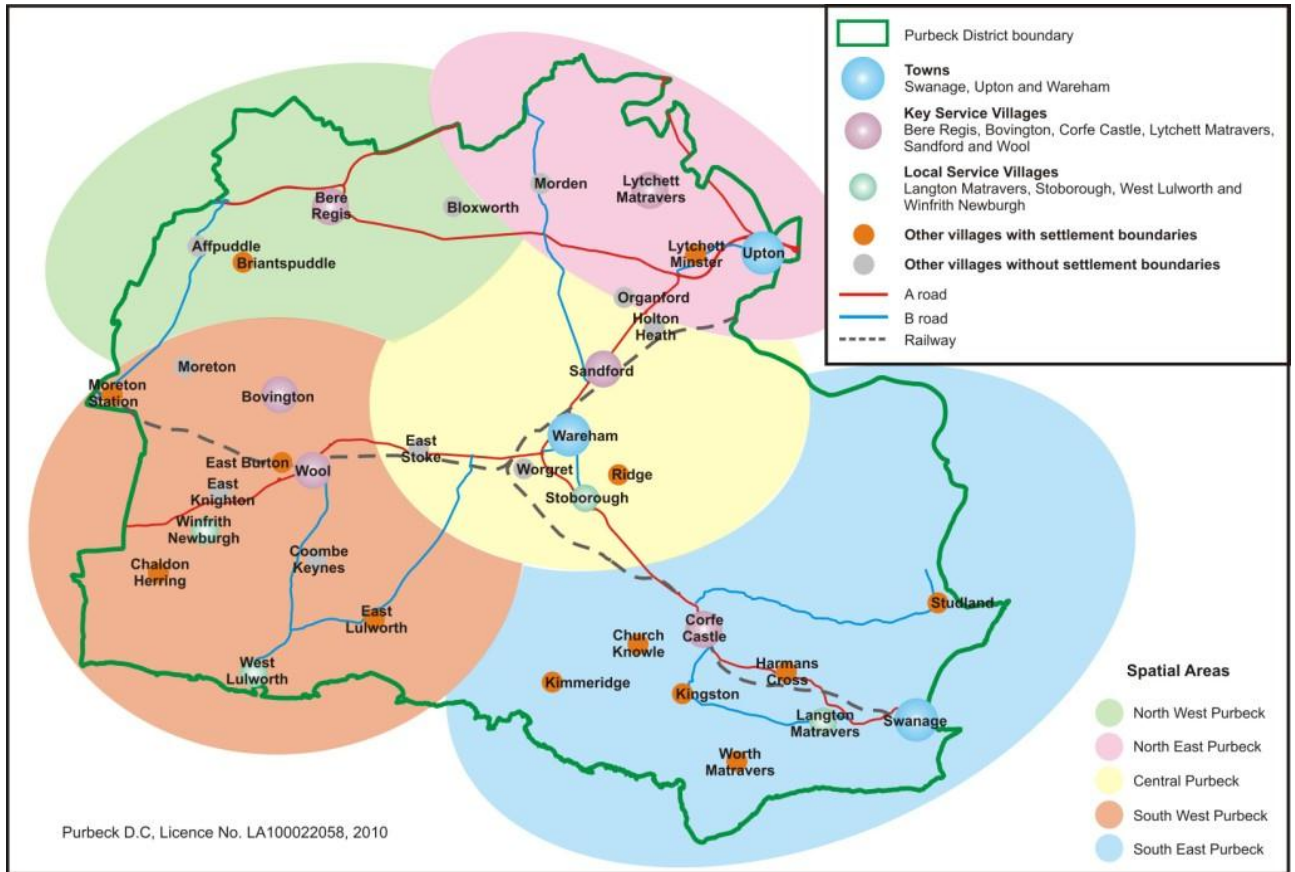
- 2.6.1 The historic environment forms a crucial cultural asset. Purbeck has 265 Scheduled Ancient Monuments, 1,424 Listed Buildings, 25 Conservation Areas and 6 Registered Parks and Gardens. Amongst such assets are the iconic Saxon walls of Wareham and the ruins of Corfe Castle, though it is the many historic domestic and agricultural buildings which contribute most to the character of Purbeck's built heritage.
- 2.6.2 The traditional buildings which characterise the District's historic towns and villages are anchored to their localities through use of materials sourced from their underlying geology, providing local distinctiveness and identity. For example, in the south east of Purbeck the use of Purbeck limestone strongly characterises traditional development, whilst in the north west, use of cob and thatch is frequent. In former heathland areas, use of ironstones is common, and even flint may be found in use within the far south west of the District. Variation in brick reflects the various types of clay historically exploited within Purbeck. Further detail on how the historic environment contributes to Purbeck's character and distinctiveness is given in the Purbeck Heritage Strategy (2010). This document also highlights important opportunities to respond to issues that are threatening cultural assets.

## **2.7 Spatial Areas**

- 2.7.1 The District can be split into five fairly distinctive, but overlapping, spatial areas, each with its own characteristics, issues and challenges:

Map 4 Purbeck's 5 Spatial Areas





2.7.2 Purbeck’s landscape has been shaped over centuries of interaction between people and place, giving the District its uniqueness and sense of place and making it a very attractive place to live. However, this attractiveness brings associated pressures. Striking the right balance between the needs of the population and future generations without compromising the distinctive qualities of the District is challenging.

## 2.8 Climate Change

2.8.1 The issue of climate change and how to respond to it is a key challenge in Purbeck. Sea level rise is already happening and effects will include flooding through storm surges and winter rainfall. Coastal erosion will see an increase in other threats such as cliff-line recession and cliff stability. Examples of issues already apparent are:

- Poole Harbour: the rising sea level and managed realignment will increase flood risk and have implications for recreation, commercial use and the impact on shoreline SSSI, SPA and Ramsar sites. Some tidal banks around the harbour are no longer going to be maintained. This will allow managed retreat of the shoreline, nearer to property in Wareham and changes to shoreline habitats.



- North Swanage: The beach requires a regular recharge to maintain the sand on the beach and was last undertaken in 2006. In the longer term the decision through the Shoreline Management Plan not to protect the coastline in North Swanage from erosion may lead to loss of property. A Pathfinder project is working with the community to plan for future change and a Swanage Climate Change Coastal Forum has been set up.
- Studland: The beaches at Studland attract a significant number of tourists, and the combination of sea level rise and increasing number of easterly storms are eroding the shoreline. The landowner, the National Trust, is managing this retreat, but the future replacement of lost car parking has yet to be resolved with implications for tourism.

2.8.2 The Council in conjunction with partners has produced several strategies to help plan for the effects of climate change, including two Shoreline Management Plans (SMP), which determine sustainable defence policies and sets objectives for the future management of the shoreline. The Strategic Flood Risk Assessment (SFRA) will refine information on the probability of flooding, taking other sources of flooding and the impacts of climate change into account. Managed realignment of the coast can be used to help reduce flood risk.

2.8.3 To reduce carbon emissions and the reliance upon non-renewable sources of energy, sustainable development is at the heart of the planning system. The Core Strategy seeks to promote access to services locally and improve public transport links, as well as encourage renewable energy development and sustainable design.

2.8.4 More statistics on Purbeck can be found in the Annual Monitoring Report:

<http://www.dorsetforyou.com/amr/purbeck>

## 2.9 Key Issues

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

- Accommodate housing growth without harm to the built, natural and cultural environment of the District?
- Optimise the provision of affordable housing (of all sizes) in new development, providing a mixture of low cost market housing, social rented accommodation and shared ownership accommodation to help meet local needs?

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

## 2.10 Challenges

2.10.1 The main challenges facing Purbeck are:

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

## 3. Community

### 3.1 Various Town and Parish Plans (Various Dates)

3.1.1 All parish plan actions have been summarised in the 'Summary of Parish Action Plan Objectives and Links to Core Strategy' (June 2008) report, which shows how objectives can be cross-referenced to Core Strategy policies and how they will be implemented.

3.1.2 These can be viewed here:

<http://www.dorsetforyou.com/330487>

### 3.2 The Purbeck Community Strategy (2009)

3.2.1 A community strategy is a plan for a local authority to improve the economic, social and environmental well-being of its area and actions should be addressed by working in partnership (in this case the Purbeck Community Partnership).

3.2.2 The Purbeck Community Plan (PCP) identified 7 priority areas, which are summarised in the table below and shown as spatial objectives for Purbeck.

**Table 1: Summary of PCP Priority Areas.**

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

3.2.3 Further details can found here:

<http://www.dorsetforyou.com/purbeckcommunitypartnership>

## 4. Health

## 4.1 Dorset Primary Care Trust Requirements (2008)

4.1.1 This study looked at the needs in Purbeck in terms of GPs, dentists, community hospital/ community service provision and access to leisure facilities and food stores in light of projected growth of 2,400 dwellings.

## 4.2 GPs

4.2.1 The GP practices within the Purbeck locality that have reported current problems with facilities or capacity issues are Manor Farm Surgery, Bere Regis, Corfe Castle Surgery and Sandford Surgery all of which wish to extend the practice to improve facilities and capacity.

4.2.2 The increase in population would represent the requirement for an additional 2.95 work time equivalent (WTE) GPs or alternative appropriate health practitioner across the District Council locality. This is broken down as follows into the major development areas of:

- Wareham - 0.85 WTE GPs or alternative appropriate health practitioner;
- Swanage - 0.86 WTE GPs or alternative appropriate health practitioner;
- Corfe Castle - 0.13 WTE GPs or alternative appropriate health practitioner;
- Bovington and Wool - 0.5 WTE GPs or alternative appropriate health practitioner;
- Lychett Matravers - 0.19 WTE GPs or alternative appropriate health practitioner;
- Bere Regis - 0.12 WTE GPs or alternative appropriate health practitioner;
- Rural Settlements - 0.3 WTE GPs or alternative appropriate health practitioner.

## 4.3 Dental Practices

4.3.1 Based on the projected increase of population it is estimated that an additional 2.65 work time equivalent dentists would be required to serve the population. This breaks down as follows in terms of the main development sites:

- Wareham - 0.58 WTE Dentists;
- Swanage - 0.58 WTE Dentists;
- Corfe Castle - 0.1 WTE Dentists;
- Bovington and Wool - 0.34 WTE Dentists;
- Lychett Matravers - 0.13 WTE Dentists;

- Bere Regis - 0.8 WTE Dentists;
- Rural Settlements - 0.2 WTE Dentists.

#### **4.4 Community Hospital/ Community Service**

4.4.1 The greatest increase population will be in the elderly group (65+). To meet the needs of this group and the changes within the NHS (increasing care at home and enabling people to stay in their homes), provision should be made for the following services:

- Housing that supports assistive living technology to enable people to stay in their homes rather than go into care homes or residential homes;
- Housing that is set in a nice environment which promotes good mental health and people living there feel safe;
- Suitable affordable housing for staff (paid carers);
- Housing and services appropriately placed and easy to access e.g. community hospitals and GP practices easy to access;
- Additional community services in terms of community nursing etc;
- Facilities which house both health and social care services which enables better integration and improves patient care.

#### **4.5 Access to Leisure Facilities and Food Stores**

4.5.1 The Primary Care Trust notes the importance of regular physical activity and diet, but does not make any specific recommendations in either respect.

4.5.2 The study can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=149248&filetype=pdf>

#### **4.6 Dorset Healthy Weight Strategy (2009)**

4.6.1 The Strategy document outlines a collective vision for Dorset (excluding Bournemouth and Poole) whereby people are supported in moving towards or maintaining a healthy weight, and in doing so mitigates for current and future risks to population health. It describes the trends in obesity, seeks to understand the challenges through reviewing evidence of what has worked elsewhere, and sets out a comprehensive three-year programme of action to be agreed and implemented jointly by key stakeholders.

4.6.2 The Strategy can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=139830&filetype=pdf>



## 5. Education

### 5.1 Purbeck School Review

5.1.1 There are two educational pyramids within Purbeck: the 'Lytchett Pyramid' which is a two-tier educational system based around The Lytchett Minster School and the 'Purbeck Pyramid' which is a three-tier educational system based around The Purbeck School in Wareham. The Purbeck Pyramid recently underwent a review through Schools for the Future Programme by Dorset County Council.

5.1.2 It has been agreed to move from the three-tier to two-tier educational system. This will have implications for existing schools, both organisationally and in terms of physical needs.

5.1.3 Dorset County Council announced three intentions in the Statutory Notice for the Proposed Reorganisation of Schools in the Purbeck Area:

- Part One: With effect from 31st August 2013, discontinue Bovington Community Middle School; Sandford Church of England Voluntary Controlled Middle School; Swanage Community Middle School; and Wareham Community Middle School.
- Part Two: With effect from 01st September 2012 extend the age range from 4-9 to 4-11 of St George's CE VA First School, Langton Matravers; St Mary's RC VA First School, Swanage; Swanage St Mark's CE VA First School; Sandford St Martin CE VA First School; Stoborough CE VA First School; St Mary's Catholic First School, Wool; and Wool CE VA First School.
- Part Three: With effect from 01st September 2013 extend the age range from 4-9 to 4-11 of Bere Regis C First School; Bovington C First School; Swanage C First School; Corfe Castle CE VC First School; The Lady St Mary CE VC First School, Wareham; and Lulworth & Winfrith CE VC First School;

and

- Extend the age range of The Purbeck School, Wareham, from 13-18 to 11-18 and increase the physical capacity of the school.

5.2.2 The Notice can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=149310&filetype=pdf>

## 6. Housing

### 6.1 Economic Viability Testing (2008; 2010; 2011)

6.1.1 In 2008 the Council commissioned a consultancy firm to undertake a district-wide study of residential economic viability. The objectives of the study were to assess the effectiveness of Policy MN4 ('Affordable and/or Special Needs Housing within General Housing Development Sites') of the Purbeck District Local Plan Final Edition; identify how this policy could be developed through the Core Strategy to increase affordable housing delivery; assess the implications of wider factors, including existing and future financial contribution requirements on the viability of residential development; and provide a robust evidence base to inform the development of Core Strategy policies on the delivery of market and affordable housing. In 2010 the study was updated in light of changed market conditions.

6.1.2 The following conclusions were reached:

- The current policy target of 25-35% affordable housing should be higher.
- The District is made up of submarkets and a flexible application of the policy should see a 40% target in the north and 50% in the south of the District acceptable.
- Greenfield developments should deliver 50% affordable housing with the exception of Upton, which should deliver 40%.
- A review of existing site size thresholds on which affordable housing provision is negotiated is required. This is recommended to be a threshold of 1 unit.
- Where a commuted sum, rather than onsite provision, is proposed, payment must be equal to the impact on residual land value the landowner would have incurred, were onsite development including affordable housing to have been the favoured solution.

6.1.3 Further details can be found at:

<http://www.dorsetforyou.com/media.jsp?mediaid=149250&filetype=pdf>

6.1.4 In June 2011 the definition of affordable housing changed to include affordable rented housing. The implications of this were tested to find out what effect this might have on viability. The report concluded that the new policy direction, particularly if supported by grant, would provide a significant potential impetus to the viability of housing in the District. The net effect would be to make schemes more, rather than less, viable. Further details can be seen here:

<http://www.dorsetforyou.com/media.jsp?mediaid=166532&filetype=pdf>

## **6.2 Housing Needs Survey (2006)**

- 6.2.1 The purpose of the survey was to provide a robust and up to date assessment of the housing needs in Purbeck. These are required to support the Housing Strategy and bids for resources and policies for affordable housing provision in the Local Development Framework.
- 6.2.2 The survey found that access to market housing has become increasingly difficult for new households, thereby increasing the need for subsidised housing of some form. The lack of affordable housing is causing some households to leave the District. An aging population also indicates a future need for more housing with care and support.
- 6.2.3 The survey identified that there is an annual need for 417 affordable units; there is a current supply of around 118 units per year, so there is a shortfall of around 349 units. Consequently, the current target set by the District at 36 affordable units per annum, will only address 10% of need. Therefore, the survey recommends much higher targets with 40% of new developments affordable housing, of which the tenure split of social rent and intermediate market housing to be a ratio of 75:25.
- 6.2.4 The survey can be viewed here:

<http://www.dorsetforyou.com/396977>.

## **6.3 Settlement Strategy (2011)**

- 6.3.1 This document follows on from the Background Paper on Community Facilities and Services and examines each settlement in terms of population and facilities. The RSS sets out that development should be directed to category A, B or C settlements according to their role and function. The Settlement Strategy took its cues from this approach, substituting A, B and C with the categories of 'towns', 'key service villages' and 'local service villages'. It also adds its own further categories of 'other villages with a settlement boundary' and 'other villages without a settlement boundary', in order that relevant settlement boundaries from the Purbeck District Local Plan Final Edition could be rolled forward:
- Towns: Wareham, Swanage and Upton.
  - Key Service Villages: Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford, Wool,
  - Local Service Villages: Langton Matravers, Stoborough, West Lulworth, Winfrith Newburgh,.

- Other Villages with a Settlement Boundary: Briantspuddle, Church Knowle, East Burton, East Chaldon, East Lulworth, Harman's Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Worth Matravers.
- Other Villages without a Settlement Boundary: all remaining villages without a settlement boundary, as defined in the Purbeck District Local Plan Final Edition.

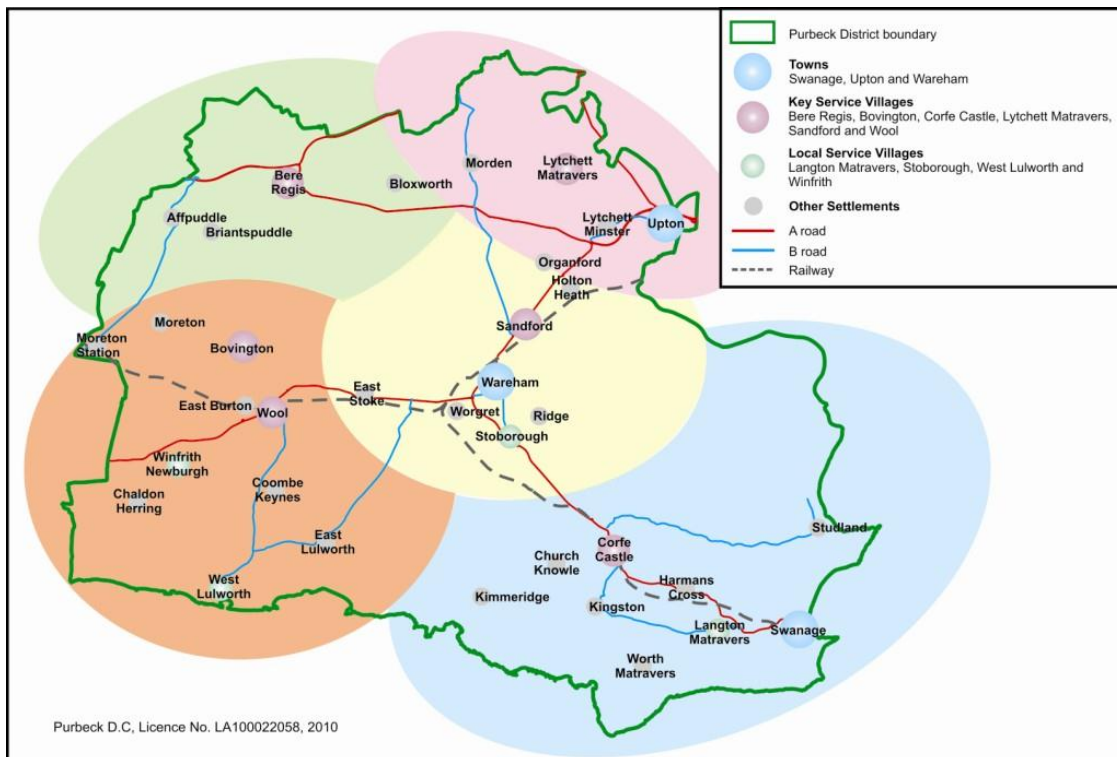
6.3.3 The Settlement Strategy concluded that towns should be the focus of the majority of development, as befits their role as market and coastal towns. Upton is somewhat of an anomaly in that although it has the second highest population in Purbeck, it has few facilities relative to population due to the proximity of Poole.

6.3.4 Key Service Villages have a high level of services and population and should be the focus of development.

6.3.5 Local Service Villages have been identified as needing some growth to sustain vital rural services, principally the village school.

6.3.6 All the settlements have been grouped into five spatial areas as follows:

## Map 2: Purbeck Spatial Areas



- 6.3.8 Linked to the Settlement Strategy is the **Community Facilities (2009)** survey. Its principal purpose of the survey was to rank settlements according to their facilities and services. It assessed the level of community services within individual settlements, including those required to meet basic needs and those that might be viewed as higher order, providing greater choice or specialist services.
- 6.3.9 The accessibility and mix of community facilities stimulate activities and influence the social interaction that takes place within a town or village and have associated health and community safety benefits. Places with a good range of community facilities and employment opportunities often exhibit a higher degree of self-containment. Development is supported in locations exhibiting a high degree of self-containment in order to reduce the need to travel.
- 6.3.10 The paper draws upon the Council's current knowledge of what other organisations involved in the delivery of services are undertaking, looking at how different options might link together. In terms of service delivery it is fair to say that many organisations are grappling with how to maintain current levels of provision or alternatively provide services in a different way.
- 6.3.11 The uncertainty generated by the current consultation on proposed library closures, the continuous review of rural public transportation services, the Schools Review and merger of the South East Dorset Primary Care Trust to form the Dorset PCT makes it difficult to co-ordinate activities effectively.
- 6.3.12 New housing development can, of course, help to facilitate community benefits and strengthen the viability of community facilities. Community aspirations as set out in the Community Strategy, Town and Parish Plans have also been taken into consideration in preparing the background paper. They help to articulate a community's vision for their area and can provide an indication of the potential for additional housing, employment opportunities and/or community facilities to meet local needs.
- 6.3.13 The survey found the following from an audit of 45 settlements:
- A modest increase in Purbeck's population is anticipated, but with a larger percentage of older people.
  - Access to a good range of services and facilities is a problem in much of Purbeck as shown in the indices of deprivation and also in many of the Parish Plans and Community Plan.



- An audit of all facilities and services in Purbeck ranks each settlement into seven categories, with ‘Group 1’ having the most number of types of facilities (30 or more) and ‘Group 7’ the least.

6.3.14 Although there is a correlation between population of settlement and number of facilities, there are some notable exceptions, which may sometimes be accounted for by the geographic location of the settlement. For example, Upton and Lytchett Matravers both score relatively poorly in terms of facilities relative to size, which may reflect their proximity to and dependence on Poole. The results of these findings feed into Purbeck’s Settlement Strategy

6.3.15 Further information on the Settlement Strategy can be found here:

<http://www.dorsetforyou.com/396888>

6.3.16 Further details on the Community Facilities survey can be found at:

<http://www.dorsetforyou.com/396871>

## **6.4 Strategic Housing Land Availability Assessment (SHLAA) (2011)**

6.4.1 The SHLAA is a technical study of the theoretical potential of sites in the District for future housing development. The primary role of the assessment is to:

- Identify sites for housing
- Assess their housing potential
- Assess when they are likely to be developed

6.4.2 It is important to note that it does not allocate land for development, but merely undertakes an assessment on whether land might have the potential to be considered for development at a future point in time.

6.4.3 SHLAA is updated on a continual basis as new sites are submitted, and old sites are built on. The current version of SHLAA at the time of writing is January 2011. It should be noted that SHLAA only contains submitted sites, and does not now include monitoring figures. For this reason, it does not include a five-year supply (apart from a very small number of dwellings submitted within current settlement boundaries). As with previous versions of SHLAA, approximately 7,000 units have been identified to supply years 6-10 and years 11–15, which is more than sufficient to meet the Core Strategy requirement of 120 dwellings per annum between 2006-2027.

6.4.4 The SHLAA suggests that a high percentage of future housing supply could be accommodated within the built-up area of the main towns and

larger villages. Sites submitted by landowners around the edge of settlements forms the basis of work on possible future settlement extensions.

6.4.5 Further details can be found here:

[www.dorsetforyou.com/396891](http://www.dorsetforyou.com/396891)

## **6.5 Strategic Housing Market Assessment (SHMA) (2008)**

6.5.1 The SHMA explains the interrelations between demographic, housing, planning, financial and economic factors and their impact on housing markets. The assessment provides evidence to inform policies and strategies produced at regional and local level, including the different types, tenures and sizes of housing needed to develop mixed communities. A SHMA has been produced for the Bournemouth and Poole Housing Market Area, within which Purbeck falls. A survey of housing need and demand was undertaken to provide primary data on the District's need and demand for different forms of housing, in particular the required affordable/market split, the type and amount of affordable housing required.

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

6.5.3 In terms of overall housing provision, the BHM model identified that 49% of new provision should be market housing (mixture of owner-occupied and private rented) and 51% should be affordable housing provision (mixture of intermediate and social rented). The model recommends that 33% of the affordable housing provision should be intermediate housing and 67% social rented housing. However, in terms of the ability to afford intermediate housing, the model identified that only 3% of those in housing need could afford this type of provision. Therefore, in terms of the split between Social Rented and Intermediate Housing provision required as part of all new affordable housing provision, the following tenure split will be required. Due to the level of need in the District and the un-affordability of intermediate housing, the tenure split is not expected to change in the near future.

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

6.5.5 The assessment is currently being updated, but is not yet published. The 2008 version can be viewed here:

<http://www.dorsetforyou.com/390062>

## 6.6 Character Area Development Potential (2010)

6.6.1 Historically, a large proportion of development in Purbeck has been met through infilling and intensification within built up areas, referred to as 'windfall'. It is realistic to expect that windfall will continue to form an important part of the housing supply, but predicting where and when this will occur is difficult as it is not appropriate for the Council to contact each house-owner and ascertain whether they intend to seek future development in their back garden. Instead Character Area Development Potential has been estimated using character areas identified through townscape character assessment (see chapter 7 of this volume) and trends from recent planning permissions. The study was carried out to ascertain the development potential of broad locations across Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford, Swanage, Upton, Wareham and Wool.

6.6.2 To account for the unpredictable rate at which sites become available and the inevitable reduction in brownfield land available for infill, as well as current market conditions, the results were discounted by 50% and rounded down to the nearest 10 dwellings. The study found the following:

Settlement	Number of Units			
	Settlement Development Potential	Minus 50% Discount and rounded down to nearest 10	Annual Potential 2010 - 2026	Historic Annual Windfall Completions 2005 - 2010
Bere Regis	57	20	1.25	6.6
Bovington	37	10	0.625	3.2
Corfe Castle	8	0	0	2.6
Langton Matravers	4	0	0	0.6
Lytchett Matravers	114	50	3.13	16.8
Sandford	11	0	0	1.2
Swanage	536	260	16.25	54.4
Upton	304	150	9.38	27.8
Wareham	334	160	10	7.8

Wool	124	60	3.75	10.8
<b>TOTAL</b>	<b>1,495</b>	<b>710</b>	<b>44.39</b>	<b>131.8</b>

6.6.3 The study can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=149251&filetype=pdf>

## 6.7 Dorset Traveller Needs Assessment (2007)

6.7.1 The Dorset Traveller Needs Assessment was produced as part of the evidence base of the Regional Spatial Strategy (RSS), however despite the government's intention to revoke it, the evidence produced to support it can still be relevant.

6.7.2 The purpose of the Assessment was to express the spatial pattern of need for Gypsy and Traveller pitch numbers at local authority level, to assist in identifying specific site locations for future accommodation and funding priorities for such accommodation. This will be addressed through the Joint Dorset Gypsy and Traveller Development Plan Document (timetabled for adoption 2014).

6.7.3 The Assessment concluded the following having regard to Purbeck:

- There is a supply of 15 pitches;
- There is a demand of 65 pitches for unauthorised families;
- There is a demand for 6 pitches due to overcrowding;
- There is no demand in terms of housing transfer;
- Family formation from 2006 to 2011 (and 2006-2026 @ 3% & 4%) will give a demand for 8-12 pitches (40-57);
- Total demand in 2006 of 71 pitches;
- Total demand to 2011 of 79-83 pitches (111-128 pitches to 2026).

6.7.4 The full study can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=129873&filetype=pdf>

A link to the Joint Dorset Gypsy and Traveller Development Plan Document website can be found here:

<http://www.dorsetforyou.com/travellerpitches>

## 6.8 Rural Exception Site Guidance and Checklist (2010)

6.8.1 The purpose of the Rural Exception Site Guidance and Checklist is to assist Parish Councils, Parish Plan Groups, developers, land owners, Registered Social Landlords and other organisations representing rural

communities to identify sites that are suitable for the provision of rural exception site affordable housing. The guidance supports Policy MN5 of the Final Edition Local Plan 2004 and related advice in the Supplementary Planning Guidance on Affordable Housing (amended July 2005). The guidance is for use as a material consideration in the development control process at both the pre-application stage and to inform planning decisions.

6.8.2 The guidance and checklist have been produced for a number of reasons:

- To deliver the maximum amount of rural exception site affordable housing possible in accordance with policy MN5 of the Local Plan
- To enable additional affordable housing provision to be secured on rural exception sites prior to the adoption of a Core Strategy policy
- To provide guidance to Parish Councils and Parish Plan Groups to aid the identification of suitable rural exception sites to meet identified local housing needs
- To provide additional affordable housing as supported through Purbeck Corporate Strategy, the Community Strategy for Dorset, Purbeck Community Plan and numerous Parish and Town Plans.

6.8.3 The document can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=149252&filetype=pdf>

## **6.9 Habitats Regulations Assessment Implications of Additional Growth Scenarios for Protected Sites (2010)**

6.9.1 This report considers the potential impacts of additional levels of housing development, above that already set out in the Core Strategy (preferred options). It considers five housing scenarios and the implications of these with respect to designated European sites and the Habitat Regulations. The five scenarios range from 2650 to 4360 total dwellings; from a minimum of 250 additional dwellings to an additional 960. The five scenarios include a lower growth and a higher level growth scenario (both of which involve increased levels of housing across the District). The three remaining scenarios match the higher level growth scenario with the addition of a) 1000 houses at Wool; b) 500 houses to the west of Wareham; c) 500 houses at Lytchett Minster.

6.9.2 The five scenarios all have additional impacts to European sites above those already identified for the Core Strategy. Such levels of development may not be currently possible within the District without contravening the Habitat Regulations. The main issues are set out below.

6.9.3 Recreational and 'Urban' Pressure on the Heaths



New housing results in a redistribution of people and potential increase in local residents. Recreational use of the heaths, for dog walking and other activities, has particular impacts. More 'urban' heaths tend to have a range of impacts that include increased incidence of fire. The higher growth scenario plus 500 houses at Wareham would be predicted to result in the highest recreational use of heaths, more than the higher growth scenario plus 1000 houses at Wool or the higher growth with 500 houses at Lytchett Minster. The heaths around Wareham are particularly vulnerable and the options for alternative sites are very limited. The assessment could not see how alternative space could be secured to successfully divert access here.

6.9.4 The study cautiously suggests that there could be potential to provide alternative green space to the south of Wool that, with a range of other measures, could be sufficient to provide mitigation for the additional growth and housing at Wool. These mitigation measures would need careful planning and a substantial new area of green space will need to be in place prior to any building works. Development at Lytchett Minster would result in increases in recreational pressure to sites such as Wareham Forest, where options to provide on-site mitigation measures or alternative visitor locations currently seem limited.

#### 6.9.5 Increased Recreational Pressure on Poole Harbour SPA / Ramsar

Recreational use of the shore and water can result in disturbance to waterfowl. A gradual increase in water-based and shore-based activities may interact and in synergy reduce the ability of the site to maintain its internationally important bird populations. Climate change increases the uncertainty. Visitor data for the harbour is limited and therefore it is difficult to fully assess the different scenarios. Lytchett Minster is close to sites, such as Rockley and Ham Common, where there are launching facilities for small craft. Development in Wareham could result in increased pressure at Swineham Point/Wareham Channel. At Studland, the area around Bramble Bush Bay is of particular concern as access appears to be increasing and the area is particularly important for birds. Swanage is the closest settlement to this area within the District. Mitigation measures should resolve any potential adverse effects. Such mitigation should include control of parking along Ferry Road and this could be very difficult to secure.

#### 6.9.6 Increased Recreational Pressure to Coastal Sites

The Purbeck coast supports coastal habitats such as limestone grassland and sand dunes which are protected by a number of different SAC designations. Recreation can result in impacts such as dog fouling and

trampling. All of Purbeck is relatively close to the coast; Swanage is the main settlement where housing is particularly close to coastal SAC sites.

6.9.7 Given the existing visitor infrastructure and high levels of visits from tourists, the links between local development and adverse effects are more tenuous than for the heathland sites and for Poole Harbour. The provision of good dog walking facilities (i.e. attractive walks with ample space for dogs to be off the lead safely) on the outskirts of Swanage and other mitigation measures are discussed. Such measures would be necessary within the core strategy and additional capacity would be required for any additional growth at Swanage.

#### 6.9.8 Increased Recreational Pressure on the New Forest

The New Forest draws visitors from a wide radius and residents in the eastern part of Purbeck District may regularly visit the New Forest, and there may be adverse effects on the designated interest features of the New Forest SAC/SPA/Ramsar. Considering the distance to the New Forest and the availability of high quality green space within and close to Purbeck, it is unlikely that the housing developments alone would result in significant increases to the number of visitors to the New Forest National Park. Mitigation measures, implemented strategically in conjunction with other local authorities, would eliminate any in-combination effects.

#### 6.9.9 Water Quality

Existing discharges from sewage treatment could already be having an adverse effect on the integrity of the Poole Harbour SPA and RAMSAR site. Any increase in settlement size away from Swanage would increase discharges into Poole Harbour and could add to the nutrient load which is already unacceptably high. Any additional development would require guarantees from Wessex Water that the Wareham sewage treatment works and the Lytchett sewage treatment works would have adequate licensed capacity and that there would be suitable measures put in place to prevent an increase in the overall nutrient loads entering the Harbour, either alone or in combination with other discharges.

#### 6.9.10 Water Abstraction

It seems probable that in the longer term Wessex Water can guarantee water supplies for increased levels of development, but would need to have made improvements to the network, recorded the expected declines in nitrate pollution of groundwaters and achieved water saving measures with their customers before doing so. Any future development in Purbeck would need to be phased in order to be consistent with Wessex Water's timetable for these measures.

### 6.9.11 Air Quality

There is uncertainty relating to the additional development scenarios and the level of impact on the European sites. Where roads cross European heathland sites, there can be direct deposition of nitrogen onto these sites. Such deposition is damaging and can result in changes in vegetation communities and plant growth. Direct effects will be greatest for developments which are distributed within those settlements with road links which cross or run adjacent to European heathlands. The effects would be magnified where residents commute between home and workplace and use such roads to do so. The main settlements and key service villages where this is likely to cause the greatest impacts are Wareham, Swanage, Upton, Lytchett Minster, Bere Regis, Bovington, Corfe Castle and Sandford. On the information available it seems likely that an additional large allocation of housing at Wool would be less damaging than at Wareham or Lytchett. Some mitigation measures are possible.

6.9.12 The full report can be read here:

<http://www.dorsetforyou.com/media.jsp?mediaid=156571&filetype=pdf>

## **7. Retail**

### **7.1 Market Town Health Checks**

7.1.1 Town Centre Health Checks are carried out on an annual basis for inclusion in the Annual Monitoring Report and relate specifically to Wareham and Swanage. They determine the state of the town's vitality and viability, which is dependent on: a wide range of attractions and amenities; an attractive environment; good accessibility to and within the centre; and the centre's ability to attract continuing investment in development or refurbishment of existing buildings. This is done through a variety of surveys, namely street surveys (taking into account shop facades, types of business, parking, etc.) and pedestrian counts (from key locations observing people heading towards the town centre at regular intervals during the day).

7.1.2 The 2010 Town Centre Health Checks concluded that Wareham and Swanage both have below average level vacancy rates, a healthy level of footfall and above average benchmark turnovers. This was later echoed by the Retail Impact Assessment (2010) findings.

7.1.3 The 2011 study has not yet been published, but the 2010 version can be viewed here: <http://www.dorsetforyou.com/397673>

## 7.2 Retail Study (2008)

7.2.1 The Council commissioned a retail study jointly with Christchurch Borough Council, East Dorset District Council and North Dorset District Council. This included an assessment of the main town and district centres within the four local authority areas and included Swanage, Upton and Wareham. The purpose was to provide:

- an assessment of the future needs for additional retail facilities within the four local authority areas up to 2026;
- an analysis of the role, function and network of existing centres within the four local authority areas;
- an assessment of the capacity of each district to accommodate growth and the identification of potential development sites; and
- a policy review and proposed issues and options for the LDF.

7.2.2 The study made the following conclusions and recommendations:

7.2.3 Town and district centre sites should be the first choice for retail and commercial leisure development. The ability of the town and district centres as the preferred locations for retail and leisure development needs to be considered, particularly for development which may have a relatively large catchment area.

7.2.4 Some forms of retail or leisure facilities which serve more localised catchment areas may be more appropriate within local centres, rather than the main town/district centres. However, all development should be appropriate in terms of scale and nature to the centre in which it is located.

7.2.5 The existing stock of premises may have a role to play in accommodating projected growth. However, there are low vacancy rates in Purbeck, which suggests there is limited potential to accommodate growth in vacant units.

7.2.6 The retail capacity analysis in the report assumes that existing retail floorspace can, on average, increase its turnover to sales floorspace densities. A growth rate of 1.5% per annum is assumed for comparison floorspace and 0.3% for convenience floorspace. The adoption of these growth rates represents a balanced approach. The floorspace projections reflect these assumptions. In addition to the growth in sales densities, vacant shops could help to accommodate future growth.

7.2.7 Based on existing market shares the quantitative need for new floorspace is evenly split between Swanage and Wareham for convenience floorspace. The current quantitative need, based on existing market shares, is for food stores of around 1,000sq m gross in each town.

However, stores of this size would do little to enhance the qualitative provision in terms of main and bulk food shopping trips.

7.2.8 One alternative would be to maintain the overall market share within the District but concentrate provision in a larger store in either centre. Section 8 of the report identified both Swanage and Wareham as having opportunities for accommodating a large scale supermarket.

7.2.9 The overall retention rate of retail facilities in the District is low and there is scope for this to be improved. An increase in market share could support larger food stores in both towns. The impact of two large stores would need to be carefully considered, particularly if out-of-centre stores are proposed. The provision of in-centre or edge-of-centre stores should be the priority.

7.2.10 In Wareham, the only identified site that could accommodate a larger store is WARE2 – land to the north east of Wareham station. Although this is an out-of-centre site, it is well located to serve the residents of North Wareham. However, it is accessible to the whole of Wareham by car, and therefore could draw trade away from the town centre foodstores. As such, the Council will need to carefully consider whether the qualitative benefit to residents as a whole and the potential to reduce outflow of convenience expenditure would outweigh any potential for harm on the vitality and viability of the town centre.

7.2.11 The strategy for comparison goods retailing should be to accommodate growth on the basis of existing market shares. Enhancing market share will be difficult to achieve in the face of strong local competition from Dorchester and Poole. Furthermore, there are insufficient town centre development sites available to achieve a step change in comparison shopping patterns.

7.2.12 Upton currently has only limited retailing and on the basis of existing market shares only small scale development would be required to meet future growth. However, potential to improve and enhance the role of Upton should be considered given the large residential community it serves. The Greenridge pub offers the only main development site that would be commercially attractive in Upton.

7.2.13 The priorities for the main centres are as follows:

- **Wareham** – a mix of unit sizes to attract both chain stores and small independent shops and services;
- **Swanage** – a mix of unit sizes to attract both chain stores and small independent shops and services;

- **Upton** – predominantly small to medium sized units (200 sq m gross or below) suitable for small independent shops and services.

7.2.14 Further information can be found here:

<http://www.dorsetforyou.com/media.jsp?mediaid=148307&filetype=pdf>

### **7.3 Retail Impact Assessment (2008)**

7.3.1 The 2008 Retail Assessment concluded that the District's retail needs are not being met and recommended three scenarios that could be followed in order to meet that need: a 2000sqm food store in Wareham; or a 2000sqm food store in Swanage; or two 1000sqm food stores in both Wareham and Swanage. The council commissioned consultants to re-examine the 2008 results in light of market changes and investigate the potential impacts, should any of the three options be pursued. The results were published in a Retail Impact Assessment (RIA).

7.3.2 The Retail Impact Assessment concluded that a 2000sqm food store at Wareham would offer Purbeck residents the greatest qualitative benefit and the Middle School site would be the best location (subject to availability) as it is the closest site to the town centre. Land to the west of the Middle School within the bypass (known locally as Baggs's Field) would be a suitable alternative. Wareham town centre is concluded as healthy and could sustain the introduction of a new food store at either location without significant adverse impact, provided the sale of non-food goods is restricted to 25% and the store does not include a pharmacy, post office, optician or dry cleaners.

7.3.3 The RIA can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=154779&filetype=pdf>

### **7.4 Statement from Nathaniel Lichfield and Partners (2010)**

7.4.1 This note from the consultants who produced the Council's Retail Impact Assessment (RIA) sets out the relationship between the Council's decision to not allocate a foodstore and the evidence presented in the RIA.

7.4.2 It concludes that whilst, in their view, the RIA represents a sound evidence base on which the Council could have allocated a new food store in the Core Strategy, the lack of latent quantitative need and the wider planning considerations affecting the district are such that the Council may have acted equally reasonably in determining not to allocate a food store in the Core Strategy.



7.4.3 The statement can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=157156&filetype=pdf>

## **7.5 Updated Statement from Nathaniel Lichfield and Partners (2011)**

7.5.1 In light of up-to-date population figures provided by Dorset County Council, NLP revised their assessment of predicted retail need and provided an updated statement. The most significant aspect of this revision has been a significant reduction in the predicted floor space requirement. In particular, the predicted need for convenience floor space has reduced from 2000sqm by 2016 to a maximum of 1300sqm by 2027. Of this around 900-950sqm should be met in Swanage and 50-60sqm in Wareham. NLP also stated that this need did not justify a strategic food store allocation.

## **8. Employment**

### **8.1 Employment Land Review Stages 1 & 2 (2010)**

8.1.1 The Employment Land Review is broken down into three stages:

- i. to take stock of the existing situation;
- ii. to create a picture of future requirements; and
- iii. to identify new employment sites.

8.1.2 The Council has completed the first two stages and the Review suggests that most of the District's future employment needs could be met from within existing employment areas and/or committed sites (planning permissions/allocations).

8.1.3 Access to employment and the distribution of existing sites are key issues highlighted in the Review, together with raising GVA, wage levels, the promotion of knowledge-based sectors of employment and support for training and 'up-skilling'. The great disparity of access to employment generally, as well as particular sectors, has necessitated an approach based on solutions that fit a range of circumstances.

8.1.4 A study undertaken by the joint strategic authorities of Bournemouth, Dorset and Poole in 2006 indicated that around 12 hectares of employment land will be required to be developed over the plan period in the District. This requirement does not necessarily equate to the identification of 12 additional hectares of land beyond existing employment sites and allocations. In fact, it is anticipated that much of the requirement can be accommodated through the implementation of outstanding commitments and the redevelopment or intensification of such sites.

However, much of the District's existing employment provision is located in the North East of the District and therefore future employment opportunities should be considered in relation to the employment needs of all of the District's communities, but in particular those that are likely to see the greatest growth in the three towns and large villages.

8.1.5 The Dorset Green Technology Park is identified as a key opportunity for growing knowledge-based industries, building upon the concentration of established firms involved in high technology of knowledge based research sectors.

8.1.6 Further information can be found here:

<http://www.dorsetforyou.com/396872>

## **8.2 SWRDA Workspace Strategy (2008)**

8.2.1 The South West Regional Development Agency (SWRDA), in cooperation with all local authorities in Dorset, including Purbeck, commissioned a consultancy firm to review and update the 2003 Workspace Strategy. The Strategy seeks to ensure that there is a delivery of sufficient, appropriate employment land and quality of employment premises to meet business requirements and ensure the sustainable growth of the sub-regional economy. Specifically relating to Purbeck, the study found that:

### **8.2.2 Commercial Property Market Review**

The more rural parts of the county comprise largely of sites meeting their local property market requirements although sites such as Winfrith could provide for businesses over and above their local catchment.

8.2.3 There appears to be a reasonable level of availability across the districts with agents and the Property Pilot also reporting a steady increase in B8 enquiries and a recent slight increase in B2 space enquiries. However, whilst there is considered to be a reasonable supply of land, agents report that it is not readily available, and there is a perceived shortage from agents of large sites capable of accommodating large inward investment enquires or major local expansions. In terms of tenure, agents also indicate that traditionally demand has predominantly been for freehold premises, however this is now reverting to leasehold in light of difficulties in obtaining finance. The general consensus is also one of high levels of occupancy within existing industrial estates across the study area.

### **8.2.4 Socio-Economic Context**

Overall the sub-region compares relatively well in labour market terms with regional and national averages.

- 8.2.5 The sub-region has a lower proportion of working age residents (20 to 64 age group) than the region as a whole.
- 8.2.6 Economic activity levels in the sub-regions are in line with the national and regional average.
- 8.2.7 Unemployment rate in the sub-region is slightly above the regional average but well below the national level.
- 8.2.8 Occupational and skills levels in the sub-region are in line with the regional average. The skills levels in the sub-region and the region compare positively with the national average.
- 8.2.9 However, the performance within the sub-region across the different labour market indicators is quite varied. Only North Dorset performs above average.
- 8.2.10 Purbeck performs similarly to the sub-regional average in all four selected labour market indicators (working age population growth, economic activity rate, higher level occupation and skills) with skills being below the sub-regional average and the proportion of residents in higher level occupation higher.

#### 8.2.11 Employment Land Demand

Overall it is estimated that there is a gross demand of around 184 ha of employment land between 2006 and 2026 in the sub-region which is almost evenly split between land demand for office uses (94 ha) and for industrial uses (90 ha). The overall demand is mainly driven by demand for office uses and for warehousing. Traditional industrial employment is projected to decline, leaving a demand for renewal and replacement of existing industrial employment sites where these are no longer fit for purpose. Office demand is focussed on the Bournemouth and the Poole TTWAs (37ha and 32 ha respectively) and industrial demand is spread more evenly across the sub-region. 11.5 hectares of demand is forecast for Purbeck District, mainly for office uses and warehousing.

#### 8.2.12 **Employment Land Supply**

The study identified a total supply of 216 ha of employment land within the sub-region. Plans for the development at Winfrith are being developed as the research for the Workspace Strategy was undertaken. On the basis of the information available at this stage it is estimated that

there could be around 20 ha of employment land coming forward at Winfrith. It is not assumed that all of this will serve a local employment market and instead it is assumed for the Workspace Strategy that 5ha of employment land at Winfrith will be serving a local employment market and will come forward in the medium term (2-5 years).

#### 8.2.13 Balancing Demand and Supply

Supply and demand are unevenly spread across the sub-region and rural Dorset has an adequate supply of available employment land. However, the area faces challenges regarding the delivery of employment premises due to the local market conditions and the somewhat remote location of many of the employment sites.

8.2.14 A significant part of the employment land supply in the sub-region is afflicted with uncertainties regarding the likelihood of these sites coming forward. If large parts of the assumed supply do not come forward, this will leave the sub-region with a supply shortage most likely having a negative effect on the performance of the local economy.

8.2.15 The study made the following recommendations:

**A: Employment Land Policies:** Planning documents should identify all regionally and locally important employment sites and include appropriate employment land protection policies and define where mixed use packages could be appropriate to ensure delivery.

**B: Balancing Demand and Supply through Adequate Supply of Sites and Premises:** For this purpose the local planning authorities should work across borders to provide a balance of supply and demand within functional economic areas (e.g. TTWAs).

**C: Interventions to Secure Adequate Supply of Sites and Premises:** A range of interventions is required to help to bring the required supply (including more smaller sites) forward. Priority should be given to the delivery of key sites with little constraints, site level intervention where the market alone will not deliver the required employment sites and sub-regional interventions to increase the attractiveness of the area as a place to do business.

**D: Long Term Planning for Regional Infrastructure:** There is a need to progress infrastructure requirements for economic development as well as housing growth. A more coordinated approach could make better use of existing and planned funding and delivery mechanisms such as Community Infrastructure Levy (CIL), Regional Infrastructure Fund (RIF) and Multi Area Agreement (MAA).

**E: Office:** A focus should be given on the delivery of office premises in the sub-region, with a particular emphasis on provision at town centres in the conurbation and Dorchester: Weymouth.

**F: Urban Extensions:** Within the proposed urban extensions support should be given to the inclusion of employment areas as part of properly masterplanned, mixed use schemes.

**G: Town Centre Development:** A priority should be the continued improvement in town centres. Attractive town centres increase overall market attractiveness of the sub-region and can help support office development and wider jobs growth.

**H: Whole Economy Approach:** Local planning authorities need to recognise in their planning documents and in their approach to planning that a significant part of employment growth will come from Non-B employment.

**I: Monitoring:** Circumstances can always (and most likely will) change over the next 20 years. Ongoing monitoring of demand and supply is therefore critical.

8.2.16 Further details are available here:

<http://www.dorsetforyou.com/media.jsp?mediaid=149249&filetype=pdf>

## 9. Climate Change

### 9.1 Strategic Flood Risk Assessment (2011)

9.1.1 The Strategic Flood Risk Assessment (SFRA) has been carried out by Purbeck District Council for its authority area with additional guidance from the Environment Agency. It should be read in conjunction with Planning Policy Statement 25 (PPS25) and accompanying Practice Guide.

9.1.2 It is a 'Level 1' SFRA, which is a basic level assessment, as there are no current or future proposals to build in areas at risk of flooding or at risk of increasing flood risk elsewhere. Purbeck has sufficient space outside areas of flood risk to accommodate development 120 dwellings per annum as set out in the Core Strategy Pre-Submission Document.

9.1.3 Other than 30 houses in Bovington (located outside the floodplain), Purbeck currently has no outstanding allocated development sites.

9.1.4 There are no proposals to promote development in areas at risk of flooding or to promote development that could cause or exacerbate flooding elsewhere.

9.1.5 Further details can be found here:

<http://www.dorsetforyou.com/media.jsp?mediaid=148301&filetype=pdf>

## **9.2 Durlston Bay Coastal Strategy Study (2003)**

9.2.1 The strategy area encompasses a section of coastline characterised by cliffs that have formed in the first instance by marine action and are steep, largely vegetated, coastal slopes whose bases are subject to the frequently aggressive wave environment of the English Channel. Recession of the cliffs and shoreline is being driven by the resultant erosional forces. This in turn exacerbates the inherent instability of the coastal cliffs and slopes that are prone to landslide activity. The boundaries of the strategy area are naturally defined by the two headlands of Peveril Point and Durlston Head, with Durlston Bay forming the intervening embayment.

9.2.2 Despite the high incidence of instability along the strategy coastline, the mean cliff top recession rate is low, and the generally undeveloped nature of the cliff top area renders little requirement for engineering intervention, and the 'do nothing' approach is recommended for much of the area.

9.2.3 Notwithstanding this, an area towards the centre of the bay is developed with residential properties, and the occurrence of recent landslide activity has raised concern with respect to the long-term stability of the area. It is this area, around the Purbeck Heights apartments, and other properties along Belle Vue Road that the focus of the strategy is based.

9.2.4 The study recommends inspection and monitoring programmes; a Pinecliffe Walk landslide scheme; a drainage scheme; and a programme of works.

9.2.5 The report can be viewed here:

[http://www.purbeck.gov.uk/environment/environmental\\_services/coastal\\_protection/durlston\\_bay\\_coastal\\_strategy.aspx](http://www.purbeck.gov.uk/environment/environmental_services/coastal_protection/durlston_bay_coastal_strategy.aspx)

## **9.3 Report of the Durlston Bay Coastal Strategy Study Review Panel (2004)**



9.3.1 The purpose of the Panel was to review matters relating to the Durlston Bay Coastal Strategy Study, in particular reference to the Pinecliff Walk landslide of 2000 and associated actions, negotiations and remedial plans. The Panel concluded that the landslip was caused primarily by the presence of ground water exacerbated by inadequate surface water systems and that marine action was not the primary contributory factor.

9.3.2 The report can be read here:

<http://www.dorsetforyou.com/media.jsp?mediaid=148302&filetype=pdf>

#### **9.4 Durlston Head to Rame Head & the Poole and Christchurch Bay Shoreline Management Plans (SMP2) Consultation Drafts (2009)**

9.4.1 A shoreline management plan (SMP) is a large-scale report, assessing the risks associated with coastal processes. It aims to help reduce these risks to people, property and the historic and natural environment. In doing so, it is an important part of the Government's strategy for managing flooding and coastal erosion.

9.4.2 The assessment (Plan) aims to manage risks by using a range of methods which reflect both national and local priorities, in order to:

- Reduce the threat of flooding and erosion to people and their property
- Benefit the environment, society and economy, in line with the Government's 'sustainable development principles.'

9.4.3 SMP2s provide a 'route map' for local authorities and other decision makers to move from the present situation towards meeting our future needs, and will identify the most sustainable approaches to managing the risks to the coast in the short term (0-20 years), medium term (20-50 years) and long term (50-100 years).

9.4.4 Within these timeframes, the SMP2s will also include an action plan that prioritises what work is needed to manage coastal processes into the future, and where it will happen. This in turn will form the basis for deciding and putting in place specific flood and erosion risk management schemes, coastal erosion monitoring and further research on how we can best adapt to change.

9.4.5 Overall the preferred plan is seen as achieving a balance between the many objectives; accepting that change is necessary and providing a plan that is realistically achievable given the increasing pressures on the coast.

9.4.6 The Plan can be viewed here:

<http://www.twobays.net/>

## **9.5 Revision 2020 Proposed RSS Supplementary Planning Document - Renewable Energy (2005)**

- 9.5.1 European law requires the UK to generate 15% of its total energy from renewable sources by 2020 and the 2003 Energy White Paper requires at least 60% of the UK's electricity to be generated from renewable sources by 2050. By this same year the 2008 Climate Change Act is committed to an 80% reduction in CO<sub>2</sub> emissions.
- 9.5.2 REvision 2020 was a project funded by the Government Office for the South West (GOSW) in partnership with the South West Regional Assembly (SWRA). It took forward the Revision 2010 target setting report for renewable electricity published in 2004. REvision 2020 extended the existing body of work by looking to establish targets for renewable electricity to 2020 and adding targets for renewable heat for 2010 and 2020 and a target for on-site generation within new development.
- 9.5.3 The objective was for the outcomes of REvision 2020 to be considered for incorporation within the proposed Regional Spatial Strategy (RSS).
- 9.5.4 The project suggested a target for the South West of 20% of its energy to be produced from renewable sources by 2020. Regionally this was set at 509 to 611 MWe by 2010 (of which 64 to 84 MWe would come from Dorset), rising to 850 MWe by 2020, however no locally derived evidence has yet been produced to set a district-level target.
- 9.5.5 A subsequent Proposed Supplementary Planning Document produced by REvision 2020 for incorporation into the South West RSS recommended that for developments of 10 dwellings or more and all other development where the floor space is 1000m<sup>2</sup> or more (or a site area of over 1ha), a target of 10% of the development's energy should be met by renewable sources.
- 9.5.6 The potential for renewable and low-carbon technologies, including microgeneration, to supply new development will differ depending upon location. Therefore, Purbeck, with its sensitive land designations, faces a challenge to accommodate such apparatus. The REvision 2020 report (Annexe 4) notes the particularly sensitive landscape in Purbeck.
- 9.5.7 Further information can be found here:

<http://www.oursouthwest.com/revision2020/>

## 10. Heathlands

### 10.1 Dorset Heathlands Interim Planning Framework (2010)

10.1.1 The Local Authorities whose areas contain lowland heath protected by international designations have produced the Dorset Heathlands Interim Planning Framework for their protection covering the period December 2006 to December 2009, and recently extended until the end of 2011. The purpose of the framework is to ensure that there is no net increase in urban pressures on the heaths as a result of additional residential development between 400 m and five kilometres of heathland. The Dorset Heathlands Interim Planning Framework demonstrates how harm to the protected heathlands can be avoided based upon a range of measures and sets out a mechanism to be applied cross boundary by the relevant local authorities. Following a public consultation during October and November 2006, the document was agreed by the councils of the local authorities which lie within the five kilometre zone from the protected heathlands.

10.1.2 In order to fund the measures set out in the Interim Planning Framework, residential developments are required to pay a contribution for each dwelling granted planning permission. Currently (01/04/11) this is £1,034 per flat and £1,724 per house.

10.1.3 Local planning authorities in South East Dorset are working towards a long term strategy to protect designated heathlands through the production of a Dorset Heathlands Joint Development Plan Document (DPD). It is scheduled for adoption in 2013.

10.1.4 Further information in the interim framework can be found here:

<http://www.dorsetforyou.com/387392>

10.1.5 Further information on the Dorset Heathlands Joint DPD can be found here:

<http://www.dorsetforyou.com/372002>

### 10.2 Dorset Heathlands Household Survey (2008)

10.2.1 Evidence is being gathered to support the new, long term proposals which the Dorset Heathland Joint DPD will contain. While studies have been done on the use of heathlands, less was known about residents' use of other open spaces. To address this, a study was carried out that looked to:

- Provide a strategic overview of current levels of access to different sites
- Determine which factors influence the choice of site which people visit
- Identify which households visit the designated heathland sites
- Identify how many visits are made to heathland and other types of site
- Explore how people travel to different sites and types of sites
- Explore why people visit heaths and other types of sites
- Determine the importance of geographical location and the distances people travel to different types of sites
- Assess the extent to which people who visit heaths also visit other sites

10.2.2 The results are available to view at:

<http://www.dorsetforyou.com/372002>

10.2.3 These results will be used to inform the preparation of the Dorset Heathlands Joint DPD.

## 11. Tourism (2008)

### 11.1 Tourism Strategy (2008)

11.1.1 The overall objective proposed by the strategy is to increase visitor spend and the number of staying trips through improved occupancy in out-of-peak seasons. Estimated potential annual gain to the local economy is £7m per year (+8% of staying visitor spend) (figures based on SWT Value of Tourism 2005).

11.1.2 The aims to achieve these vision/aims and objectives are:

- Maintain current loyal visitors & recruit new, higher value visitors.
- Improve level of competitiveness of visitor facilities, both in terms of physical infrastructure and personnel skills.
- Ensure protection of the environment, take measures to anticipate climate change and implement sustainable tourism practices.

11.1.3 An Action Plan will be developed from the Strategy. Section 4 includes a series of recommendations for Planning Policy:

- Larger tourism developments are recommended to 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

All tourism developments should:

- - meet Development Plan policies and subject to timings be in accord with the future Local Development Framework
- - be sympathetic to, maintain or enhance the historic, natural and environmental character of the immediate area
- - not be detrimental to the local environment, landscape or ecology, particularly with regard to AONB, SPA, SAC and SSSI designations
- - not threaten the preservation of Purbeck's key tourism natural assets
- Tourism developments which use existing buildings and support regeneration objectives should be given priority over new build developments.
- Any new development or redevelopment of medium-large sized accommodation (6+ rooms) or attractions should include proposals of how to link visitors into the public transport system e.g. by being close to existing facilities or offering services such as shuttles.
- Any new developments or redevelopments of premises should also demonstrate full compliance with accessibility legislation.
- 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.
- In order to retain a critical mass to maintain the tourism economy, any proposal for the redevelopment of existing medium-large sized tourist accommodation (6+ rooms) particularly in the seafront areas of Swanage, for other uses will not be permitted unless it has been suitably marketed to the Council's satisfaction as a going concern. Such proposals will need to demonstrate a 6 month period of the property being advertised at a national level as a viable business concern at a reasonable market rate in its current format.
- It is unlikely that any further capacity for mobile or static caravan and homes sites is required due to the high number already and the impact on traffic congestion and car parking.
- Proposals which will help deliver sustainable tourism should be encouraged subject to general policy compliance (e.g. farm shops, food/drink producer visitor centres, cycle hire, shuttle bus depot).
- Developments which help diversify Purbeck's accommodation & attraction assets to meet tourism trends should be considered in appropriate locations (to be determined through the LDF) subject to accordance with the Development Plan and Local Development Framework policies, including the need for a full transport assessment and submission of a sustainable travel plan. Identified areas of gaps/opportunities are as follows:

11.1.4 **Accommodation** - e.g. luxury accommodation with/without spa facilities, eco-friendly accommodation, tented campsites (new stand-alone or extensions of existing campsites/caravan parks), forest lodges/chalets,

accommodation for student groups, redundant barn conversions, accommodation for disabled visitors.

**11.1.5 Attractions/Activities** - e.g. indoor attractions, quality evening entertainment, activity centres for niche activity markets, conference facilities, good quality eating/drinking venues in outlying areas from Swanage/Wareham/Wool.

- Any upgrading/development of the District's major roads e.g. A351 should incorporate cycle lanes. The Strategy also supports the development of a more extensive cycle network.
- Improved public transport interchanges at Swanage, Wareham, Wool, Norden, and elsewhere, additional Park & Ride facilities and improved public transport infrastructure would be beneficial for visitors and support the aims of the Strategy. Additional Park & Ride facilities would help mitigate the negative environmental impact of visitors, in particular day visitors, to the District. The linking up of the main rail network with the line to Swanage is seen as of high importance to deliver the sustainable objectives of the Strategy.

11.1.6 Further information can be found here:

<http://www.dorsetforyou.com/396794>

## 12. Transport

### 12.1 Purbeck Transportation Study (2010)

12.1.1 The Purbeck Transportation Study considered various options to resolve transportation problems in Purbeck, including how to tackle congestion on the A351 between Sandford and the Bakers Arms roundabout. The Study put forward a number of recommendations known as the Purbeck Transportation Strategy (PTS), including the strengthening of the A35/C6 corridor and environmental enhancements in Sandford. These measures were taken forward into the Area Strategy for Purbeck, which forms part of the Local Transport Plan 2 for Dorset. The PTS was prepared on the basis of existing problems. However, there is a clear need to consider the impact of additional development upon the highway network. The Council has liaised with Dorset County Council (as the Transportation Authority for Purbeck) to undertake further detailed modelling work to assess the impact of additional development on the District's transportation infrastructure, in particular the highway network.

12.1.2 The Highway Authority have advised that the schemes forming the PTS would be sufficient to manage traffic flows in Purbeck, to the extent that existing problems on the A351 would not be significantly increased when



new development from the plan period is factored in. The PTS will need to be funded through Dorset County Council budgets and developer contributions. It includes: schemes for traffic management improvements; bus service enhancements; walking and cycling improvements; transport interchange/park and ride; smarter travel choices; and rail service enhancements.

12.1.3 Further details on the Purbeck Transport Strategy can be found here:

<http://www.dorsetforyou.com/index.jsp?articleid=391340>

## **12.2 Local Transport Plan 3**

12.2.1 A Local Transport Plan (LTP) is a statutory document that sets out a strategy for the management, maintenance and development of the County's transport system. It explains how funds, largely allocated by the Government, will be used to deliver improved transport and help meet the key objectives for transport established by both government and local authorities. Dorset County Council is currently undertaking consultation on the third LTP which will cover the whole of Bournemouth, Poole and Dorset and is seeking public views on current transport issues.

12.1.2 Further information can be found here:

<http://www.dorsetforyou.com/localtransportplan>

## **12.3 Development Contributions Towards Transport Infrastructure In Purbeck (2009)**

12.3.1 This document has been prepared by Dorset County Council in order to provide guidance on the likely levels of financial contributions that will be requested from developers in Purbeck towards the implementation of the Purbeck Transport Strategy (PTS) in order to mitigate the general transport implications of their development proposals.

12.3.2 The guidance summarises the policy background and need for contributions to transport infrastructure in Purbeck, before setting out how the policies are intended to be implemented. Contributions will be used for the delivery of schemes identified in the Purbeck Transportation Strategy. They are not a replacement for the provision of infrastructure which would normally be paid for by the developer as part of the development, for example on-site roads, immediate off-site transport infrastructure, landscaping, street lighting, etc.

12.3.3 Work is now under way to review the Purbeck Transportation Strategy. On 9 June 2009 Purbeck District Council made the decision to remove the residential extension charge.

12.3.4 The guidance can be viewed here:

<http://www.dorsetforyou.com/396971>

## **12.4 Purbeck Preliminary Transport Assessment (2011)**

12.4.1 A strategic transport assessment has shown that the level of development proposed for Purbeck up to 2027 can generally be accommodated on the network by implementation of the transport schemes in the Purbeck Transportation Strategy (PTS). The schemes will be paid for by the financial contributions received from the development. Site specific transport requirements that arise from the development will also be paid for by the developer, for example access to the site by public transport, walking, cycling and junction improvements.

12.4.2 The local road network in the vicinity of each of the proposed settlement extensions has sufficient capacity to accommodate the proposed levels of growth. None of the sites has significant accident or safety problems and there are opportunities to improve the local network through the development of the sites. All the sites would contribute towards improvements to public transport, cycling and walking access from the site to local centres, shops and services as well as to the overall PTS contributions policy. In this way the development would mitigate its negative cumulative impact on the transport network in Purbeck.

## **12.5 Rural Roads Protocol (2008)**

12.5.1 Dorset County Council's Rural Roads Protocol acknowledges the contribution that sensitive management of the road environment can make to the local environment, heritage and quality of life. It sets out to ensure that the rural highway network is managed in a sensitive and sustainable way, balancing the needs of safety, accessibility and information provision, with those of environmental protection and conserving and enhancing the landscape, townscape and biodiversity.

Further information can be found here:

<http://www.dorsetforyou.com/ruralroads>

## **13. Open Space**

## **13.1 Investing in Green Places – the South East Dorset Green Infrastructure Strategy (Working Draft 2010)**

13.1.1 Green infrastructure is a way of delivering critical environmental services and is fundamental to quality of life. Green infrastructure is multi-functional and provides the opportunity to develop joint solutions to climate change, managing flood risk, providing green spaces for exercise and socialising and protecting and enhancing wildlife and habitats.

13.1.2 The councils in South East Dorset (Bournemouth BC, Christchurch BC, Dorset CC, East Dorset DC, Borough of Poole and Purbeck DC) are working with Natural England; the Environment Agency and the Forestry Commission to prepare a Green Infrastructure Strategy for the area. The intention is that the strategy will create a bold vision for the South East Dorset and set a framework for high quality accessible green infrastructure.

13.1.3 A working draft version of the strategy (July 2010) has been prepared for initial consultation purposes. The document is a work in progress and so has not been formally agreed by the partners, but is scheduled to be adopted in 2012. It sets out the vision, strategic objectives, a green infrastructure framework and strategic projects. Further comments are invited. The working draft strategy is available to download.

13.1.4 The 3 key roles of the strategy are:

- To guide a joint approach towards strategic green infrastructure for councils preparing local development framework documents
- To set out an overarching strategy for managing and delivering the current and future green infrastructure assets
- To promote multi-functional approach of green infrastructure and to influence its inclusion into wider agendas

13.1.5 Progress so far can be viewed here:

<http://www.dorsetforyou.com/392709>

## **13.2 Sport and Recreation Audit and Assessment (2006)**

13.2.1 Purbeck District Council appointed PMP Consultants to undertake a Sport and Recreation audit and assessment in accordance with PPG17. The main focus of the study was to:

- Carry out the audit and assessment in accordance with PPG17 and its Companion Guide
- Understand local sport and recreation needs in Purbeck

- Identify deficits and surpluses in sport and recreation provision in Purbeck, and provide an appropriate balance between new provision and the enhancement of existing provision, and exploring the potential disposal of surplus provision
- Set locally derived open space and recreation provision standards addressing accessibility (including disabled access), quality and quantity
- Inform the drafting of policies (supplementary planning document) under the Local Development Framework (LDF) on open space planning obligation contributions, in order to provide greater clarity and reasonable certainty for developers and land owners in relation to the requirements and expectations of the local planning authority in respect of open space and sport and recreation provision
- Inform any review of the 'Strategy for Sport and Recreation in Purbeck District'
- Provide an income source for sport and recreation facilities, open space development and maintenance.

13.2.2 The study concluded that the District of Purbeck is unusual due to its rural nature and relatively large tourism industry. In addition, there is a lack of land that is in direct Council control. Because of this the influence of the Council is limited and this is recognised by the report.

13.2.3 As it is such a rural region, it is recommended that the Council concentrate efforts more on accessibility factors than on quantity or quality factors. It is recognised that it is unfeasible for all rural areas to have access to a range of quantity open spaces, indeed some small villages open space was limited to a pub beer garden, so ensuring access to other local open spaces is important.

13.2.4 Through the household survey, the public have made their hierarchy of importance towards open spaces clear. It is recommended that the Council use this as guideline when prioritisation is needed:

- beaches
- parks and gardens
- cemeteries and churchyards
- natural and semi natural
- amenity green space
- green corridors
- provision for children and young people
- allotments
- outdoor sports facilities

13.2.5 Further information can be found here:

<http://www.dorsetforyou.com/396940>

### **13.3 Recreation and Open Space Strategy**

13.3.1 This study is currently being produced and is not yet available.

## **14. Landscape**

### **14.1 AONB Management Plan (2009)**

14.1.1 The purpose of the report is to formally adopt the revised management plan for the Dorset Area of Outstanding Natural Beauty (AONB), as statutorily required by the Countryside and Rights of Way Act 2000 (CROW Act), and to agree a revised Memorandum of Understanding for the AONB partnership.

14.1.2 The CROW Act 2000 places a statutory duty on all local authorities to act jointly to produce a management plan for any AONBs lying within their boundaries and to review them every five years. The first management plan for the Dorset AONB was produced in 2004 and covered the period 2004 to 2009. The revised plan, which formed the subject of the report, will cover the period 2009 to 2014.

14.1.3 The management plan is implemented through a Partnership Board which is funded by Natural England and local authorities that have the AONB within their areas. The Partnership Board and the management arrangements for the AONB are governed by a Memorandum of Understanding, which has been revised alongside the revised AONB management plan.

14.1.4 The management plan made the following recommendations:

- The Management Plan for the Dorset AONB is adopted and the previous Management Plan (2004-2009) for the Dorset AONB is withdrawn.
- The draft revised Memorandum of Understanding – under which the Dorset AONB Partnership operates – is agreed and the Head of Planning Services be given delegated authority to make any changes to the draft agreement as required by Natural England.

14.1.5 Further details can be found here:

<http://www.dorsetaonb.org.uk/>

### **14.2 Green Belt Review**

14.2.1 The status of the Green Belt in Purbeck is somewhat ambiguous; there is currently no adopted Green Belt in the District, but it is used as a material

consideration in planning decisions. The boundaries are, at times, poorly defined on the ground and warrant realignment in line with government guidance, *Planning Policy Guidance Note (PPG) 2: Green Belts*. Also, due to the emergence of the Council's Core Strategy, sites needed to be identified for settlement extensions in land suitable for release from the designation. The purpose of the Green Belt Review was to achieve the following:

- Provide a background and policy summary detailing the current status of the Green Belt in Purbeck;
- Assess how Purbeck's Green Belt meets the 5 criteria and the intended objectives of Green Belts according to PPG2;
- Identify potential for strategic releases of Green Belt land that would not undermine the purposes of the Green Belt;
- Assess whether the detailed boundaries of the Green Belt and its extension proposed by the Purbeck District Local Plan Final Edition serve as a pragmatic means of definition in meeting the five purposes outlined in PPG2;
- Assess whether or not areas previously removed for proposed development that never came into fruition should be re-included; and
- Rationalise anomalous boundaries

14.2.2 The Review concluded that the general extent of this Green Belt is 'fit for purpose' (subject to minor realignments to ensure the boundary is consistent and identifiable on the ground), but there is no policy justification for the westward extension of the Green Belt, which was previously proposed in the Purbeck District Local Plan Final Edition. The Review identifies sites or parts of sites which could be removed from the Green Belt for settlement extensions without prejudicing the strategic aims of the policy. Elsewhere, it identifies areas for additions of land that was previously removed from the Green Belt at Holton Heath and Sandford for development which will not come forward owing to Habitats Regulations.

14.2.3 Further details can be found here:

<http://www.dorsetforyou.com/media.jsp?mediaid=148309&filetype=pdf>

### **14.3 Purbeck Heritage Strategy (2010)**

14.3.1 This strategy aims to guide the work of partners on the Purbeck Heritage Committee over the next five years, and build on the successes that have been achieved since the previous strategy was published. The Committee is a partnership of conservation, tourism and landowning organisations, together with local authorities. It works to build partnerships between organisations which conserve and manage Purbeck, raise resources through partnership working, and keep people informed of progress. The



format of the strategy has been changed to ensure that it complements the Dorset Area of Outstanding Natural Beauty (AONB) Management Plan, and the main chapter headings reflect this. The Purbeck Heritage Committee is also now the Environment Task Group for the Purbeck Community Partnership, and the document makes reference to priorities contained within that plan.

14.3.2 The topic chapters in the strategy are:

- Landscape
- Biodiversity
- Geodiversity
- Coast and Sea
- Historic and Built Environment
- Land Management and local products
- Accessing, Enjoying and Learning

14.3.3 Each chapter includes a description of the resource, followed by issues and opportunities, which have been identified following a number of workshops to which a wide range of organisations were invited. Links to the Dorset AONB and Purbeck Community Plans are given. Actions relating to each chapter are collated at the end of the document. Each action will be delivered through a partnership of different organisations, with contributions ranging from volunteer time, financial support or specific skills or advice. The success of the strategy will depend on the involvement of the partners as no individual organisation can deliver all the actions.

14.3.4 The strategy can be viewed here:

<http://www.dorsetforyou.com/purbeckheritagestrategy>

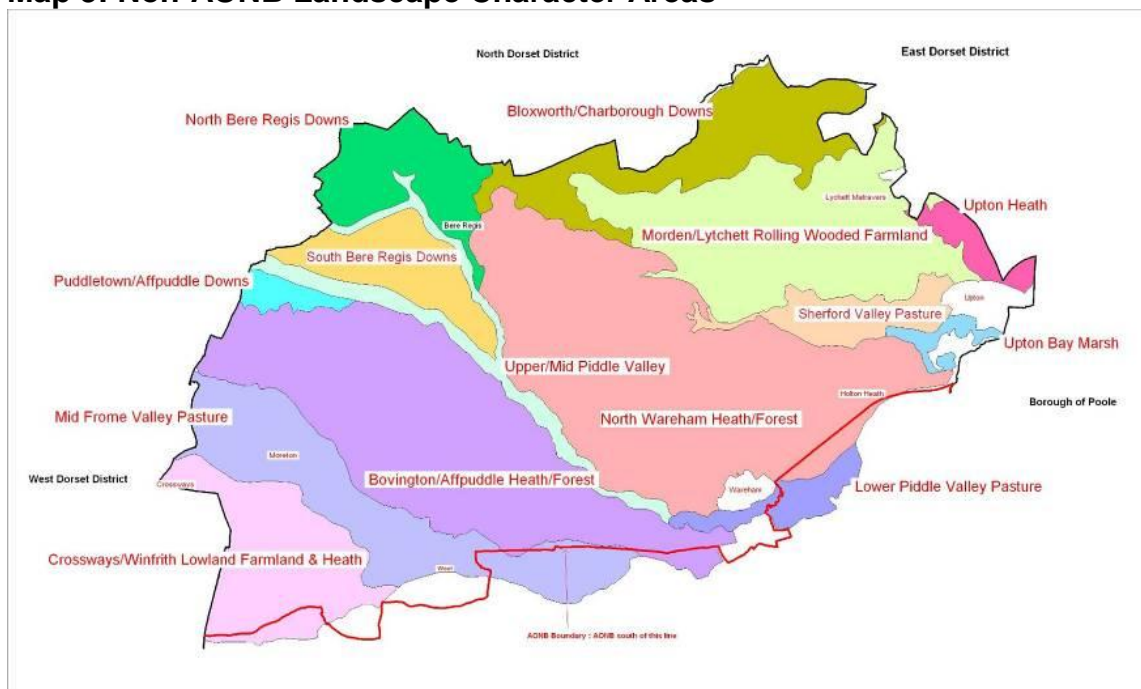
#### **14.4 Landscape Character Assessment (2008)**

14.4.1 The document is a tool used to help understand and articulate the character of non-AONB areas of the landscape. It helps identify the features that give a locality its 'sense of place' and what makes it different from neighbouring areas and through understanding and mapping what is present and what is distinct in the landscape, future management and development can be guided to conserve and enhance local character and even change it if appropriate. Landscape Character Assessments can be used in many other situations, for example, in devising indicators to gauge countryside change, in helping local people prepare Village Design Statements, Parish Plans and Market Town Health checks and in devising environmental improvement strategies for places undergoing regeneration.

14.4.2 The purpose of this assessment is to provide practical, readily accessible information and guidance which can contribute to the conservation and enhancement of the special characteristics of the District. It identifies the unique character areas and associated characteristic features and it provides the evidence base for emerging landscape policies for non-AONB areas in the Local Development Framework. It can be used to help determine planning applications and in the future as the basis for more specific Supplementary Planning Documents.

14.4.3 The assessment found 10 different landscape character types and 14 non-AONB character areas in Purbeck. These are shown in Map 3 below:

**Map 3: Non-AONB Landscape Character Areas**



Source: Purbeck District Council: Draft Landscape Character Assessment (Non-AONB Areas) January 2008

14.4.4 The survey found that the majority of character areas are in a moderate/good condition, however Bere Regis Downs, Upton Heath and Sherford Valley Pasture are judged moderate/poor.

14.4.5 Further details can be found here:

<http://www.dorsetforyou.com/media.jsp?mediaid=148308&filetype=pdf>

14.4.6 Further details regarding land with the Dorset AONB can be found here:

<http://www.dorsetaonb.org.uk/>

## 14.5 Landscape Change Study (2010)

14.5.1 Consultants were commissioned by Dorset County Council (with other funding from Natural England, West Dorset District Council, Purbeck District Council and the Dorset AONB) in August 2009 to test a pilot methodology for the development of a Landscape Change Strategy for the county.

14.5.2 This work has built from a desire by planners in Dorset to gain more information on landscape sensitivity across the county, using the recently completed Landscape Character Assessments as a framework. Rather than the traditional focus on undertaking landscape sensitivity studies focussing only on renewable energy development, this work sought to develop a methodology which could apply to a range of planning issues, and therefore be more cost-effective.

14.5.3 Its aim is to:

*“...provide a planning tool to help manage change in the county whilst minimising impacts on landscape character and where possible enhancing it.”*

14.5.4 The study divided the landscape into Landscape Character Areas and guidance as to how to assess their sensitivity to change. Of particular relevance to Purbeck is a pilot sensitivity assessment for the potential for the Bovington/Affpuddle Heath Forest to accommodate a wind farm.

14.5.5 The study can be viewed here:

<http://www.dorsetforyou.com/media.jsp?mediaid=150496&filetype=pdf>

## 14.6 Poole Harbour Aquatic Management Plan (2006; 2011)

14.6.1 The Poole Harbour Aquatic Management Plan aims to promote the safe and sustainable use of Poole Harbour, balancing the need to maintain sustainable levels of economic and social activity, whilst protecting its natural environment.

The plan can be viewed here:

<http://www.pooleharbouraqmp.co.uk/>

## 14.7 Dorset Coast, Land and Seascape Assessment (2010)

14.7.1 The Dorset Coast Land and Seascape Assessment aims to develop a holistic approach to coastal and marine planning, addressing new development, climate change and pressures from interests such as shipping, commercial fishing, minerals extraction, recreation and renewable energy.

The assessment can be viewed here:

<http://www.dorsetforyou.com/c-scopelandandseascape>

## **15. Design**

### **15.1 District Design Guidance (2010)**

15.1.1 The Design Guide is intended to be used by applicants to inform proposals for development and other applicable works and to be used by the District Council in assessing the same.

15.1.2 It is planned to adopt the Guide as a Supplementary Planning Document in support of development management policies contained within the Core Strategy, though until such time as the latter is itself in place the Guide will carry 'interim' status. The Guide is formed from a portfolio of seven thematic topic papers.

15.1.3 At present these carry a mainly urban design and architectural emphasis focusing upon general design principles, local materials, building details, conversions, bats and birds with one further paper providing technical guidance on trees and tree works. It is intended that the Guide will be expanded over the long term through production of further papers covering landscape and any other relevant topics which may be identified.

15.1.4 The Guide can be viewed here:

<http://www.dorsetforyou.com/397020>

### **15.2 Townscape Character Assessment (2010)**

15.2.1 The purpose of a townscape character assessment is to identify the different qualities that make up the character of a town or village and what makes it special or distinctive from somewhere else.

15.2.2 Some places may have negative characteristics and it may be desirable to encourage change in a way that enhances the character of the settlement. Without a clear appreciation of what makes a place special it can be difficult to ensure that proposals for new development respect their context and can be accommodated in a satisfactory way.

15.2.3 Consideration of character can also be used to identify the potential of different areas to accommodate new development, as well as influence specific design policies.

15.2.4 The Council commissioned a team of planning consultants to produce character appraisals for Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Swanage, Upton, Wareham, and Wool.

15.2.5 The assessments are still in draft form and not yet adopted, however were subject to public consultation during summer 2010.

15.2.6 Further details can be found at:

<http://www.dorsetforyou.com/397020>

### **15.3 Conservation Area Appraisals (Various Dates)**

15.3.1 A conservation area is defined as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' - Planning (Listed Buildings and Conservation Areas) Act 1990.

15.3.2 The purpose of a conservation area is not to prevent all development but rather to enable its careful management. Various factors contribute to the special character of a conservation area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces.

15.3.3 A strong 'sense of place' is often associated with conservation areas. It is the function of conservation area appraisals to assess and evaluate 'character' as a means of assisting the planning process. Purbeck has 25 conservation areas and they are currently being appraised.

15.3.4 Links to Purbeck's conservation area appraisals can be found here:

<http://www.dorsetforyou.com/384644>

### **15.4 Dorset Historic Towns Survey (Various Dates)**

15.4.1 Dorset has a rich variety of historic towns, each with its own special character and story. The historic character of Dorset's towns is essential to their individuality, sense of place and economic well-being. Without an understanding of historic urban environment it is all too easy for significant

elements to be damaged or lost through modern development. The Dorset Historic Towns project is designed to address this concern. Surveys relevant to Purbeck include Swanage and Wareham.

15.4.2 The surveys can be viewed here:

<http://www.dorsetforyou.com/390076>

## **15.5 Residential Car Parking Strategy (2010)**

15.5.1 The Residential Parking Study is based on research undertaken since 2006 by a partnership between all the Dorset Borough and District Authorities, Dorset County Council, WSP Consultants and Phil Jones Associates. It seeks to ensure that parking provision in new residential developments, both market and affordable, is designed to meet expected demand in such a way as to ensure the most efficient use of space and the best urban design.

15.5.2 There are 3 volumes: the first describes the parking standards for new residential development throughout Dorset; the second volume (to be published shortly) contains detailed information on the methodology used to obtain the data on which the standards are based; and the third (to be published shortly) contains details of the survey sites used to provide the information upon which the standards have been formulated.

15.5.3 The Strategy also includes a parking calculator.

15.5.4 The Strategy can be viewed here:

<http://www.dorsetforyou.com/397080>