

# Planning Purbeck's Future



## Core Strategy Background Paper Volume 3: Vision and Spatial Objectives

This is volume 2 of 10 volumes which comprise the Core Strategy Background Paper, as follows:

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

**This background paper was completed in September 2009 and updated in August 2011.**

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## 1. Introduction

- 1.1 The aims of this document are as follows:
- To set out how the visions have been developed for consultation on *Core Strategy Proposed Changes to the Pre-Submission Sept 2011*
  - To set out how the Spatial Objectives have been developed for consultation on *Core Strategy Proposed Changes to the Pre-Submission Sept 2011*
  - To ensure compatibility of Purbeck Community Plan priority areas and Spatial Objectives

It should be noted that this document was originally prepared for the 2009 Core Strategy consultation *Planning Purbeck's Future 2009*. For the Core Strategy Pre-Submission Document 2010 only minor amendments were made to the vision and some minor changes were made for the Core Strategy Proposed Changes to the Pre-Submission Sept 2011. To avoid duplication and an overly-lengthy document, the minor changes have not been inserted into this document.

## 2. Spatial Vision for Preferred Options 2006

- 2.1 The Vision for Purbeck is the starting point for the Core Strategy. The vision set out in *Preferred Options 2006* was as follows:

***To retain and enhance the unique qualities of Purbeck's towns, villages, countryside and coast whilst improving the quality of life for the whole community.***

- 2.2 However, comments on the consultation indicated that the above vision was worded as an objective and was furthermore not detailed enough.

## 3. Purbeck in 2026: Vision for Parish Workshop, October 2007

- 3.1 In 2007, a new vision was put together for a parish workshop in October 2007.

### PURBECK IN 2027

By 2027 Purbeck will be one of England's most desirable rural and coastal districts in which to live, work, recreate and visit. Its settlements will be home to vibrant local communities which will live and have been developed in harmony with the rich natural and cultural heritage of Purbeck. Locally important, internationally famous assets will help define its sense of identity.

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

Greater accessibility to education, skills and training will ensure a wider access to well-paid and diverse local employment opportunities. Agriculture, farm diversification,

estate management and Purbeck stone quarrying will play a role in retaining small rural communities and the wider rural landscape.

As home to the most biodiverse area in the entire country, Purbeck will continue to value its unique habitats. The district and its partner organisations will be custodians to some of the UK's rarest and most vulnerable species, providing much-needed protection in the face of modern pressures, including the effects of climate change. Purbeck will be proud of its proactive record in the management and enhancement of habitats new and old.

Purbeck will provide excellent tourist facilities to serve its world-famous visitor sites such as "Jurassic Coast" World Heritage Site and Poole Harbour. Purbeck's international links to famous people and places such as T E Lawrence, Thomas Hardy, Brownsea Island, and Corfe Castle will be promoted through high-quality, year-round tourism. The district will continue to draw large numbers of visitors to its coast, beaches, historic towns and villages, as well as to the contemporary attractions of the Bovington Tank Museum and Monkey World. The smaller-scale attractions will also play a major role in tourist provision in the district.

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

Purbeck's three towns will have their own distinctive identities and functions. All will have close links to and play a supporting role in relation to the surrounding settlements and the wider countryside. Their roles in the provision of housing, shopping, employment, recreation, and community facilities will have established increased levels of self-containment.

The large villages will act as focal points for the smaller surrounding villages and rural areas, providing good accessibility to essential facilities for everyday needs. Some of these will also provide a greater number of local employment and retail opportunities and a proportionate amount of housing, some of which will meet local needs. The local importance of these villages will be supported by their function, character, and links to the towns and smaller villages.

The smaller settlements will enhance the distinctive qualities of their natural and cultural heritage through positive management of the landscape and the wider countryside.

- 3.2 Appendix 1 sets out the responses to these. While there were lots of ideas put forward in these responses, there was no obvious consensus and no obvious conclusions were reached. A revised vision was not drawn up at this stage.

However, the comments made were noted at the time for officers to build up further knowledge of the issues in Purbeck and consider how to include these into future policies, where appropriate.

- 3.3 The last three paragraphs on specific settlements were eventually removed and expanded (see comments below) as advised in workshop feedback.

## 4. Purbeck Community Plan Priority Areas, April 2009

- 4.1 In line with guidance, importance has always been attached to the Purbeck Community Plan, of which the Core Strategy is the spatial interpretation. This plan was updated in 2009 and the Purbeck Community Plan priority areas were signed off on 28 April 2009.

- 4.2 The Purbeck Community Plan Priority Areas are as follows:

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

- 4.3 Each priority is listed below with a spatial interpretation which becomes the Vision for Purbeck.

<b>SPATIAL INTERPRETATION OF PCP PRIORITY AREAS</b>	
<i>PCP Priority Area</i>	<i>Spatial Interpretation</i>
1 Promoting Accessibility	Where people can easily access services, leisure opportunities, work and learning
2 Improving Community Safety	Where residents, workers and visitors feel safe and secure
3 Providing Housing for All	Where good-quality homes are available to suit the needs of all age-groups and needs
4 Enjoying Healthy Living	Where people are given opportunities to improve their health and well-being
5 Enabling Local Prosperity	Where Purbeck supports an enterprise culture with high quality local employment opportunities
6 Valuing the Environment	Where the special quality of Purbeck's environment is enhanced and appreciated
7 Living in Strong and Active Communities	Where facilities and services support cohesive and vibrant communities

- 4.4 Taking the vision from October 2007 and some of the workshop comments, then the revised Purbeck Community Plan Priority Areas, it became clear that the vision needed some re-writing and that there ought to be a separate vision for specific settlements.

## 5. Revised Vision, Planning Purbeck's Future 2009

- 5.1 The following Spatial Vision for Purbeck was adapted from the 2007 consultation for consultation for *Planning Purbeck's Future 2009*. The last three paragraphs were removed from the 2007 vision to form more specific settlement visions. It has been subject to slight wording alterations for the Core Strategy Proposed Changes to the Pre-Submission September 2011.

### Vision for Purbeck

*Purbeck will be a place where the distinctive characteristics of the five spatial areas will be enhanced, whilst improving the quality of life for the whole community. Swanage, Wareham and Upton will continue to thrive, with good access to facilities to meet everyday needs. Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool will retain their facilities and services for surrounding villages, while the more rural areas will retain their functional character.*

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

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

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

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

## 6. Area Visions for Purbeck

- 6.1 The last three paragraphs of the 2007 vision were removed to be expanded into more settlement-specific visions (see Appendix 2). However, during the course

of preparing *Planning Purbeck's Future 2009* and following the production of the Settlement Strategy, it became clear that area visions would be more appropriate, and could include settlement visions within the relative area. These visions were prepared for each of the 5 spatial areas as set out in the Settlement Strategy: North East, Central, South East, South West and North West. A vision for the A351 was also prepared, but this was subsequently incorporated into the 2010 pre-submission version of the Core Strategy. The latest area visions from the Core Strategy Proposed Changes to the Pre-Submission Sept 2011 are below.

### Vision for North West Purbeck

As well as being the gateway to Purbeck from the north-west, this area has special characteristics of gently rolling agricultural landscapes, rural heaths and forests. These will continue to play an important role in retaining the historic and rural character of its villages. The local importance of the chalk stream watercress beds and the Piddle Valley landscape will continue to be an important feature in the area. The strong relationship with Dorchester in terms of access to employment, schools, hospitals and shops will continue, as well as the important links with other small towns nearby such as Blandford and Wimborne. By developing the role and function of the major and smaller settlements, local communities will be more self-sustaining and will rely less on out-commuting.

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

In the surrounding villages, new affordable housing will enable local people to remain in their communities. Some development may take place in **Briantspuddle** to support a sustainable community. In the surrounding villages, new affordable housing will enable local people to remain in their communities.

### Vision for South West Purbeck

As a gateway to Purbeck from the west, the strong relationship with Dorchester in terms of access to employment, schools, hospitals and shops will continue to be recognised, together with the important role played by local employers including the Ministry of Defence and Dorset Green. The role of tourism in this area, including the national attractions of Monkey World and the Tank Museum, will be promoted and managed to continue to provide an important source of income and employment. The Rail link from Weymouth to Waterloo will continue to provide a wider choice of sustainable transport modes, and integration with local bus timetables will continue to be encouraged.



To the north, the rural heaths will be enhanced, particularly those under pressure from mineral extraction and military operations. To the south, the maritime cliffs, and the open chalk and grassland landscapes with defining broad skylines and the river valley landscape of water meadows along the River Frome will continue to define the historic and rural setting of its villages.

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

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

**Dorset Green Technology Park** will provide a focus for inward investment of economic growth, whilst also catering for local employment needs.

Some development may take place in **Chaldon Herring, East Burton, East Lulworth, Moreton Station, West Lulworth** and **Winfrith Newburgh** to support sustainable communities. In the surrounding villages, new affordable housing will enable local people to remain in their communities.

### Vision for Central Purbeck

Central Purbeck is the gateway to the Isle of Purbeck. The rural heaths, forests, river valley landscapes and open pasture will continue to play an important role in defining the character of its market town and rural villages. The integrity of the heathland will be enhanced through the restoration of heathland and the management of recreational pressures. The heathland along the shores of Poole Harbour will be managed to retain the wild landscape and quiet nature. Botanically rich areas near Wareham will continue to be conserved as a national resource.

With strong spatial links northeast to the Poole Bournemouth conurbation, opportunities to encourage sustainable travel by rail and the provision of cycle paths will be pursued. Employment provision at Holton Heath will continue to be supported and provide income and employment opportunities for the local area. With a wide range of facilities and service available in Wareham, unsustainable out-commuting will be minimised through the growth of self-sustaining local communities.

The priority for **Wareham** is to enhance the town's current role as a shopping, service and employment centre for the District, transport and tourist accommodation hub, and gateway to the Isle of Purbeck and Jurassic Coast. New development will be linked with the provision of green space to reduce visitor pressure on adjacent heathland. Expansion of the Purbeck School will reinforce the new educational system. The opportunity will be taken to maximise the potential for pedestrian and cycle linkages to employment areas and the railway station.

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

Some development may take place in **Stoborough** and **Ridge** to support sustainable communities. In the surrounding villages, new affordable housing will enable local people to remain in their communities.

### Vision for North East Purbeck

The gateway to Purbeck from the east is heavily influenced by the westerly extent of Poole, its suburbs and outlying villages. The extent of the built areas will continue to be defined by a strong green belt boundary which ensures that the rural openness of character provided by pasture landscapes interspersed by woodlands, and parkland is protected. The strong spatial relationships with Poole and Bournemouth in terms of access to employment, schools, hospitals and shops will continue to be recognised. However, developing the individual identity, role and function of the main town and villages will provide the opportunity to increase their self-containment and reduce out-commuting.

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

**Lytchett Matravers** will act as a focal point for smaller settlements nearby and will develop its role to provide facilities for everyday needs, including new employment opportunities. Lytchett Matravers will benefit from landscaping enhancements to the centre to provide a focal point to the village. New development, including affordable housing of a proportionate amount to the size and function of the village, will support the enhanced role of Lytchett Matravers as a Key Service Village. Some development may take place in **Lytchett Minster** to support a sustainable community. In the surrounding villages, new affordable housing will enable local people to remain in their communities.

## Vision for South East Purbeck

The special characteristics of South East Purbeck will be enhanced, including the landscape within the Dorset Area of Outstanding Natural Beauty (AONB), the Jurassic Coast World Heritage Site and the heaths and southern shores of Poole Harbour. Both natural and man-made features will continue to play an important role in defining the character and extent of the town and villages in this area. The limestone and chalk cliffs, the heathland, and arable and ancient woodland will be protected, as well as the locally quarried stone and dry stone wall enclosures. Challenges faced by coastal erosion, particularly in Swanage and Studland will continue to be managed in accordance with Shoreline Management Plans.

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

As one of the most distinctive historic settlements in Dorset, **Corfe Castle** will continue to be a focal point for surrounding villages, as well as an important tourist attraction. Corfe Castle will continue to provide good quality facilities for everyday needs including shops, community facilities and services. Some development may take place in **Church Knowle, Harmans Cross, Kingston, Kimmeridge, Langton Matravers, Studland** and **Worth Matravers** to support sustainable communities.

## 7. Spatial Objectives: 2006

- 7.1 Following consultation on the Issues and Options Leaflet (2006) seventeen issues were identified and posed as questions in the Preferred Options Document (2006). These are set out in Appendix 3. These seventeen issues were turned into fourteen objectives.
- 7.2 However, results of the Preferred Options consultation indicated that the objectives were too long and wordy and that there was a mixing-up of the objective and how it would be achieved.
- 7.3 The Sustainability Appraisal did not identify any omissions, but while undertaking the process, the Appraiser found unnecessary overlap with some of the objectives. This would indicate that some of the above objectives could be merged.

## 8. Spatial Objectives: 2008

- 8.1 As a result of the public consultation and Sustainability Appraisal, the objectives were merged and simplified for the Issues and Options consultation on Development Management Policies (2008), as follows:

- *Respecting the Functional Character of Purbeck's Settlements*
- *Meeting Purbeck's Housing Needs*
- *Reinforcing the Vitality and Viability of Local Shops, Schools, Services, Recreation and Community Facilities*
- *Reducing Vulnerability to Climate Change*
- *Ensuring High Quality Design*
- *Protecting the Cultural Heritage and Landscape of the District*
- *Enhancing the Biodiversity and Geodiversity of the District*
- *Increasing Employment Opportunities*
- *Promoting High Quality, Sustainable Tourism*
- *Providing an Integrated Transport System and Better Accessibility to Services*

## 9. Spatial Objectives: 2009

- 9.1 During the course of preparation of Planning Purbeck's Future 2009, minor changes were made to fit monitoring needs, and the following spatial objectives were set out for consultation, remaining unchanged for the Core Strategy Proposed Changes to the Pre-Submission Sept 2011:

## Spatial Objectives

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

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

## 10. Compatibility of Priority Areas & Spatial Objectives

10.1 To ensure that the Priority Areas from the Purbeck Community Plan and the Spatial Objectives all complement each other, the following matrix sets out which are compatible and whether there are any areas of conflict:

**Table 1: Compatibility of Priority Areas and Spatial Objectives**

<b>Purbeck Community Plan Priority Areas</b>	<b>Accessibility</b>	<b>Community Safety</b>	<b>Housing for All</b>	<b>Healthy Living</b>	<b>Local Prosperity</b>	<b>Environment</b>	<b>Strong and Active Communities</b>
<b>Respect the Functional Character of Purbeck's Settlements</b>	✓	✓	✓	✓	o	✓	✓
<b>Meet Purbeck's Housing Needs</b>	o	o	✓	✓	✓	o	o
<b>Enhance the natural environment of the District</b>	✓	o	o	✓	o	✓	o
<b>Support Local Communities</b>	✓	✓	✓	✓	✓	o	✓
<b>Reduce Vulnerability to Climate Change and dependence upon fossil fuels</b>	✓	o	o	✓	o	✓	o
<b>Ensure High Quality, Sustainable Design</b>	o	✓	o	✓	o	✓	✓
<b>Conserve and enhance the landscape, historic environment and cultural heritage of the District</b>	o	o	o	✓	o	✓	o
<b>Promote a prosperous local economy</b>	✓	✓	✓	✓	✓	✓	✓
<b>Providing an Integrated Transport System and Better Accessibility to Services for Everyday Needs</b>	✓	✓	✓	✓	✓	o	✓

Key: ✓ = compatible; o = no relationship

10.2 There are no Priority Areas that are not represented in the Spatial Objectives. The priority area that has scored the “most ticks” is the “Healthy Living” priority area. This is because all the objectives have the potential to indirectly have a positive impact on health and well-being.

## Appendix 1: Excerpt from report on Workshop, October 2007

Attendees were divided into groups according to the settlement types and sizes they were representing. The groups spent 5 minutes reading the draft vision for Purbeck. The group discussion that followed was focused around the following questions on the vision.

### Task A: The District Vision

1. Does the vision reflect what you feel your settlement should be like in 2026?
2. Do you agree with the role & function that your settlement will play in 2026?
3. Do you agree with the links between your settlement and the other settlements in the district?
4. Do you agree with the vision for the district's towns and large settlements?
5. Do you agree with the rest of the vision for the district?
6. Have we missed anything?

### Task B: Detailed Settlement Vision

Is there anything else we should include when drafting the detailed vision for your settlement group? (e.g. what role the towns / large villages / small villages should fulfil within the context of the district).

## Feedback

### Group A: Towns

- More employment needed in Upton.
- More facilities required in Upton.
- Infrastructure must support integration of development.
- Locals call Upton 'the village'.
- Upton is dormitory town and if left alone no changes will take place. There is possibility of being sucked into the conurbation.
- Upton doesn't want to be part of Poole.
- Wareham constrained by the walls.
- Wareham has very little employment.
- Expansion of Wareham is difficult.
- Shops in Wareham provide for daily top up requirements – not a huge variety. Niche market should be explored.
- Parking in Wareham is a problem. Lanes are very narrow & safe cycle / walking routes into town to access facilities.
- Wareham by-pass forces people through town centre, particularly when busy. Proper traffic management needed.
- Future of Wareham and Swanage in niche shops.
- Need to recognise that our settlements are different to towns such as Poole and build on this.
- National guidance causes blight of development e.g. Natural England. What's left is very limited.
- Ageing population is key issue for all towns & district.

- Second home owners, ageing = care problem in addition to general ageing population.
- Cannot sustain younger families – schools, hospitals, transport etc.
- Future of second homes unknown – will they come back on market? Can you set a level on second homes? Is a village viable if majority properties are second homes? Should we be seeking powers that national parks have – stricter planning on housing types.
- How do you sustain affordable housing? Right to buy etc.
- Use of covenants to restrict to local need. How can planning control when properties built?
- Swanage – tourism in all settlements must be complementary & spatial approach required. Green appeal of area & appeals to niche market. Build on current strengths. Sustainability / local produce. Tourists won't want to come and look at houses. Need to address low wages in tourism.
- Swanage needs hi tech employment – increased wages, small units. In Wareham, redevelopment of Holton Heath is ideal opportunity. Investment is not coming in – need the infrastructure.
- Agriculture – encourage local produce & organic farming.
- In all towns need to identify festivals / events / arts / folk & cultural activity. This isn't promoted enough and there is potential to establish income from tourism. Only way to Brownsea Island is from Poole – where are our links to the sea & harbour.
- Swanage railway is a tourist attraction not just transport.
- Durlston Park not mentioned – will be bigger in future.
- Transport system bad.
- Need to be able to downsize properties.
- Sale of hotels & guesthouses.
- Care homes & residential homes vanishing.
- Need overview vision for Purbeck and very different visions for individual settlements.

### **Group B: Large Villages**

- Must restore rural communities and local activities.
- Emphasis needs to be more on local people.
- Struggling to get rural exception sites.
- Parish / Town Council input required into housing register.
- Lytchett Matravers vulnerable to spread from Bournemouth / Poole – applied to all of North East Purbeck.
- Purbeck is fragile.
- Locals adapt to tourist season.
- Extending the tourist season will extend the feel – will locals be sidelined?
- New people – local connection or work locally. National Park / AONB style policy / restrictions to South Purbeck.
- Innovative flat packed buildings.
- Work is seasonal and minimum wage.
- Changing living patterns – people move on and on.
- Predict Rural Exception need.
- Need to retain space around individual dwellings.



- Increased isolation.
- Self sustaining villages – food, best use of agriculture, is it affordable, allotment waiting lists.
- Expansion of residents would be able to support community facilities and activities.
- Need to link housing with employment – not dormitory settlements.
- Need to consider infrastructure – how much expansion can it support>
- Alternative uses.

### **Groups C & D: Smaller Villages & Hamlets**

- Focused too much on tourism and not local jobs / trades.
- Fishing (Lulworth) not mentioned – threats.
- Second homes – how do we deter? Local only policies.
- No. of houses to be built in district to be included.
- Impact of the conurbation & its growth not considered.
- Local goods – food / farming / living landscape / economy – shops, restaurants selling local products, marketing.
- Agricultural intensification may be by 2026?
- Rethink use of heathland – eco homes / economy – balancing preservation with utility.
- Cultural heritage / landscapes.
- Higher value tourism (smaller number of high paying visitors).
- Reduction of travel.
- Paragraph 6 unrealistic / idealistic.
- Sustainability in the local context means? Not spelled out clearly.
- Focus on commercial uses of agricultural buildings over residential.
- Too much detail. Too broad?
- Does not consider the impact of technological change and the effect this will have on living / work practices,
- Vision implies lesser importance to rural / smaller settlements which make up majority of settlements in district.
- First priority to achieve balanced communities which retain the character of settlements. People who live there are important. Are visitors important to the economy?
- Affordable housing vs market forces. Need to consider exception sites, second homes, elderly population.
- All year round sustainability.
- All year round employment.
- Lack of local employment so people go to Bournemouth & Poole.
- Question benefits of tourism as an employer.
- Affordable housing links to traditional employment & conversion of rural buildings.
- New technology employment, e.g. IT shouldn't be ruled out

## Appendix 2: Settlement Visions

### Towns

**Swanage** will be one of Dorset's most self-contained settlements, with a thriving tourist industry, a well-located employment park and a good range of local shops. It will continue to grow as a town, with well-located development that respects the historic AONB within which it sits. Its proximity to Jurassic Coast and to Durlston Country Park will ensure its importance as a centre for Britain's tourism.

**Upton** will have good transport links to the conurbation while retaining its own separate character and identity. Its green space will continue to be protected and enhanced, making it an ideal place for recreational activities. Its local centres will thrive and be a focal point for community cohesion. Its proximity to protected habitat will allow only some limited growth.

**Wareham** will be a distinctive town with a strong sense of history. As the administrative centre of Purbeck it will have good employment and retail facilities as well as being a gateway town to the Jurassic Coast. It will continue to grow as a town, with good quality housing and retail development.

Many of the larger villages will act as focal points for the smaller surrounding villages and rural areas, providing good accessibility to essential facilities for everyday needs. Some of these will also provide a greater number of local employment and retail opportunities and a proportionate amount of housing, some of which will meet local needs. The local importance of these villages will be supported by their function, character, and links to the towns and smaller villages.

### North Wareham Vision

North Wareham will develop its own identity as a settlement whilst retaining strong links with Wareham Town. The railway station and transportation interchange perform an important function in providing links between Wareham and the rest of Purbeck, Dorset and beyond. As one of the settlement's key areas of urban townscape quality, the railway station and the immediate surrounding area will, through intensification and mixed use redevelopment, provide a gateway and focal point for the settlement. The vibrancy and activity resulting from a mix of retail, office, community and residential uses will expand outwards to the rest of North Wareham. Pedestrian linkages within North Wareham and with Wareham Town and the countryside will be improved through the implementation of Greenway Pedestrian and Cycle Routes which will provide access along a green corridor to areas of formal and informal amenity open space. Infill and small scale new residential development will support the vitality of the new focal point, and will in turn be supported by employment opportunities created from the infill and redevelopment of existing employment areas. Opportunities to improve existing areas of negative townscape value will be promoted and supported, including the re-use or improvement of existing areas of low value amenity open space, garage courts, alleyways, and the use of additional landscaping to reduce the dominance and noise of the by-pass, estate roads, the railway and industrial units. Existing community uses including the Northmoor Allotments will be retained and enhanced with any additional community uses provided in the focal point. The importance of the surrounding landscape and links to it will be protected through limited new development, the

enhancement of settlement edges, the retention of countryside vistas, the development of a green corridor, and the retention of settlement / landscape buffers such as the Golf Course.

### Key Service Villages

**Bere Regis** will be a village with important links to many different parts of Dorset. It will have the advantage of excellent road connections for commuting elsewhere, as well as being a self-contained settlement in its own right. It will protect its beautiful historic core, while ensuring provision of modern facilities for everyday needs of its inhabitants and those of villages nearby.

**Bovington** will maintain its close links with Wool, while retaining its own facilities and distinctiveness. It will retain its green spaces and its openness and will be a pleasant environment in which to live, in particular for young families. Its historical connections with the MoD will be apparent with the growth and development of the Tank Museum.

**Core Castle** will protect its historic buildings and its rare Common, while remaining a vibrant community with good facilities. It will retain its importance as a key village, providing everyday facilities for nearby settlements.

**Lytchett Matravers** will retain its separateness and distinctiveness in spite of the large numbers of inhabitants who commute to the Poole/Bournemouth conurbation. It will have excellent local facilities and a strong sense of community.

**Wool** will continue to develop as a gateway town to many of Purbeck's main tourist attractions. Its railway station will provide a transport hub for both inhabitants and visitors with excellent links to Dorchester and to the Poole/Bournemouth conurbation. Wool will retain its identity as a village while providing important facilities for nearby villages such as East Burton.

### Local Service Villages

**Langton Matravers** will continue to have a separate identity from nearby Swanage and will provide important facilities for the villagers here and further afield.

**West Lulworth** will continue its role as a major tourist destination on "Jurassic Coast" but will have harnessed these advantages to provide good facilities for local people, including more affordable housing.

**Winfrith Newburgh** will protect its historic identity while at the same time providing everyday facilities for those living in the village and further afield.

## Other

**Studland** will be an important tourist destination, accessible by ferry from Poole, with good facilities for everyday needs and a strong sense of community.

The **smaller settlements** will remain rural in nature and with small populations. They will continue to enjoy a high quality environment in tranquil settings, with some of them providing affordable homes for local people that will enhance the distinctive qualities of the natural and cultural heritage through positive management of the landscape and the wider countryside.

## Appendix 3: Questions posed in Preferred Options 2006

1. How and where can new housing be built without harm to the built, natural and cultural environment of the District?
2. How can we 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?
3. How should we address the impacts of second home ownership and in-migration on the housing market and consequently the District's demographic structure?
4. How can we maintain active communities and ensure that new housing development is supported by the social and physical infrastructure required to meet the needs of future occupiers?
5. The number of people working outside the District is likely to increase unless housing development is matched by suitable local employment opportunities. How can we grow, attract and provide for suitable employment opportunities which reduce the need to travel?
6. How can we provide sufficient land and premises to meet the needs of local firms and inward investment and enhance the District's economic prosperity, without harm to the built, natural and cultural environment?
7. How can we provide sufficient land and premises to support the tourism industry without harm to the built, natural or cultural environment?
8. Should we seek to retain tourist accommodation, including resisting the loss of hotels to alternative uses, such as housing?
9. How can we reduce the disparity between local wages and house prices?
10. How can we address climate change and its effect on agriculture, coastal erosion and flooding?
11. How can we further enhance the ecological and landscape value of the District?
12. Where should we locate future development to ensure the provision of viable community services, given the dispersed nature of the District?
13. How should we respond to the changing demographic make up of the District, with an increasing proportion of elderly persons and falling school rolls?
14. How can we address traffic congestion, whilst recognising that future development could place additional pressures on the road system, without harm to the built, natural or cultural environment?

15. Where should we locate new employment, shops and services that are accessible for those without a car (including young persons and some elderly persons) to avoid isolation and social exclusion?
16. How can we provide an integrated transport system within the District?
17. How can we ensure that sustainable, self sustaining communities are created in both the urban and rural parts of the District?

## Appendix 4: Spatial Objectives in Preferred Options 2006

- SO1 Protect and enhance the landscape and natural environment of the District
- SO2 Create sustainable communities recognising and respecting the diversity in the function and character of Purbeck's towns, villages and countryside.
- SO3 Meet the housing needs of the area as identified in the Regional Spatial Strategy
- SO4 Support active communities through the provision of new market and affordable housing that meets local needs, in terms of type and tenure.
- SO5 Prepare for an aging population, including the provision and retention of community and appropriate facilities including supported accommodation.
- SO6 Meet the employment needs of the District through the identification of sufficient employment land to meet the needs of local firms and inward investment by making better use of established employment areas and promoting mixed use development within towns and villages.
- SO7 Increase employment opportunities in higher wage sectors through encouraging innovation and business growth in established sectors of the knowledge based economy, combined with appropriate training and up-skilling for the local workforce.
- SO8 Promote high quality, sustainable tourism, through the retention of established accommodation and new development that meets modern day needs.
- SO9 Provision of an integrated transport system to allow movement in and around the District, including tackling congestion on the A351 – Bakers Arms roundabout.
- SO10 Reinforce the vitality and viability of local shops, schools, services, recreation and community facilities in the main towns and larger villages to reduce the need to travel.
- SO11 Support and enable public transport services and interchanges so as to provide access to shops and services, as well as enabling new methods of delivering services in more peripheral rural areas.
- SO12 Encourage the reuse of previously developed land whilst retaining the character of the area
- SO13 Ensure new development and public spaces are of a high quality design that enhances the character of the area.
- SO14 Encourage renewable energy sources, sustainable construction and sustainable design.