

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review
Partial Review Options Consultation Report Appendices January 2017



Thriving communities in balance
with the natural environment

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Appendix 1: PO1 (plan period) qualitative responses

Who said	Issue	Officer Comment	Key Action
Agents, South West HARP Planning Consortium	It meets the requirements of the NPPF in planning for a period of at least 15 years.	Para. 157 of the NPPF states the plan period should cover an appropriate time scale, preferably 15 years.	None
South West HARP Planning Consortium, Wareham St Martin Parish Council, Dorset County Council, Home Builders Federation, RSPB, Individuals	It aligns with neighbouring authorities and/or the timescale set out in the SHMA.	SHMA looks at housing need in the period from 2013 to 2033. Borough of Poole is working on a local plan review to 2033.	None
Dorset and Wiltshire Fire and Rescue	It is understood that the Local Plan is a 17-year strategy which will evolve over time, but it will be essential for the Fire Authority to develop its integrated risk management plan (IRMP) in parallel with development, to be better prepared for the emerging risk.	Noted	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.
Studland Parish Council, individuals	Swanage plan period should align with the Purbeck plan period	The Swanage Local Plan seeks to meet the requirements set out in the adopted Purbeck Local Plan Part 1 (PLP1) which has a plan period to 2027. It is therefore appropriate that the Swanage Local Plan also has a plan period to 2027.	None

Who said	Issue	Officer Comment	Key Action
West Lulworth Parish Council, Swanage Town Council, individuals	Change in government could result in a change in the required plan period	The Council is required to plan under the legislation and guidance that is provided from government at present. The Council is not able to predict what stance future governments may take.	None
Individuals	Housing must be gradually delivered and not all at once so a further review does not take place within the plan period requiring further housing to be built	Noted.	Consider appropriate phasing of development as work progresses on the Partial Review.
Individuals	Plan period should include a 3 year monitoring process	Policies are and will continue to be monitored annually.	None
Individuals	Plan period is not clear	The proposed plan period will cover the period 2013 to 2033.	None
Individuals	Plan period should align with authorities to the west given reshaping of Dorset councils	West Dorset District Council and Weymouth and Portland Borough Council are currently carrying out a local plan review to 2036. Their current plan covers the period 2011-2031 whereas Purbeck's covers the period 2006-2027, hence the difference in the current review timescales. The outcome of the reshaping of Dorset councils process is still unknown.	None

Who said	Issue	Officer Comment	Key Action
Individuals	Care must be taken as the impact of the plan will stretch beyond the plan period	While the plan covers delivery during the plan period the impact of this delivery beyond the plan period is carefully considered by all involved in the creation of the policies.	None
Individuals	No mention of how this aligns with Dorset wide planning strategy	The Dorset Strategic Planning Framework (SPF) has been established to consider strategic planning and transport matters that affect cross boundary matters. To date, the SPF has been considering strategic cross boundary issues and there has not been any formal agreement to prepare a Dorset wide planning strategy at this stage.	None
Individuals	Aligning plan periods is supported but cannot take on any other authority's need	Noted. The issue of housing numbers is covered under 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs' and 'Alternative Option 1 - Delivering more than the Objectively Assessed Housing Need'.	None
Individuals	As this is a review of an existing plan the plan period should be from the original 2012 – 2027 to provide easy comparison	The NPPF states that Local Plans should be updated in whole or in part at least every five years. With each review a new plan period is established.	None

Who said	Issue	Officer Comment	Key Action
Individuals	The proposed plan should not be overlaid onto the existing plan	The NPPF states that to be effective plans need to be kept up-to-date. Policies will age at different rates depending on local circumstances, and the local planning authority should review the relevance of the Local Plan at regular intervals to assess whether some or all of it may need updating. As a result of this plans do get overlaid. In the Inspector’s Report for the existing Local Plan it was stated that a partial review needs to be commenced immediately to consider further housing delivery once heathland restrictions are considered further. This is why further housing delivery is overlaid on top of that already proposed, along with an updated SHMA informing the review.	None
West Lulworth Parish Council and individuals	Too long a timescale to predict population and economic growth. Shorter plan period as too many uncertainties to make accurate forecasts	Para. 157 of the NPPF states the plan period should cover an appropriate time scale, preferably 15 years.	None

Who said	Issue	Officer Comment	Key Action
Agents	<p>If the plan is not adopted by the end of 2018 it will not meet the NPPF preference of having a plan that covers 15-years. To "future proof" the plan, additional development should be allowed if demonstrated to be necessary. The plan period could be longer to provide additional security and to ensure it covers a 15-year period. It would be possible to use the current OAN per annum figure and project forward past 2033. Neighbouring West Dorset, Weymouth and Portland are currently reviewing their Local Plan with a time horizon up to 2036.</p>	<p>Noted. The Council's current Local Development Scheme indicates that the Partial Review will be adopted by the end of 2017.</p>	<p>None</p>

Appendix 2: PO2 (meeting objectively assessed housing needs) qualitative responses

Who said	Issue	Officer comment	Key actions
Wareham Town Council, Worth Matravers Parish Council, Moreton Parish Council, agents, Wareham Neighbourhood Plan, Community Action Lytchett Matravers, Home Builders' Federation, individuals	Figure should be revised, e.g. following the EU referendum / newly published household forecasts / economic growth forecasts / IMF and Bank of England statements on growth.	Since the publication of the SHMA new data has been published that could warrant an update to the study.	Consider updating the SHMA in light of new data.
Wareham St Martin Parish Council, Wareham Town Council, Swanage Town Council, Studland Parish Council, Worth Matravers Parish Council, Arne Parish Council, Dorset Local Nature Partnership, Dorset AONB Team, Wareham Neighbourhood Plan, CPRE, agents, individuals	Further work should be undertaken to take into account Purbeck's environmental constraints e.g. a capacity study. Other concerns over impacts on biodiversity, landscape, green belt and other environmental constraints; tourism, heritage, culture, history, communities, economy.	The SHLAA and Habitats Regulations Assessment take environmental constraints into account, but it could be worth considering a district-wide capacity study, if it would be possible to produce one.	Consider commissioning a district-wide environmental capacity study.
Swanage Town Council, Studland Parish Council, Worth Matravers Parish Council, Dorset Local Nature Partnership, Wareham Neighbourhood Plan, CPRE, individuals	Lack of infrastructure (including roads, employment, health, public services, sewage, school places, internet, electricity, sport, adult social care, care homes, rail). Lack of funding for it.	Throughout the preparation of the Partial Review, the Council is liaising closely with infrastructure providers to ensure that development can mitigate its impacts on infrastructure.	None.
Individuals, Studland Parish Council	Unproven job creation.	The SHMA takes into account historic trends for job creation and applies local sensitivity testing. However, there could	Consider updating the SHMA in light of new data.

Who said	Issue	Officer comment	Key actions
		be a case for updating the SHMA to take account of more recent economic forecasts.	
West Lulworth Parish Council, Wareham St Martin Parish Council, Arne Parish Council, CPRE, individuals	National method not suited to Purbeck. Disagreement with top-down method - it is undemocratic.	The NPPF and PPG set out a clear approach to defining the objectively assessed needs for housing. It is important that the Eastern Dorset SHMA follows this approach, in order to be found sound at examination.	None.
Wareham Town Council, Individuals	Duty to Cooperate needs to be made clearer / more work required.	The Council published a DtC background paper as part of the consultation. Work is on-going with neighbouring councils to see how to meet the wider needs of the Eastern Dorset Housing Market Area.	None.
Dorset County Council, Borough of Poole Council, agents, individuals	Support for method used and attempting to meet the number.	None.	None.
Wareham St Martin Parish Council, Worth Matravers Parish Council, Community Action Lytchett Matravers, individuals	Concerns over second homes / buy-to-lets.	The consultation material included questions on this, which are dealt with at issue 1.	None.
Swanage Town Council, Studland Parish Council, Langton Matravers Parish Council, Dorset Local Nature Partnership, Wareham Town Trust, agents, individuals	The SHMA (Cambridge Econometrics) is flawed. Concerns over some data being out of date.	Since the publication of the SHMA new data has been published that could warrant an update to the study.	Consider updating the SHMA in light of new data.

Who said	Issue	Officer comment	Key actions
Langton Matravers Parish Council, individuals	The words 'sustainable', 'affordable' and 'need' should be removed from the document, as they do not reflect the true meaning of these words.	Sustainable and affordable are already defined in the NPPF. Need includes market and affordable homes.	None.
Swanage Town Council, individuals	Purbeck should be a national park.	The Council has formed a policy development panel to look into this. However, even if a National Park were to be established, it is unlikely to be for some time. Until any change is made statutory, the Council needs to plan according to current constraints.	None.
Studland Parish Council, Arne Parish Council, CPRE, individuals	SHMA does not put local needs first (e.g. affordable housing only). Building for outsiders to move to Purbeck.	The NPPF requires councils to deliver a mix of both market and affordable homes. The Council cannot control who buys market homes.	None.
Moreton Parish Council	There will be fewer jobs because of automation and artificial intelligence.	It is not clear in the SHMA to what extent this is relevant.	Consider updating the SHMA in light of new data.
Moreton Parish Council	Claims that there are errors in the sub-national population projections.	This is not something the Council can take into account. The government is clear that these projections have to be used and the Council has no discretion.	None.
Agents	Depending on Duty to Cooperate discussions, Purbeck may need	Noted.	None.

Who said	Issue	Officer comment	Key actions
	to identify more homes or deliver its growth elsewhere.		
Agents	The proposed 4% buffer is not big enough / more homes required.	Should the Council decide to update the study, the number could change.	Consider updating the SHMA in light of new data.
Agents, Home Builders' Federation	Number should be a minimum, as the NPPF needs plans to be positively prepared.	Noted.	None.
Agents, Home Builders' Federation	Concerns over SHMA adjustments made, e.g. to household formation rates to take account of recessionary influences; and affordable housing and response to market signals to improve housing affordability.	Since the publication of the SHMA new data has been published that could warrant an update to the study.	Consider updating the SHMA in light of new data.
Wareham Town Council, Wareham Neighbourhood Plan	The strategy to meet the needs of the whole housing market area needs to be in place first / further considered.	The Duty to Cooperate background paper shows the eastern Dorset councils' approach to working collaboratively to ensuring the HMA's needs are met. However, every council needs to prove it cannot meet its own needs before approaching another.	None.
Corfe Castle Parish Council, Dorset Wildlife Trust, individuals	Scale too great for Purbeck.	This general feeling would not be enough to justify not meeting identified housing needs. The Council has to try to meet its needs within	Consider updating the SHMA in light of new data. Consider commissioning a district-wide environmental capacity study.

Who said	Issue	Officer comment	Key actions
		<p>constraints. However, new data that could warrant an update to the SHMA are available, which could lead to an update to the study. It could also be worth considering a district-wide capacity study, if it would be possible to produce one.</p>	
<p>Home Builders' Federation</p>	<p>Concern that the housing requirement ignores the housing needs not met in the period 2006 - 2013.</p>	<p>The SHMA takes into account any backlog of unmet affordable housing need. However, it is not clear if it also takes into account any unmet market housing needs. This will require clarification in any updates to the study.</p>	<p>Require any SHMA update to set out clearly if it includes unmet housing need between 2006 - 2013.</p>
<p>Wareham Town Council, Worth Matravers Parish Council, individuals</p>	<p>Air pollution concerns.</p>	<p>No environmental organisation, nor the Council's environmental health section, has raised any concerns in this respect. It is mentioned in the Council's Habitats Regulations Assessment, but it is not clear to what extent it takes into account cumulative impacts. It is worth noting that an Environmental Impact Assessment would be required at the planning application stage of sites of</p>	<p>Ensure that future iterations of the Habitats Regulations Assessment give clearer consideration to air quality.</p>

Who said	Issue	Officer comment	Key actions
		150 or more homes and this would take into account air quality.	
Wareham Town Council, Worth Matravers Parish Council, Wareham Neighbourhood Plan, individuals	The point of need is the conurbation, not Purbeck. People will commute out of the district to the conurbation or Dorchester.	Job provision is set to increase through the plan period, which will help improve self containment (see employment section of the consultation). However, there could be a case for updating the SHMA to take account of more recent economic forecasts.	Consider updating the SHMA in light of new data.
Worth Matravers Parish Council, individuals	Concerns over loss of agricultural land.	The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.
Worth Matravers Parish Council, individuals	Concerns over impacts on local residents.	Development that would result in unacceptable adverse impacts on local residents, e.g. overlooking, overshadowing, etc. would not be allowed.	None.
Wareham Neighbourhood Plan, individuals	The SHMA is not a proxy for final housing numbers.	The Council is aware of the requirement to apply constraints to test the number.	None.

Who said	Issue	Officer comment	Key actions
Worth Matravers Parish Council	Housing need numbers include those currently in private rented accommodation and therefore not in need of a new house. This increases the proposed new house numbers.	Households in privately rented accommodation may still be eligible to join the Council's housing register. Such households therefore fall within the definition of need.	None.
Moreton Parish Council	Moreton should be in the western housing market area.	The Council deliberately requested that the Eastern Dorset Strategic Housing Market Assessment look at the boundary between Purbeck and West Dorset. For the purposes of administration and defining housing market areas, published guidance advises a 'best fit' to administrative boundaries can often be the most pragmatic approach. The SHMA takes into account a range of factors, such as housing costs, house price growth, as well as newly-released information on migration and commuting flows. While the Council accepts that there is an inevitable degree of crossover between adjacent housing market areas, the SHMA concludes that the district's administrative boundary is appropriate.	None.

Who said	Issue	Officer comment	Key actions
CPRE	Constraints have not been taken into account.	SHMAs are not required to take constraints into account, but the Council has to then apply constraints to the identified number. Such testing indicates that the needs can be met within the district's constraints.	None.
CPRE, Arne Parish Council	Neighbourhood plans reflect local needs and wishes.	The District Council needs to consider need and demand across the district, as identified in the SHMA.	None.
RSPB	The Council needs to satisfactorily demonstrate that housing can be accommodated without adverse impacts on protected sites.	Noted.	None.
Individuals	Unproven housing need/demand.	This is covered in the SHMA.	None.
Individuals	High property prices.	House sales are market led and are outside of the control of planning.	None.
Individuals	Windfall will mean more than this number would be delivered.	There is no allowance for windfall because the PLP1 is relying on it. However, it is worth re-looking at potential for infill development to see if there are any additional opportunities.	Update character area development potential (windfall / infill) study.
Individuals	Need incorrect, as there are only 333 households on the current housing register.	The Partial Review proposes to plan to 2033, so needs to	None.

Who said	Issue	Officer comment	Key actions
		take into account future needs.	
Individuals	In the last consultation, 92% of people objected to delivering more than 2,240 homes.	2,240 homes was the most up to date figure at that time. It has since been updated. The Council has to show it is doing everything it can to meet this figure.	None.
Individuals	SHMA assumptions have not been made publicly available.	The SHMA references data sources. However, in the case of the local scenario testing for the economic forecasts, the data were not available.	Ensure economic projections are clearly available in any future SHMA updates.
Individuals	Applying the current vacancy rate of 13% leads to a higher requirement. It should be the Eastern Dorset average of 7%. Council tax figures are more accurate than the 2011 Census.	The SHMA already considers this and concludes that not all vacant and second homes are necessarily recorded by council tax records. The vacancy figures are robust for use in analysis and provide a consistent set of data for use across the HMA.	None.
Individuals	No mention of fracking in the plan.	Minerals are dealt with by Dorset County Council and are not under the remit of the Purbeck Local Plan.	None.
Individuals	We are desperately short of housing. It is nearly impossible to find rented accommodation. Almost every local business is desperate for staff – pressure	Noted.	None.

Who said	Issue	Officer comment	Key actions
	groups are incorrect in saying there are no jobs. There is a national housing shortage and everywhere should do their bit.		
Individuals	PDC needs to challenge the government.	The Council has to follow national planning policy and do everything it can deliver its objectively assessed housing needs.	None.
Individuals	The SHMA was written by property developers, who could stand to gain. Keep the SHMA in house.	The SHMA was written by independent specialists, whose method has passed examination many times. There is no evidence to suggest any bias.	None.
Wareham Neighbourhood Plan, individuals	Through the duty to cooperate, Purbeck should become an area of restraint and conservation in the sensitive areas of the New Forest to the east of the conurbation and Purbeck to the west.	The Council has to follow national planning policy and do everything it can to deliver its objectively assessed housing needs in the context of constraints.	None.
Individuals	In the SHMA, growth to 'support the market' is only evident in rural areas.	This illustrates the current imbalance between jobs and homes in rural areas.	None.
Moreton Parish Council, individuals	Various suggestions of alternative numbers.	Since the publication of the SHMA new data has been published that could warrant an update to the study.	Consider updating the SHMA in light of new data.
Individuals	Dark night sky impacts.	This is not an absolute constraint to development, but	None.

Who said	Issue	Officer comment	Key actions
		<p>paragraph 125 of the NPPF would require the Council to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>	
<p>Individuals</p>	<p>Purbeck contains a higher than average proportion of retirees, so there will be lower offspring and increased housing becoming available hence housing demand is overstated.</p>	<p>Without in-migration of a working age population, there will be an imbalance of retirees. Therefore, more housing is required to attract younger families.</p>	<p>None.</p>

Appendix 3: AO1 (delivering more than the objectively assessed housing need qualitative responses)

Who said	Issue	Officer comment	Key actions
Borough of Poole Council	Support for the commitment to continuing to explore reasonable options through the Dorset-wide strategic planning work.	Noted.	None.
RSPB	Depends on the capacity of environmental constraints.	The Council will aim to deliver any development within the district's constraints.	None.
Home Builders' Federation, individual	Housing need may already be underestimated, e.g. because of insufficient uplifts for affordability in the SHMA; and not addressing needs between 2006 - 2013. Concerns that some data is out of date.	The SHMA takes into account any backlog of unmet affordable housing need. However, it is not clear if it also takes into account any unmet market housing needs. This will require clarification in any updates to the study.	Consider updating the SHMA in light of new data. Require any SHMA update to set out clearly if it includes unmet housing need between 2006 - 2013.
Home Builders' Federation	Number should be a minimum, as the NPPF needs plans to be positively prepared.	Noted.	None.
Swanage Town Council, individual	3,080 is too many already.	Noted.	None.
West Lulworth Parish Council	Figures should be revised to what each district actually needs.	The NPPF and PPG set out a clear approach to defining the objectively assessed needs for housing. It is important that the Eastern Dorset SHMA follows this approach, in order to be found sound at examination.	None.

Who said	Issue	Officer comment	Key actions
Studland Parish Council	Concerns over the urbanisation of Purbeck.	The Council needs to do all it can to meet needs and demands within the constraints of the district.	None.
South West HARP Planning Consortium	Concerns over current low affordable housing delivery.	The Partial Review will boost significantly the supply of affordable housing.	None.
Agent, individual	Additional capacity should be explored (identify 'reserve sites'), just in case other councils in the HMA cannot meet their own needs. Work needs to be done to ascertain what the level of unmet need is from other councils.	The Council will continue to update its SHLAA. This will show where available and potentially deliverable land is. The Council will prioritise meeting its own needs, but remains committed to exploring all reasonable options for delivering any 'unmet' need through the Duty to Cooperate, should the need arise. Any options will need to be considered in the context of eastern Dorset as a whole.	None.
Individual	Lack of infrastructure (including employment, roads, rail).	Throughout the preparation of the Partial Review, the Council is liaising closely with infrastructure providers to ensure that development can mitigate its impacts on infrastructure.	None.
National Trust, individual	Concerns over impacts on biodiversity, tourism, landscape, heritage.	The SHLAA and Habitats Regulations Assessment take environmental constraints into	Consider commissioning a district-wide environmental capacity study.

Who said	Issue	Officer comment	Key actions
		account, but it could be worth considering a district-wide capacity study, if it would be possible to produce one.	
Individual	Objection to development agenda.	The Council has no discretion over national policy.	None.
Individual	Objection to landowner greed.	A landowner's motivation for promoting land for development is not a material planning consideration for the Council to take into account.	None.
Individual	PDC is not impartial, as it will gain from housing.	National policy requires every council to seek to deliver its objectively assessed development needs for its area.	None.
Individual	Dorset and Purbeck have very low population growth.	Population growth is just one factor in calculating housing need. There are many other demographic, social and economic factors that also apply.	None.
Individual	The SHMA is flawed	The SHMA has been prepared in accordance with national policy and guidance. However, since the publication of the SHMA new data has been published that could warrant an update to the study.	Consider updating the SHMA in light of new data.
Individual	Unproven job creation.	The SHMA takes into account historic trends for job creation	Consider updating the SHMA in light of new data.

Who said	Issue	Officer comment	Key actions
		and applies local sensitivity testing. However, since the publication of the SHMA, new data has been published that could warrant an update to the study.	
Individual	New houses are not selling.	Market forces dictate the sale price of houses. The Partial Review is planning up to 2033, so looks at future demand.	None.
Individual	Figure should be revised, e.g. following Brexit.	Since the publication of the SHMA new data has been published that could warrant an update to the study.	Consider updating the SHMA in light of new data.
Individual	More local amenities and council tax for local councils.	Noted.	None.
Individual	Homes are not needed.	The SHMA indicates that new homes are needed.	None.
Individual	Lack of affordability.	The Council cannot control the price of market housing, but is looking to maximise affordable housing provision through the Partial Review.	None.
Individual	Constraints have not been taken into account.	SHMAs are not required to take constraints into account, but the Council has to then apply constraints to the identified number. Such testing indicates that the needs can be met within the district's constraints, but it	Consider commissioning a district-wide environmental capacity study.

Who said	Issue	Officer comment	Key actions
		could be worth considering a district-wide capacity study, if it would be possible to produce one.	
Individual	SHMA does not put community needs first (e.g. affordable housing only). Building for outsiders to move to Purbeck.	The NPPF requires councils to deliver a mix of both market and affordable homes. The Council cannot control who buys market homes.	None.
Individual	It will take a while to assimilate this number of homes into existing communities.	Masterplanning / site templates should ensure that development integrates well with existing settlements.	None.
Individual	Disagreement with top-down method.	The Council has no discretion over this.	None.
Individual	People will commute out of the district.	Job provision is set to increase through the plan period, which will help improve self containment (see employment section of the consultation).	None.
Individual	Concerns over loss of agricultural land.	The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.

Who said	Issue	Officer comment	Key actions
Individual	Concerns over second homes / buy-to-lets.	The consultation material included questions on this, which are dealt with at issue 1.	None.
Individual	The strategy to meet the needs of the whole housing market area needs to be in place first / further considered.	The Duty to Cooperate background paper shows the eastern Dorset councils' approach to working collaboratively to ensuring the HMA's needs are met. However, every council needs to prove it cannot meet its own needs before approaching another.	None.
Individual	In 2012, the PLP1 inspector said Poole was able to meet its own need.	The SHMA has been updated since 2012 and further need has been identified. BoP is currently working on its local plan review to identify new housing sites.	None.

Appendix 4: Issue 1 (second homes) qualitative responses – positive impacts

Who said	Issue	Evidence	Officer comment	Key actions
Natural England	There are no clear sources or evidence to indicate any difference between second homes and other homes in terms of their impacts on European sites.		Noted.	None.
Borough of Poole Council	It is unlikely to be a successful policy because of the resources required to check ownership.		Resource implications are something the Council would need to consider, if a policy would be possible.	Prepare a background paper on second homes in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.

<p>Borough of Poole Council</p>	<p>A policy could dissuade developers from bringing sites forward or reduce viability and therefore could affect affordable housing delivery.</p>		<p>Noted, although the Council has not yet drafted a policy to consult on or viability test.</p>	<p>Prepare a background paper on second homes in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.</p>
<p>Swanage Town Council</p>	<p>Extends the tourist season by bringing visitors to the area out of season. This has a positive effect on the local economy and possibly future retirement in the area. They are typically passionate</p>	<p>Town councillor was a previous second homeowner before moving to the area.</p>	<p>Noted.</p>	<p>None.</p>

Swanage Town Council, Worth Matravers Parish Council, individuals	Year round work for tradespeople, e.g. plumbers, decorators, gardeners, builders, cleaners, kitchen and bathroom upgrades, electricians.	Observations and comments from tradespeople and businesses.	Noted.	None.
Corfe Castle Parish Council	Encourages tourism when let as holiday homes.		Noted.	None.
Worth Matravers Parish Council, individuals	Increases house prices for when locals come to sell.	Anecdotal evidence of local developers who renovate a property and sell it for a huge profit.	Noted.	None.
Studland Parish Council	New blood into a village (albeit temporary).	Membership of local groups, e.g. church, T&PCs, gardening associations.	Noted.	None.
Langton Matravers, Winfrith Newburgh and East Knighton Parish Council	Some minor economic benefits when occupied, e.g. supporting shops and pubs, employment for the tourist industry.	Some increased use of shops and tradespeople.	Noted.	None.
Winfrith Newburgh and East Knighton Parish Council, individuals	Paying full council tax means money is coming in, even when the home is not in use. This can be spent on local services.		Noted.	None.
Agent	The Council should await the decision on the legal challenge to the St Ives Neighbourhood Plan		The ruling will provide a useful steer, but the Council can still gather evidence and explore	Prepare a background paper on second homes in Purbeck, specifically citing any negative

	policy that restricts second homeownership.		the merits of a Purbeck policy.	social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.
Agent, Home Builders' Federation	The tests of soundness are different to the basic conditions assessment of neighbourhood plans and the Council's previous advice from PAS on the difficulties of implementing a policy still stand.		The two tests are different, but the St Ives examiner based a decision on the negative social and economic impacts of second homeownership in the town. These are two of the three elements of sustainability in the NPPF and could therefore highly likely apply to a local plan policy.	Prepare a background paper on second homes in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability

				and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.
Agent	Second homeownership varies in Purbeck, so the policy should be targeted where there is a specific issue.		This is an option for the Council to explore.	Prepare a background paper on second homes in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.
Agent	The private rented sector is an important element		This is a factor the Council would need to	Prepare a background paper on second homes

	of housing provision in Purbeck, so any policy should not result in unintended consequences for this sector.		consider, along with viability, as per Borough of Poole’s observation.	in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.
Wareham Town Trust	In a constrained area such as Purbeck, priority should be meeting the needs of local people. Neighbourhood plans could incorporate such policies.		Noted.	None.
Individuals	Peace and quiet when they are unoccupied.	Living next door to them.	Noted.	None.
Individuals	There are no positives.		Noted.	None.
Individuals	Can be a source of rental property / holiday lets.	Individual owns a holiday let.	Noted.	None.

Individuals	Good investment for strangers.		Noted.	None.
Individuals	They use public transport, which helps keep it going for the local community.		Noted.	None.
Individuals	The Council should follow the St Ives approach.		The Council is awaiting the results of the legal challenge to the St Ives Neighbourhood Plan to see if a local plan policy would be possible.	None.
Individuals	The Council should carry out a survey of second home numbers.		Many town and parish councils report back to the Council on numbers in their areas. Otherwise, the Council has to rely on council tax records because of the resource implications of surveying the whole district (the results of which would become out of date very quickly).	None.
Individuals	It is not good enough to say second homeownership is outside of the remit of planning.		Historically, that has always been the case. The result of the St Ives legal challenge should provide a steer.	Prepare a background paper on second homes in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the

				district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.
Individuals	Access to a greater and wider skill set for community initiatives.		Noted.	None.
Individuals	The Council should double council tax, as is happening in Wales.		Council tax is not within the remit of the local plan.	None.
Individuals	Affordable housing is needed for local people.		Noted.	None.

Appendix 5: Issue 1 (second homes) qualitative responses – negative impacts

Who said	Issue	Evidence	Officer comment	Key actions
Swanage Town Council	When the proportion of second homes reaches a certain threshold, the negatives outweigh the positives.	For lots of data / comments, see the Swanage housing needs survey (2016). Census and electoral role data shows Swanage housing numbers increase by 460 between 1001 and 2011, but the population declined by over 500 in the same period.	A degree of care needs to be taken not to blame second homes entirely on an increase in housing with a fall in population. Other demographic change could have occurred over the 10-year period that could have also had an influence, such as divorce rates leading to more single occupancies, or similarly, people outliving their partners.	None.
Swanage Town Council	The figures could be higher than PDC estimates because holiday lets pay business rates, not council tax, so will not be counted.		The Council acknowledges this. Town and parish councils have previously carried out local surveys that give an accurate picture, but evidence can quickly become out of date as properties change hands. Should the Council decide to pursue a policy, it would produce a background	None.

			paper where such locally-derived evidence would be useful.	
Swanage Town Council	Elderly people can be isolated in apartment blocks without neighbours.	Local observations show that many blocks of flats are occupied less than 50% by locals.	Noted. This highlights a social impact.	None.
Swanage Town Council, Studland Parish Council, individuals	Limited housing stock – not an efficient use of a scarce resource. People buy properties as an investment.	Increasing house prices are attracting investors.	Noted. This highlights a social impact.	None.
Swanage Town Council, Studland Parish Council, Langton Matravers Parish Council, Winfrith Newburgh and East Knighton Parish Council, individuals	There are ghost villages and streets. Empty properties for long periods.	Lots of properties left empty / poor condition of some homes and gardens. Abandoned domestic rubbish. Lights off during the week.	Noted. This highlights a social impact.	None.
Swanage Town Council, Corfe Castle Parish Council, Worth Matravers Parish Council, Langton Matravers Parish Council, Winfrith Newburgh and East Knighton Parish Council, individuals	Increased house prices and premium rents for locals.	Local observations and personal circumstances. A large number of properties only available as winter lets, before rents increase over summer months. Low local wages compared with house prices.	Noted. This highlights a social and economic impact.	None.
Swanage Town Council	Given the local constraints affecting the		The Council is considering introducing	

	ability to meet local demand, we have to consider restrictions.		restrictions through planning policy, but any restrictions have to be legally sound.	
Swanage Town Council, West Lulworth Parish Council	Detrimental effect on local businesses and communities, e.g. not supporting local shops, pubs, bakeries, children do not go to schools.	Closure of longstanding businesses, e.g. pubs, convenience shops, post offices. Dwindling membership numbers, e.g. chamber of trade, hospitality association, Purbeck Society and Swanage Lions Club, not enough people for a bell ringing team in Kingston.	Noted. This highlights social and economic impact.	None.
Corfe Castle Parish Council, Wool Parish Council, Langton Matravers Parish Council, individuals	It can prevent local residents from purchasing properties – simple supply and demand economics. People from London can afford to out-bid locals.	Personal circumstances, e.g. local professionals who cannot afford local house prices. See the Council’s housing register.	Noted.	None.
Worth Matravers Parish Council, Studland Parish Council, Winfrith Newburgh and East Knighton Parish Council, individuals	Negative effects on local businesses. They spend money, but not as consistently as local spending. Often they bring their own supplies and do not shop locally.		Noted. This highlights an economic impact.	None.

<p>Wool Parish Council, Winfrith Newburgh and East Knighton Parish Council, individuals</p>	<p>In Wool there are residents living in parents' garages, spare rooms and whole families in homes that are too small because of local house prices. The demographic is affected when young families are forced to move away. The populations of some places are getting older.</p>	<p>Will not list names, but knows who the people are.</p> <p>Families have had to leave the area because of affordability.</p> <p>Grown ups living in annexes in the parents' gardens in Cologne Road, Bovington.</p>	<p>Second homeownership is clearly a contributor towards lack of affordability, but it is not the sole factor. Other issues with an insufficient housing supply to keep up with demographic change, along with low wages are significant elements.</p>	<p>None.</p>
<p>Studland Parish Council, West Lulworth Parish Council, individuals</p>	<p>Social division between locals and second homeowners. They do not appreciate rural communities or the rural way of life. Lack of participation in community projects and lack of social cohesion.</p>	<p>Residents' feedback. http://langtonmatravers-pc.org/housing-needs-survey-report and www.lakedistrict.gov.uk 'Review of Second Home Data and Assessment of the Effects Second Homes are Having on Rural Communities'</p>	<p>Noted. This highlights a social impact. It is important to note that the Lake District is a national park, where a government circular allows national park authorities to restrict homeownership.</p>	<p>None.</p>
<p>Wareham St Martin Parish Council, West Lulworth Parish Council</p>	<p>Lack of interest in local issues. Nimbyism.</p>	<p>Second homeowners objected to a new children's play area, then actively dissuaded youngsters from using it.</p>	<p>Noted. This highlights a social impact.</p>	<p>None.</p>
<p>Langton Matravers Parish Council</p>	<p>Existing houses should have a change of use + CIL fee attached if they</p>		<p>What requires a change of use is set by the government. The</p>	<p>None.</p>

	are sold as second homes.		Community Infrastructure Levy is for infrastructure and cannot be accrued for anything else.	
Wareham St Martin Parish Council	Difficulty in dealing with hazards / obstructions, e.g. overgrown hedges.	Time taken to deal with issues / lack of their understanding and contact with local tradespeople.	Noted. This highlights a social impact.	None.
Winfrith Newburgh and East Knighton Parish Council	Increased traffic at weekends / more cars on the roads when occupied.	Local observations, e.g. travel is easier in winter than summer.	Purbeck is a popular tourist destination, so it would be difficult to say how much weekend traffic can be attributed to second homes.	None.
Arne Parish Council	The residents of Arne parish are strongly opposed to new-build housing being sold as second homes to non locals.		Noted.	None.
Dorset AONB Team	Restricting second homeownership could reduce the environmental impact of growth and restrict the perceived need for major development in the AONB.		Noted, although housing targets are multifaceted.	None.
Dorset AONB Team	Recognises the St Ives Neighbourhood Plan		Noted.	None.

	examiner’s conclusion that a restriction would contribute towards delivering sustainable development.			
Dorset AONB Team	Recognises the complexities of restricting occupancy, particularly when levels and types vary across the district.		Should a policy be possible, the Council would create a background paper that would look at variations across the district and an appropriate strategy.	Prepare a background paper on second homes in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.
Individuals	More houses have to be built to compensate. It seems perverse.		Noted. This highlights a social and environmental impact.	None.

Individuals	Low paid jobs that are often seasonal.	Pay offer for jobs advertised.	It is difficult to see how this is a result of second homes.	None.
Individuals	Affordability makes it difficult for local employers to get staff.		Noted. This highlights a social and economic impact.	None.
Individuals	They tend to make more noise than permanent residents.		Noted. It is unclear whether there is any evidence for this.	None.
Individuals	People have to commute into the area from outside to work.		Noted. This highlights a social and environmental impact.	None.
Individuals	Unsympathetic developments / plans. Second homeowners can exert undue weight in planning decisions.	Failure to respect AONB designations, e.g. Glebe Estate, former Fairfield's Hotel and Huf Houses.	Planning applications are determined on their material planning merits. A property's ownership is not a planning consideration.	None.
Individuals	If they become full time occupied, it would put extra pressure on public services.		Noted.	None.
Individuals	Devon provides residency rules. Could we copy them?		There are restrictions in Devon under Section 157 of the Housing Act on ex council houses in designated rural areas, which cannot be used as second homes. The Council is currently looking into whether this could be applied to	Work with the Council's housing and legal teams to investigate the possibility of restricting the resale of council houses under the right to buy.

			Purbeck, although this would be through housing, rather than planning, policy. There may be planning policy restrictions in Dartmoor National Park, but the Council would not be able to replicate them because they are based on a government circular that allows national park authorities to restrict homeownership.	
Individuals	Owning an empty property or not using one for other than a home should be a crime.		The Council cannot create such legislation.	None.
Individuals	They encourage the growth of small shops and recreational facilities over the summer.		Noted.	None.
Individuals	They extend properties to maximise their value, putting them even further out of reach of locals.		It is not just second homeowners who can do this. The Council cannot prevent someone from renovating a property and making money.	None.

Individuals	Support for a restrictive policy in selected part of the district.		Noted.	None.
Individuals	The government's current charging regime penalises people who are technically buying a second home, but it is actually for their child while they move house. The period of charging for a second home should be modified for homes that are being put back on the market, otherwise landlords are forced into keeping rents high on those that remain.		Charging regimes and council tax are outside the remit of planning policy.	None.
Individuals	Second homes are not the only part of the problem: retirees push up house prices and take up the housing stock.		Noted. The Council is planning for a range of housing types to suit different needs, e.g. bungalows and family housing. 40-50% of new allocated sites will be affordable homes for those in housing need.	None.
Individuals	The Council should impose restrictions, like in national parks.		A specific government circular allows national park authorities to restrict second	None.

			homeownership, but this would not apply to Purbeck.	
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Appendix 6: PO3 (development strategy) – qualitative responses

Who said	Issue	Officer comment	Key actions
Dorset County Council	Notes its comments are high level, based on the principle of the location of development and are not based on any detailed assessment of individual proposals.	Noted.	None.
Dorset County Council, Moreton Parish Council, individuals	Would like to see the former primary school and playing fields at Bere Regis allocated for development. General questions as to why there are no allocations at Bere Regis.	The Bere Regis Neighbourhood Plan (BRNP) is looking at sites to accommodate the 50 home allocation set through the PLP1. There are currently doubts that more than 50 homes through settlement extensions could be accommodated at Bere Regis, owing to highway constraints. However, should evidence show that impacts could be mitigated, the Council could consider additional growth at Bere Regis through the Partial Review.	Commission further evidence to set out the immediate transport implications of options, in terms of the strategic road network. This should include looking closer at additional growth potential at Bere Regis.
Dorset County Council, individuals	Support for concentrated, mixed use and self contained development.	Noted.	None.
Dorset County Council Highways	Keen that development supports sustainable travel choices.	Noted.	None.
Dorset County Council Highways, individuals	Opportunities for focussed development may be more sustainable for travel than simply increasing development pro-rata on the existing settlement pattern.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Dorset County Council Education	<p>Additional housing is likely to generate additional pupil numbers, which in some areas will be unable to be accommodated in existing schools. Some schools may need to be expanded and in some areas new schools may be required. The County Council will therefore wish to seek development contributions to fund both new schools and extensions, where necessary. As well as primary schools for the younger children in most of the locations, the number of older pupils attending the area's secondary schools will need to be considered. These would need to be looked at in individual cases. In respect of secondary school provision, given the variation of potential housing figures, it is difficult to assess the likely impact on the Purbeck School. Although the school does have some surplus capacity, the accumulative effect of developments across Purbeck could require further work here. These needs have been identified in relation to specific sites. Developments in Sandford, Lytchett and Lytchett Matravers will attract the need for secondary and post 16</p>	Noted.	None.

Who said	Issue	Officer comment	Key actions
	contributions, as Lytchett Minster is already full.		
Dorset County Council Ecology	In general, SANG provision appears in line with the SANG guidelines contained within the Dorset Heathland Framework SPD. However, there are two sites where the SANGs are not directly linked to the development site (details provided with individual sites). Suggests a SANG masterplan for each SANG be developed through the review.	Noted.	None.
Dorset Lead Local Flood Authority	Acknowledges the I&O consultation was undertaken between January and March 2015, before DCC started its surface water consultee role in April 2015.	Noted.	None.
Dorset Lead Local Flood Authority	An EA-commissioned flood study is anticipated for Lytchett Minster (Site 2), which will improve understanding of the prevailing flood risk/s to this community. This is specifically referenced in the response to Site 2.	Noted.	None.
Dorset Lead Local Flood Authority	Paragraph 43 of the consultation document refers to duty of care in accordance with para 156 of the NPPF and lists flood risk, waste water and climate change, but not surface water management. This should be added.	This will be added in future iterations of the plan.	None.

Who said	Issue	Officer comment	Key actions
Dorset Lead Local Flood Authority	DCC's flood risk management function has not previously been invited to contribute to the Dorset Strategic Planning Forum.	Dorset County Council is already represented on the forum.	None.
Dorset Lead Local Flood Authority	The final column on the table under paragraph 78 should be amended for the following sites: Lytchett Minster 'Yes, but could be ruled out on surface water grounds'; West of Wool, 'Yes, but could be ruled out on surface water grounds.'	This will be added in future iterations of the plan.	None.
Natural England, RSPB	Some significant issues remain, but overall no objection to the balance of locations. Natural England is in general agreement with the thrust of the HRA, but there remain some areas which need further consideration, such as a number of the site allocations where details are currently emerging and there is insufficient detail to allow adequate consideration.	NE provides more information on specific sites. The Council will keep working with Natural England, developers and landowners to see how any outstanding issues could be overcome.	None.
Highways England	<p>The immediate transport implications, e.g. by way of proximity to places of work, schooling and public transport and hence need to travel, are not immediately obvious.</p> <p>The Transport impact evidence base clearly indicates significant increase in trips on the Strategic Road</p>	Such information will be essential in moving the plan forward. Since receiving its comments, officers have met with Highways England and identified the requirements, which relate to the strategic road network.	Commission further evidence to set out the immediate transport implications of options, in terms of the strategic road network. This should include looking closer at additional growth potential at Bere Regis.

Who said	Issue	Officer comment	Key actions
	<p>Network (SRN). Whilst the evidence base suggests the scale of the this increase, it does not go as far to suggest if the junctions on the SRN have the potential or not to be severely impacted by the increase in movements, e.g. at Bere Regis roundabout. If there is potential for severe impact at junctions on the A35 or A31 by reason of the traffic arising from the additional growth, it will be important for the Local Plan to identify these issues and the mitigation. The potential highway impacts of the large allocations and the cumulative effects of allocations on the SRN has not received sufficient attention. Before agreeing that the impacts of specific sites can either be accommodated or if there may be a need for transport mitigation, further transport work will be required so that impacts on the SRN can be assessed. Once this is done, Highways England will be in a position to agree if the allocations in the plan should include any requirements for mitigation either individually or cumulatively.</p>		
Dorset and Wiltshire Fire and Rescue	The assessed housing need combined with the proposals for	Noted	Officers will continue to work with fire and rescue service on potential

Who said	Issue	Officer comment	Key actions
	<p>employment areas will have an impact on the Authority’s provision of operational cover, particularly as the fire stations within the Purbeck District Council’s area are crewed by ‘on call’ personnel. The operational response strategy of this Service is to mobilise the nearest fire appliance(s) to an incident, but an increase in the number of responses from an ‘on call’ fire station has the potential for discord by employers of on-call firefighters. Although the north eastern area of the District includes areas normally covered by fire stations in Poole (wholetime) and Hamworthy (on call), their primary areas of response would be within Poole and Bournemouth.</p>		<p>improvements required as a result of the Partial Review developments.</p>
<p>Borough of Poole Council</p>	<p>It is crucial that BoP and PDC continue to work together closely to help achieve a sustainable pattern of growth, which is appropriately phased (e.g. so as not to undermine tricky Poole town centre sites from coming forward) and encourages sustainable transport. The two councils also need to work together to look at potential green belt releases.</p>	<p>The Council is committed to working closely with BoP, as well as all other neighbouring councils, through the Duty to Cooperate. This could involve joint working, e.g. on phasing and a strategic green belt review.</p>	<p>Continue commitment to working closely with neighbouring councils and consider the joint production of evidence, such as a phasing plan and strategic green belt review with BoP.</p>
<p>Wareham St Martin Parish Council, West</p>	<p>Concerns over the principle of developing AONB and green belt. All</p>	<p>Neither designation is an absolute constraint to</p>	<p>Update the green belt review or create a new background paper to</p>

Who said	Issue	Officer comment	Key actions
Lulworth Parish Council, Worth Matravers Parish Council, Wareham Town Trust individuals	possible alternatives should be exhausted before proposing to develop green belt land.	development. Councils are allowed to allocate land in both, where development would not harm the purposes of the designations, or, in green belt's case, there is a strong sustainability argument. Both are touched upon in the SHLAA and site selection background paper and green belt sites are discussed in depth in the green belt review. However, the green belt 'exceptional circumstances' test could benefit from being set out more clearly in either an update to the green belt review, or a new background paper. The Council recognises that it will need to demonstrate exceptional circumstances for releasing AONB land to an inspector and will address this in a separate background paper. In particular, the AONB paper should cite recent inspectors' reports and case law and their implications for AONB development.	<p>explain the 'exceptional circumstances' test and consider safeguarding land for future plans.</p> <p>Recommendations should be considered by the Partial Review Advisory Group.</p> <p>Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.</p>
Wareham St Martin Parish Council	There are areas of SSSIs that are cut off and could be developed without harming the main areas.	Land is designated SSSI because of its scientific interest. Therefore, there will be species	None.

Who said	Issue	Officer comment	Key actions
		present, even at fragmented sites.	
West Lulworth Parish Council, individuals	Landowners and builders stand to gain. Developer-led development could coerce the Council into allocating unsuitable sites.	The Council has to allocate available and deliverable land. Only suitable sites will be allocated.	None.
West Lulworth Parish Council, Worth Matravers Parish Council, Moreton Parish Council, Bere Regis Parish Council, individuals	Infrastructure concerns (including transport, jobs, schools, medical facilities, shops, parking, care, community centres, recreational space, cafes, broadband, mobile phone coverage, TV reception, water, sewerage, policing, gas, drainage). It should be in place first.	Throughout the preparation of the Partial Review, the Council is liaising closely with infrastructure providers to ensure that development can mitigate its impacts on infrastructure. Infrastructure has to come alongside development, as the revenues generated by the development will pay for it.	None.
West Lulworth Parish Council, individuals	Concerns over second homeownership.	The consultation material included questions on this, which are dealt with at issue 1.	None.
Swanage Town Council, agents	Locations with good transport links are sensible.	Noted.	None.
Swanage Town Council	Town and parish councils should be more involved in the decision-making process.	The Council already engages proactively with town and parish councils, e.g. through workshops. They are consulted at every stage of the plan-making process.	None.
Morden Parish Council, Moreton Parish Council, Community Action	Would prefer a more organic growth strategy / spread development across the district. PDC has ignored the previous response to the issues and	Land availability and constraints mean that spreading development across the district would not be possible. However,	Update character area development potential (windfall / infill) study.

Who said	Issue	Officer comment	Key actions
Lytchett Matravers, individuals	options consultation, where this was preferred. The preferred option is not a spread and is not fair / balanced.	it is worth re-looking at potential for infill development to see if there are any additional opportunities. Plus, the Council will be exploring additional potential through options for settlement boundaries (see 'possible additional option – rounding off settlement boundaries).	
Morden Parish Council, individuals	There should be some growth in Morden.	There are no included SHLAA sites within Morden parish. It would not be possible for the parish council to allocate any development land through a neighbourhood plan because it is green belt. However, the District Council would be happy to help identify land for an allocation or a rural exception site.	Work with Morden Parish Council and the local landowner to identify suitable land for an allocation or a rural exception site.
Studland Parish Council	The strategy should be sustainable, generate employment, and build upon rural communities.	Noted.	None.
Studland Parish Council, CPRE, individuals	Support for using brownfield sites (including in the conurbation) / there is no evidence of a brownfield site register.	The district has to do all it can to meet its needs. The conurbation authorities will be required to identify brownfield sites as part of strategies to meet their needs. The Council has published its previously	None.

Who said	Issue	Officer comment	Key actions
		developed land study as part of the recent consultation material. This identifies very little suitable brownfield land in the district.	
Dorset Wildlife Trust	Before a full ecological survey and evaluation has been carried out for all proposed sites and potential SANGs, it is difficult to comment meaningfully on the balance of settlements.	The habitats regulations assessment looked at all sites and potential SANGs.	None.
Home Builders' Federation	The Council should confirm that its proposed new infrastructure led approach is aligned to the existing distribution pattern and settlement hierarchy which the Council is proposing to retain.	Constraints and land availability mean that strict adherence to the settlement hierarchy would not be possible.	None.
Home Builders' Federation, agents	There should be a higher level of contingency than 4% (i.e. 20% non-implementation gap with a 20% lapse rate). Other suggestions for 10% buffer.	The Council is required to do everything it can to meet its objectively assessed needs in full. The purpose of the contingency is to allow for flexibility during plan preparation. There is no national requirement for the suggested buffers.	None.
Home Builders' Federation	Additional capacity should be explored (to identify 'reserve sites'), just in case other councils in the HMA cannot meet their own needs. Work needs to be done to ascertain what the level of unmet need is from other councils.	The Duty to Cooperate background paper shows the eastern Dorset councils' approach to working collaboratively to ensuring the HMA's needs are met. However, every council needs to prove it	None.

Who said	Issue	Officer comment	Key actions
		cannot meet its own needs before approaching another.	
RSPB	There is a lack of detail about the quality, extent and design of SANGs.	The stage of plan preparation is such that the finer detail is yet to be drawn up, but the SANGs could be deliverable in principle.	Include further details on SANGs at the next stage of the Partial Review in site templates.
Wareham Neighbourhood Plan, CPRE, individuals	The Council should work with areas of local employment e.g. at Bournemouth, Poole and Dorchester to take some of Purbeck's needs because that is where jobs are. Wareham is not a sustainable location because 2/3 of workers out-commute.	Councils have to do everything they can to meet their own objectively assessed needs in full, so the Council will prioritise this first. Should it not be possible for the district to meet its needs, the Council will approach its neighbours. Strategic cross-boundary work is on going between the councils, so it will become clearer as to how the wider housing market area's needs will be met.	None.
CPRE, individuals	Purbeck should be considered for national park status.	The Council has formed a policy development panel to look into this. However, even if a National Park were to be established, it is unlikely to be for some time. Until any change is made statutory, the Council needs to plan according to current constraints.	None.
CPRE	Concerns over impacts on existing limited facilities in some settlements.	Any development that could not mitigate its impacts on	None.

Who said	Issue	Officer comment	Key actions
		infrastructure would not be allowed.	
Community Action Lytchett Matravers, individuals	Build at Holton Heath.	Land here is covered by the 400m heathland buffer, which would make housing development impossible.	None.
Community Action Lytchett Matravers, individuals	Heathland should not be sacrosanct (e.g. if we are prepared to destroy AONB and green belt).	Heathlands are an absolute constraint to development, unlike AONB and green belt, which can be developed in principle.	None.
Agents	Support / objection to the strategy, depending on whether land being promoted is included in the option.	Noted.	None.
Agents	Support for adding a 4% surplus.	Noted.	None.
Agents	Various comments from developers in support of sites within the consultation.	Noted.	None.
Agents	Strategic sites should be exempt from CIL.	The Council consulted on CIL alongside the Partial Review. This is dealt with through a separate report.	None.
Agents	Support for the current settlement hierarchy.	Noted, although constraints and land availability mean that strict adherence to the settlement hierarchy would not be possible.	None.
Agents	The proposed strategy disregards the settlement hierarchy.	Constraints and land availability mean that strict adherence to the settlement hierarchy would not be possible.	None.

Who said	Issue	Officer comment	Key actions
Agents	Objection that a site being promoted at Keysworth Drive in Sandford has been ruled out. It should be identified now for housing, or safeguarded for future need.	Development here could not mitigate its impacts on the adjacent heath and the Council has ruled it out of consideration. It would be inappropriate to allocate through the Partial Review, or to identify as safeguarded land for the future.	None.
Agents	Questions over the treatment of the 400m heathland buffer as an absolute constraint to rule out sites.	This is an absolute constraint.	None.
Agents, individual s	Purbeck has a number of different housing market areas, each of which should be reflected in the spatial distribution of housing supply.	The national requirement is to meet the district's needs as a whole, not any smaller housing market areas.	None.
Agents	The Local Plan should carry out an assessment of the potential impact on heritage sites.	The Council has received similar comments regarding specific sites from Historic England. Heritage is already covered by the SHLAA, but it could be beneficial to carry out a more detailed assessment.	Prepare a background paper to demonstrate how the Council has addressed national planning policy for the historic environment; how the significance of all the affected assets has been understood; and how the site contributes to that significance and the subsequent impact (degree of harm). This should inform: the principle of the allocation; the capacity and strategic design response, including positive improvements / enhancements; and the detail required to be included in the Local Plan if the principle is acceptable.

Who said	Issue	Officer comment	Key actions
Agents, individuals	Objection to the deletion of site 6/02/0221 (West Lane, Stoborough) from the SHLAA on the basis of failing the flood risk sequential test. Supporting topographical information submitted. Land to the south of West Lane (ref. 6/02/0218) should also be included. Other comments questioning why Stoborough does not have an allocation.	The Council ruled site 6/02/0221 out on the basis of land levels and advice from the Environment Agency. The Council will reconsider it in light of the submitted evidence. The SHLAA concluded that part of site 6/02/0218 could be deliverable, but its capacity fell below the site selection background paper's site size threshold.	Reconsider development at West Lane, Stoborough (SHLAA reference 6/02/0221) in terms of flood risk.
Agents	Promotion of land at Herston Fields in Swanage for up to 350 homes. Supporting map including potential SANG attached.	There is currently an undetermined village green application for the site and until it is resolved, it is impossible to say if it would be deliverable. However, in case the application is unsuccessful, it would be worth considering the submitted information.	Consider the information submitted in support of allocating land at Herston Fields (SHLAA ref. 6/20/1325).
Agents	Promotion of land at the Lookout Park in Stoborough for development.	The land is within the 400m heathland buffer and would not be suitable for housing.	None.
Agents	Phasing has not yet been considered. It is important to maintain a five-year supply of housing.	The Council will consider appropriate phasing as the plan progresses.	Include a housing trajectory in the Partial Review pre-submission document to set out how development will be phased and to demonstrate how the Council will maintain a five-year supply.
Agents	Support for the discounted options.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Development should only be concentrated around the towns.	Constraints and land availability mean that this would not be possible.	None.
Moreton Parish Council, individuals	Swanage should have some development.	Paragraph 86 of the main consultation document explains that there is no suitable land available on the edge of Swanage, with the exception of Herston Fields, which is currently the subject of a village green application. Should this application prove unsuccessful, the Council will consider it for an allocation.	None.
Moreton Parish Council	West Lulworth should have some development.	There are SHLAA sites in West Lulworth, but they fell below the site selection background paper's threshold. However, the Council is exploring with the Wool landowner whether or not some of Wool's affordable housing could be located in West Lulworth instead.	None.
Individuals	Why nothing in Bovington? The middle school site should be housing.	Bovington is heavily constrained by the 400m heathland buffer, which includes the middle school site. This cannot be used for housing, but may be suitable for a care home. The Council consulted on this as an option.	None.

Who said	Issue	Officer comment	Key actions
Individuals	The Council should compulsory purchase all development land and tender to developers.	The Council does not have the resources to do this. Plus CPOs are timely and used as a last resort. There are enough available sites that this would not be necessary.	None.
Arne Parish Council, individuals	Concerns over impacts on landscape, biodiversity, tourism, farming, economy.	The SHLAA and Habitats Regulations Assessment take environmental constraints into account, but it could be worth considering a district-wide capacity study, if it would be possible to produce one.	Consider commissioning a district-wide environmental capacity study.
Moreton Parish Council, individuals	Build at Dorset Green.	The site is now designated an enterprise zone and would not be suitable for housing.	None.
Individuals	We are obsessed with providing homes for young people in villages where their parents live. Many young people find villages boring. Small villages are dying and are not being offered expansion.	This is a contradictory statement from the same individual. The Council is required to deliver a range of market and affordable housing. The national definition of affordable housing talks about providing for households whose needs are not being met by the market. This often includes young people, who wish to stay in the area where they grew up. Therefore, it is entirely appropriate to provide for this group's needs.	None.

Who said	Issue	Officer comment	Key actions
Individuals	'Wherever possible' is too flexible.	It is impossible to adhere strictly to Policy LD's hierarchy because of land availability and constraints, so such wording is necessary. The NPPF also requires plans to be flexible.	None.
Individuals	Not enough focus on lower grade agricultural land. Concerns over loss of farmland.	The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.
Individuals	Lack of support for brownfield development, which is overdeveloping areas (e.g. Wareham town centre).	The government is clear that brownfield land should be developed as a priority, wherever possible. But development cannot have unacceptable impacts.	None.
Individuals	Questions over what constitutes sustainable.	Sustainable development is defined in the introduction to the NPPF.	None.
Individuals	Disagreement with statements in the main consultation document e.g. 'relatively strong public support', etc. for various options.	This was based on the issues and options consultation report. It grouped together the overall findings, not just the public's views. Such commentary will be made clearer in future results reports. This does not invalidate the consultation, as a member	None.

Who said	Issue	Officer comment	Key actions
		of the public took the issue to an ombudsman, who concluded that the consultation should run its course and would offer the public an opportunity to submit views.	
Individuals	Concerns over impacts on local residents and the character of existing settlements.	Development that would result in unacceptable adverse impacts on local residents, e.g. through effects of overshadowing, would not be allowed. Masterplanning should ensure that development integrates well with existing settlements.	None.
Individuals	Air pollution concerns.	No environmental organisation, nor the Council's environmental health section, has raised any concerns in this respect. It is mentioned in the Council's Habitats Regulations Assessment, but it is not clear to what extent it takes into account cumulative impacts. It is worth noting that an Environmental Impact Assessment would be required at the planning application stage of sites of 150 or more homes and this would take into account air quality.	Ensure that future iterations of the Habitats Regulations Assessment give clearer consideration to air quality.

Who said	Issue	Officer comment	Key actions
Individuals	Support for allocating large sites because they will deliver the infrastructure.	Noted.	None.
Individuals	There should be infill instead.	There is no allowance for windfall (infill) because the PLP1 is relying on it. However, it is worth re-looking at potential for infill development to see if there are any additional opportunities.	Update character area development potential (windfall / infill) study.
Individuals	Build the full quota in Langton Matravers.	This would not be possible, owing to constraints.	None.
Individuals	Policy LD is flawed because Swanage and Upton are so constrained.	Policy LD covers all development, not just housing. It is entirely appropriate for the towns to be the focus of other types of development.	None.
Individuals	Use the spaces above shops and offices for flats.	The Council cannot force any property owner to do this.	None.
Individuals	Developers will renege on their promises of infrastructure.	Infrastructure requirements will be set out in legal agreements.	None.
Individuals	Disagreement with top-down method.	The Council has no discretion over this.	None.
Individuals	There is no option to delete West Wareham and intensify Moreton and use all available sites at Lytchett Matravers.	The Council is still considering whether or not the impacts of the West Wareham site could be mitigated. Should the site not be taken forward, additional development would need to be identified elsewhere to make up the shortfall.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Building for outsiders to move to Purbeck.	The Council cannot control who buys market homes.	None.
Individuals	Infrastructure should be provided through taxes paid by residents rather than greedy developers as a 'sweetener'.	It is appropriate for development to mitigate its impacts and pay to do so.	None.
Individuals	The Council is taking the easy option of concentrating development in a few areas, which disproportionately inconveniences a small number of people and maximises developers' profits.	The Council has to plan according to land availability and environmental constraints. The Council received clear feedback from the issues and options consultation that infrastructure is required. The best way to maximise this is through the economies of scale brought about by large sites.	None.
Individuals	This option is preferable to the alternatives because it makes sense to build 240 homes in south Lytchett Matravers. This would join the two detached parts of the village.	Noted.	None.
Individuals	There are plenty of disused farms, etc. where a few houses could be built but these options have not been included.	The Council has considered all available land.	None.
Individuals	All Dorset councils should look at the impacts of development across the county as a whole.	The Council is involved in the Strategic Planning Forum, a group consisting of all councils in the county, and selected district councillors from every authority. In line with the duty to	None.

Who said	Issue	Officer comment	Key actions
		cooperate, the forum is looking at Dorset-wide planning issues.	
Individuals	The Council should consider a new settlement to meet needs. This would not impact existing communities; infrastructure could be designed properly; and design would not be out of character with existing properties.	There is no one site large enough to deliver 3,080 homes. However, the Council is considering a new village between Lytchett Minster and Lytchett Matravers (site 14).	None.
Individuals	Corfe Castle should have some development.	There is no suitable / available land on the edge of Corfe Castle.	None.
Individuals	Where there are conflicts between sites, decisions should be made on a lottery basis, rather than PDC. This would remove bias and may be more acceptable to residents.	The Council needs to produce a plan that aligns with the requirements of the NPPF and PPG. The suggested approach would be unsound.	None.

Appendix 7: Site 1 (Wool) – qualitative responses

Who said	Issue	Officer comment	Key actions
Natural England	Confirmation that Natural England has confirmed that the extent of the SANG is appropriate but will require further confirmation with the landowner about the direct on-foot links from the main development area, as well as the required nutrient neutrality relating to Poole Harbour SPA/Ramsar. This may usefully provide multiple benefits around the location of the Scheduled Ancient Monument site.	Noted.	Seek confirmation from the developer about linking the SANG to the development and securing the Scheduled Ancient Monument area to improve linkage and allow nitrogen neutrality. This, and key requirements for the SANG, will be in any site templates in the Partial Review.
Natural England	Concerns about the landscape impacts of allocation proposed to the south west of the Dorset Green roundabout.	NE does not clarify what these concerns are, although the Council has already voiced some concerns in the SHLAA.	Work with Natural England and the developers to ascertain to what extent the site to the south west of the Dorset Green roundabout (SHLAA ref. 6/27/0546) can be developed.
Dorset County Council	Residential development at Wool is inextricably linked to the Enterprise Zone. Whilst the EZ will function without the proposed residential development there are significant benefits which could be achieved in combination. A masterplan is recommended.	The Council also believes a masterplan is essential, given the range of issues that need to be linked, e.g. transport, employment and housing.	Take initial steps with the developer to scope a masterplan.
Dorset County Council Lead Local Flood Authority, individuals	Concerns that no off-site worsening should result from surface water drainage. Plots to the west should consider recent flood events, the limited capacity of the	Noted. The Council has since met with the LLFA to discuss this site. The developer has submitted a flood risk and	Ensure that the developer investigates mitigation of surface water drainage and that development would not

	<p>existing drainage systems / watercourse and failure of infiltration structures in this area. The Council needs to bring to the developer's attention that the northern sites, located closer to the railway line, and adjacent areas are at risk of flooding. Any development proposals must offer adequate mitigation measures and an appropriate strategy of surface water management to prevent both on site risk and any off site worsening. The capacity of receiving systems, including watercourse/s which flow north, and infiltration rates of intended soakaways are to be fully substantiated. Photographs submitted from a local resident of flooding to the north of the village, near the railway line area.</p>	<p>drainage report, and the Council will forward this to the LLFA.</p>	<p>cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.</p>
<p>Dorset County Council, Wareham St Martin Parish Council, Dorset AONB Team, Dorset Wildlife Trust, RSPB, individuals</p>	<p>Concerns over the connectivity of the SANG with the development and whether or not it would be used. Many people still choose to drive to known local greenspace (including designated heathlands), meaning the SANG may not be effective. Notes the Scheduled Ancient Monument between the development and the SANG and that it would be beneficial to wildlife and the SAM if it could be secured as access to the SANG. A SANG masterplan should be produced, which could in turn be integrated into the new development green infrastructure plan.</p>	<p>This echoes Natural England's comments above.</p>	<p>Seek confirmation from the developer about linking the SANG to the development and securing the Scheduled Ancient Monument area to improve linkage and allow nitrogen neutrality. This, and key requirements for the SANG, will be in any site templates in the Partial Review.</p>

Dorset County Council Highways	Wool Transport Study attached.	Unfortunately, this study was not finalised for publication until after the consultation had started. However, this study can now be added to the evidence base.	Publish the Wool Transport Study in the Council's evidence base.
Dorset County Council Highways	Notes that indicative transport impact assessments confirmed that the sites could be developed satisfactorily from a transport perspective, including impacts on the Wool level crossing, subject to provision of appropriate mitigation. This must be informed by more detailed assessment of development scenarios both in Wool together with any wider impact (i.e. taking into account Moreton development).	Noted.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset County Council Highways	Notes proposed report to be considered by DCC Cabinet to formally delete any plans for a Wool bypass. Options should be explored for more deliverable contemporary solutions in conjunction with National Rail, such as relocating the railway station.	Since the submission of this comment, DCC Cabinet has resolved to delete any plans for a bypass.	Continue to work with DCC to explore options for transport mitigation, and set out key requirements for the site within the Partial Review.
Dorset County Council Minerals	There are a number of current operational mineral sites along with potential mineral sites in the Bournemouth, Dorset and Poole Mineral Sites Plan located in the general area. A small part of the northern extent of the potential development area is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area	Noted.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

	(MCA) as designated by Policies SG1 and SG2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014. In accordance with these policies, developers would likely be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.		
Dorset County Council Education	There is currently spare capacity within the Wool schools for some additional primary school pupils, but capacity issues would need to be considered if 1,000 new homes were to be built, which would include the need for a new school. Recognition of this is welcomed.	Noted.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Borough of Poole Council	Support for locating development in settlements with railway stations.	Noted.	None.
Historic England	Concerns that no evidence has been provided to demonstrate how an understanding of the allocation site(s) contribute to the significance of the heritage assets and how this understanding has informed the principle of development, nor without prejudice, the capacity and necessary appropriate strategic design response. To inform any such Local Plan allocation(s) the council needs to demonstrate how it has	Developers have submitted a Historic Environment Assessment as part of the consultation. This should be forwarded to HE for their attention. It is also worth preparing a background paper on the historic environment, as failure to demonstrate how it has informed the plan could affect its soundness.	Prepare a background paper to demonstrate how the Council has addressed national planning policy for the historic environment; how the significance of all the affected assets has been understood; and how the site contributes to that significance and the subsequent impact (degree of harm). This should inform: the

	<p>addressed national planning policy for the historic environment; how the significance of all the effected assets has been understood; how the site contributes to that significance and the subsequent impact (degree of harm), and intended response. A historic landscape character assessment for this site should also be undertaken in accordance with the requirement of the NPPF paragraph 170. Evidence should inform: a) the principle of the allocation b) the capacity and strategic design response, including positive improvements/enhancement, and c) the detail required to be included in the Local Plan if the principle is acceptable.</p>		<p>principle of the site allocations; the capacity and strategic design response, including positive improvements / enhancements; and the detail required to be included in the Local Plan if the principle is acceptable.</p>
<p>Wool Parish Council, West Lulworth Parish Council, East Stoke Parish Council, individuals</p>	<p>Infrastructure concerns, including transport, medical facilities, vets, parking, sewage, schools, jobs, power supply, gas, water, utilities, police station, fire station, banks, 24-7 ATMs, social facilities, shops, restaurants, cinemas, gyms, library, indoor sports / leisure centre facilities, width of footpaths, meeting spaces and other amenities to fully cater for the needs of the current population.</p>	<p>Throughout the preparation of the Partial Review, the Council is liaising closely with infrastructure providers to ensure that development can mitigate its impacts on infrastructure.</p>	<p>Set out clear requirements for the site within the site template, should it be taken forward.</p>
<p>Wool Parish Council, individuals</p>	<p>Concerns over second homeownership.</p>	<p>The consultation material included questions on this, which are dealt with at issue 2.</p>	<p>None.</p>
<p>Wool Parish Council, individuals</p>	<p>Wool Parish Council previously told PDC that up to 500 homes would be adequate in Wool. The proposal does not reflect</p>	<p>Whilst PDC appreciates the Parish Council's proactive approach, PDC has to</p>	<p>None.</p>

	local wishes. Parish Council's previous recommendations attached.	produce a plan that meets a district-wide housing target, which has to be in the context of the district's constraints. However, section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.	
Wareham St Martin Parish Council, Worth Matravers Parish Council, West Lulworth Parish Council, Studland Parish Council, Dorset Wildlife Trust, individuals	Scale too large / number too high – it would turn Wool into a town.	There are no provisions in national policy or guidance that would allow the Council to resist development for these reasons.	None.
Wareham St Martin Parish Council, individuals	Lack of consultation required with the existing community.	The Council believes it has exceeded the consultation requirements set by national law and it has consulted in line with its Statement of Community Involvement.	None.
Wareham St Martin Parish	Lack of local employment. This could lead to out-commuting. Poor public transport	Wool presents a great opportunity to link housing	None.

<p>Council, individuals</p>	<p>generally will mean a reliance on private travel.</p>	<p>with employment at Dorset Green. The mainline train station provides a sustainable means of travel for commuters. Development will be required to mitigate any transport impacts, which could lead to public transport improvements.</p>	
<p>Worth Matravers Parish Council, individuals</p>	<p>Disagreement with overall housing number. No need identified for Wool.</p>	<p>The overall housing number is addressed under Preferred Option 2. PDC has to produce a plan that meets a district-wide housing target, which has to be in the context of the district's constraints. As Wool is one of the few less-constrained areas of Purbeck, it could necessarily be a more focussed location for development. However, section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.</p>	<p>None.</p>

<p>East Stoke Parish Council, individuals</p>	<p>Additional cars will cause safety issues for other road users e.g. elderly, dog walkers, cyclists and horse riders. General traffic problems / congestion, e.g. related to the level crossing, A351 and A352.</p>	<p>The Council is working closely with Dorset County Council Highways, who will ensure that development is acceptable in transport terms and appropriate mitigation identified.</p>	<p>Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.</p>
<p>Agent, individuals</p>	<p>Support for development at Wool. Reasons include good transport links (such as mainline rail) and residents will unlikely travel very much on the A351; no green belt or AONB; good range of existing services and facilities; development can help support the regeneration of Dorset Green / balance housing with jobs; potential for investment in infrastructure; acceptable SANG; meeting a range of housing needs; potential for enhancing travel, e.g. cycle lanes and contributions to junction improvements.</p>	<p>Noted.</p>	<p>None.</p>
<p>Agent</p>	<p>Supporting information, including Landscape Visual Appraisal and appendices, European sites appraisal, flood risk and drainage report, ecological deliverability report, utility infrastructure report, SANG report and historic environment assessment.</p>	<p>Noted.</p>	<p>Work with specialists to ensure that all relevant site requirements are set out clearly in the Local Plan Partial Review, should this site be taken forward.</p>
<p>Dorset AONB Team</p>	<p>With appropriate design, landscape and visual effects on the AONB will be limited. Suggests directing development away from more elevated areas, perhaps using</p>	<p>The Council will ensure that any scheme would have appropriate landscaping.</p>	<p>Set out clearly requirements for landscaping of the site in any site template in the Partial</p>

	<p>the 40m contour line as a suitable limit. Recommends a landscape buffer along the southern extent of the site, which should ideally deliver off road connections to the SANGS.</p>		<p>Review, if this site is taken forward.</p>
<p>Dorset AONB Team, Dorset Wildlife Trust, Woodland Trust, Trees for Dorset, individuals</p>	<p>The existing biodiversity interest of the SANG should be recognised. It is a Plantation on Ancient Woodland Site (PAWS). Concerns over damaging impacts of high footfall and other intensive recreational activity (including erosion, input of nutrients from dog faeces, and increased incidence of fires). The plantation is likely to retain ancient woodland features, which should be safeguarded in accordance with the provisions of NPPF 118. In the spirit of NPPF 118 and other relevant national policies, such as the DEFRA and The Forestry Commission 'Keepers of Time' policy statement, restoration of PAWS to native woodland is highly recommended. This point should be emphasised within relevant policies, as the description of the site as providing 'open space' could be widely interpreted. Concerns over indirect effects on neighbouring areas of national and international wildlife conservation importance. Request for a full ecological survey and evaluation for the proposed site and potential SANG.</p>	<p>The Council notes the requirements of the NPPF in relation to ancient woodland and will ensure they are taken into account. Trees for Dorset and individuals have submitted various technical observations / comments on biodiversity interests locally, while the developer has submitted technical information on ecology.</p>	<p>Ascertain if the information submitted would prevent development from coming forward / require mitigation measures to be set out in the plan.</p>

Dorset Wildlife Trust	DWT has no direct concerns relating to its reserves or SNCIs in this area, although there are several conservation verges that need to be carefully considered.	It is not clear where these verges are.	Liaise with DWT to determine the location of any conservation verges that are of concern, issues and mitigation required.
Network Rail	NR is keen to work with Dorset County Council to understand the implications of potentially relocating the train station on the current timetable, level crossings and journey times. Investigations should also include how improvements to service levels might be achieved.	Noted.	Continue to work with DCC to investigate options for transport mitigation, and set out clear requirements in relation to this in the Partial Review (or similar wording).
CPRE	The proposed housing site in Wool disregards available knowledge about legitimate constraints, including the army's opposition to development here.	Defence Infrastructure Organisation has not objected to development at Wool.	None.
Frome, Piddle & West Dorset Fisheries Association, individuals	Concerns over flooding and pollution risk for the rivers Win and Frome and residential properties.	See comments above from the Lead Local Flood Authority. The Council will liaise with its Habitats Regulations Assessment consultants to ensure pollution has been taken into account fully.	Ensure that the Habitats Regulations Assessment fully takes river pollution into account.
Frome, Piddle & West Dorset Fisheries Association	Developing upwards in apartment blocks is one way of creating housing without creating the acres of urban sprawl that is widely considered a problem.	Development on a large scale can incorporate a range of densities, but it must have regard for local context.	Set out key design requirements in any site template in the Partial Review.
Trees for Dorset, individuals	Concerns that future residents will want to limit shading in gardens, improve views and voice concerns about drains with tree root growth, guttering with autumn leaf fall and general safety concerns. It may be	Masterplanning and the eventual planning application will ensure that specimen trees and hedges are retained and impacts can be mitigated.	Identify any key requirements relating to trees in any site template in the Partial Review.

	necessary to then fell trees. Concerns over trees in hedgerows, which will be breached to achieve access. The large field is a concern, where natural drainage patterns are likely to be interfered with and this could affect some rare / ancient species. They will compensate by further root growth and if buildings are sited too close, could cause blocked drains and building instability. Other concerns raised relating to pathways for essential supplies, electricity and water, and clearing for overhead cables.		
Individuals	Development should be spread around the district more fairly.	This is addressed through Preferred Option 3 (development strategy).	None.
Individuals	Water meadows need protection.	No development is proposed in the water meadows. Any impacts from pollution will require mitigation.	Set out any mitigation requirements in any site template in the Partial Review.
Individuals	Development should be to the west of Wool instead, perhaps resurrecting West Burton.	Development here could lead to unacceptable landscape impacts. The current proposed site is more logical in landscape and townscape terms.	None.
Individuals	Concerns over the loss of agricultural land. Loss of green belt. Impact on farmers.	The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection	Update site selection background paper to make clearer how agricultural land grades are being taken into account.

		background paper, but could benefit from being made clearer. Land at Wool is greenfield, but not green belt. Impact on farmers is not a material planning consideration.	
Individuals	Loss of privacy and amenity for some existing residents. Claims development would contravene the European Human Rights Convention (section 8) and the Human Rights Act.	Any planning application will need to consider residents' amenity.	None.
Individuals	Brownfield sites are available instead.	The Council's published previously developed land study shows a lack of brownfield sites that would be suitable for housing.	None.
Individuals	There has been no specific mention or discussion of developers' contribution in terms of local financial consideration to Wool Parish Council or to the community, nor has there been any assurance as to the extent of the application of Section 106 requirements and principles.	Development will not be permitted that cannot mitigate its impacts. Until exact infrastructure requirements are known, it is not possible to say what development contributions will be required. Similarly, it is too early a stage to know exactly what Community Infrastructure Levy will be raised and therefore how much the parish council will receive.	Set out clear requirements for the site within the site template, should it be taken forward.

Individuals	Lack of support for moving the train station. Doubts it would be viable / possible.	Investigations are on-going between DCC Highways and Network Rail, so it is not currently known if moving the train station will be required.	Continue to work with DCC to explore options for transport mitigation, and set out key requirements for the site within the Partial Review.
Individuals	Questioning as to why it is appropriate to build 1,000 houses on land adjacent to Dorset Green, when Dorset Green was ruled out for housing in 2012.	Dorset Green is a safeguarded employment site with enterprise zone status. The majority is also within the 400m heathland buffer, which makes it inappropriate for housing.	None.
Individuals	Calls for the Council's assurance that a full and comprehensive Environmental Impact Statement is produced. There should be a particular focus on air quality.	The Council's sustainability appraisal carries out a strategic environmental assessment, which is the requirement for plan making. An Environmental Impact Assessment will be required at the planning application stage and this will take into account air quality.	None.
Individuals	Purbeck Nature Map gives a very misleading idea that the area south of Wool is woodland. We do not know how many other erroneous errors have been made but this one is too obvious to ignore.	The nature map (on page 12 of the consultation document) shows predominant natural features. There is woodland to the south of Wool, so this is not an error.	None.
Individuals	SANGs may not be compatible with livestock, so a review of footpaths needs to be carried out for the benefit of the farmers and walkers.	The SANG design is yet to be finalised. Balancing farming and the public will certainly be considered.	Set out key SANG requirements in any site template in the Partial Review.

Individuals	Article from Country Life magazine (08/06/16) attached.	The article objects to greenfield development and does not mention Purbeck.	None.
Individuals	The SHLAA does not identify any housing need for Wool.	The SHLAA assesses sites' suitability for development and does not discuss housing numbers.	None.
Individuals	Unproven job creation.	The SHMA takes into account historic trends for job creation and applies local sensitivity testing. However, there could be a case for updating the SHMA to take account of more recent economic forecasts.	Consider updating the SHMA in light of new data.
Individuals	Disagreement with statements in the main consultation document e.g. 'relatively strong public support' for development at Wool.	This was based on the issues and options consultation report. It grouped together the overall findings, not just the public's views. Such commentary will be made clearer in future results reports. This does not invalidate the consultation, as a member of the public took the issue to an ombudsman, who concluded that the consultation should run its course and would offer the public an opportunity to submit views.	None.
Individuals	Purbeck Gate includes families brought in from outside the district. Other objections	The Council cannot control who purchases market	None.

	to homes being occupied by Londoners and immigrants.	properties. However, the Council can control who occupies affordable homes. All occupants of affordable properties at Purbeck Gate meet the Council's 'local connection' criteria.	
Individuals	People will commute out of Wool to the conurbation.	The presence of Dorset Green offers an opportunity to help balance homes with jobs. However, it is not realistic to expect out-commuting to cease altogether.	None.
Individuals	There is already a high turnover of properties for sale and rent.	Market forces dictate the sale price of houses. The Partial Review is planning up to 2033, so looks at future demand.	None.
Individuals	Wool should become an ecotourism centre as part of a national park.	The Council has formed a policy development panel to look into the possibility of a National Park. However, even if a National Park were to be established, it is unlikely to be for some time. Until any change is made statutory, the Council needs to plan according to current constraints.	None.
Individuals	Impacts on public views / landscape.	The developer has submitted a landscape and visual appraisal. The Council believes that development	Set out clearly requirements for landscaping of the site in any site template in the Partial

		could be accommodated here without adverse impacts to public views.	Review, if this site is taken forward.
Individuals	Objections to the landowner and developer gaining financially.	A landowner's motivation for promoting land for development and developer's profits are not material planning considerations for the Council to take into account.	None.
Individuals	This is a vital opportunity to secure more facilities and services for the village.	Noted.	None.
Individuals	Concerns over the value of existing homes.	This is not a material consideration the Council is able to take into account.	None.
Individuals	Support for development here because residents will unlikely travel very much on the A351.	Noted.	None.
Individuals	Belief that the data used in the transport modelling is flawed and limited.	Dorset County Council Highways has confirmed that the sites could be developed satisfactorily from a transport perspective.	None.
Individuals	Development would set a precedent for further development towards Winfrith.	Future housing needs are not currently known and no testing of constraints in this area has taken place to ascertain if development would be possible further west of Wool.	None.
Individuals	East Burton will cease to be a separate village.	There are no provisions in national policy or guidance that would allow the Council to	None.

		resist development for this reason.	
Individuals	Loss of 'village feel'.	Masterplanning will ensure that development integrates with the existing village.	Add relevant requirements to any site template.
Individuals	The statement that there are no TPOs is out of date. There is one on the oak at the western boundary.	Noted. A TPO to the rear of 27 Lower Hillside was granted at the start of the consultation period, before the SHLAA could be updated in time. SHLAA site 6/27/0258 has been updated since the consultation to reflect this.	None.
Individuals	The UKAEA waste pipeline goes across some of these fields.	Magnox and the Nuclear Decommissioning Authority responded to the consultation, but did not raise it as an issue. However, it is worth verifying with them whether or not this would have an effect.	Enquire with Magnox and the Nuclear Decommissioning Authority as to whether or not development could have an effect on the UKAEA waste pipeline.
Individuals	Questions over whether or not an archaeological survey will take place and be published.	Developers have submitted a Historic Environment Assessment as part of the consultation. This should be forwarded to HE for their attention. It is also worth preparing a background paper on the historic environment, as failure to demonstrate how it has informed the plan could affect its soundness.	Prepare a background paper to demonstrate how the Council has addressed national planning policy for the historic environment; how the significance of all the affected assets has been understood; and how the site contributes to that significance and the subsequent impact (degree of harm). This should inform: the principle of the allocation; the

			capacity and strategic design response, including positive improvements / enhancements; and the detail required to be included in the Local Plan if the principle is acceptable.
Individuals	Impacts on tourism.	The Council has not received any evidence as to how tourism would be affected by this development. Appropriate design and attention to context will ensure that it integrates well into its setting and minimises any visual harm.	Set out key design requirements in any site template in the Partial Review.
Individuals	Objection to 40% affordable housing.	Affordable housing provision is a corporate priority of the Council's and need is forecast to increase. Therefore, the Council needs to maximise affordable housing delivery.	None.
Individuals	Crime will increase.	Dorset Police has not objected to development in this location.	None.
Individuals	The identified SANG land is already used by the public.	There is a public right of way through Coombe Wood, but the rest of the land is not publicly accessible at present.	None.
Individuals	Impacts on the night sky.	This is not an absolute constraint to development, but paragraph 125 of the NPPF would require the Council to	Set out key design requirements in any site template in the Partial Review.

		limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.	
Individuals	Comments from a different landowner who would like to build on their land in the countryside, but have been advised by officers that planning permission would be refused.	Officers have no further comments in relation to this site. The SHLAA explains why sites have been excluded or included and the Council's site selection background paper explains which sites have been taken forward. The landowner has not submitted any accompanying evidence that their site should be reassessed.	None.
Individuals	The Council should work with West Dorset District Council under the Duty to Cooperate and develop at Crossways. There should be further growth in the Upton area. Other suggestions for building at Bere Regis, East Lulworth, West Lulworth, Coombe Keynes, East Stoke, Worgret instead.	The development strategy is addressed under Preferred Option 3.	None.
Individuals	Development should be staggered, e.g. 10 homes per year, and built by locals.	Issue PO2 contains an action relating to phasing. However, the Council needs to maintain a rolling five-year supply of housing, so it is unlikely to be as few as 10 per year.	None.

Individuals	There are no options for Wool, just one.	PDC has to produce a plan that meets a district-wide housing target, which has to be in the context of the district's constraints. Wool is one of the few less-constrained areas of Purbeck. However, section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.	None.
Individuals	Support for the SANG.	Noted.	None.
Individuals	Development must be nitrogen neutral.	This reflects comments from Natural England.	Seek confirmation from the developer about linking the SANG to the development and securing the Scheduled Ancient Monument area to improve linkage and allow nitrogen neutrality. This, and key requirements for the SANG, will be in any site templates in the Partial Review.
Individuals	Does not want their property to abut social housing.	Policies require affordable and market housing to be	None.

		indistinguishable in appearance and pepper-potted throughout the development.	
Individuals	Where are the horses that currently occupy the paddocks going to go?	There are no provisions in national policy or guidance that would allow the Council to resist development for this reason.	None.

Appendix 8: Site 1 (Wool) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Wessex Water, individuals	There is no capacity available in local supply and waste networks for a development of this scale. New off-site network reinforcement will be required for supply services and off site connecting sewers to Wool STW, with a new sewage pumping station. The capacity of Wool STW will need review for the period 2020 – 2025. The site will require separate systems of drainage with surface water disposals to land drainage systems, subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	Noted.	Use Wessex Water’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset and Wiltshire Fire and Rescue	Significant impact, in combination with other proposed residential and employment sites in the south west area, on fire cover based on the current response from Bere Regis, Wareham or Dorchester Fire Stations as they are crewed on an ‘on call’ basis.	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.
Wool Parish Council	Does not believe there is a need for another medical facility less than 1 mile from an adequate facility that was built with a 30 year plan for growth.	The Council’s infrastructure plan reflects comments from the NHS that the existing surgery would be required to accommodate the equivalent of 1.3 FTE GP plus support staff.	Work with the NHS to clarify requirements, and ensure that requirements are clearly set out in the Partial Review.
Wool Parish Council, Wareham St	New school. The Purbeck School at Wareham is at capacity and would need expanding.	Dorset County Council has confirmed that a new primary school would be required. Financial contributions	Continue to work with DCC to understand

<p>Martin Parish Council, individuals</p>		<p>towards secondary education would be required.</p>	<p>education requirements and ensure these are set out clearly in the Partial Review.</p>
<p>Borough of Poole Council, Wool Parish Council, Dorset AONB Team, individuals</p>	<p>Various highway-related suggestions, including a bypass (both at Wool and Sandford), bridge, tunnel, traffic calming on East Burton Road, cycleways / footpaths (particularly to link to the train station), cheap and sufficient car parking, which could also help for bus / train travel. Pedestrian and cycle connections will also be required for SANG access.</p>	<p>Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.</p>	<p>Continue to work with DCC to understand highway requirements and ensure these are set out clearly in the Partial Review.</p>
<p>Wool Parish Council</p>	<p>Existing community amenities need upgrading.</p>	<p>It is unclear which amenities are being referred to.</p>	<p>Clarify with Wool Parish Council which existing community facilities require upgrading and work with the Parish Council to set out clear requirements for the site within the site template, should this site be taken forward.</p>
<p>Wareham St Martin Parish Council</p>	<p>Concerns that new facilities would dispersed away from the existing population and be divisive. Any facilities would have to be on the new development so spreading the community facilities even wider.</p>	<p>Masterplanning will ensure that development integrates with the existing village.</p>	<p>Take initial steps with the developer to scope a masterplan.</p>

Wareham St Martin Parish Council, Individuals	Varied suggestions for facilities / amenities, including community centre / village hall, pubs, cinema, sports facilities, restaurants, snack bars, nursery for under 5s, home carers for the elderly, banking services, cycle shelter and bike hire facility at the station.	Noted.	Set out clear requirements for the site within the site template, should it be taken forward.
Wareham St Martin Parish Council, individual	Shops / supermarket. Retail outlets.	Preferred Option 5 (retail) supports small-scale food shops at Wool as part of the settlement extension.	Set out clear requirements for the site within the site template, should it be taken forward.
Wareham St Martin Parish Council, individual	Medical centre / improved facilities. Dentist.	The NHS has only commented that the existing surgery would be required to accommodate the equivalent of 1.3 FTE GP plus support staff.	None.
Individuals	Jobs.	The adjacent Dorset Green has enterprise zone status and will provide additional employment.	None.
Individuals	Public toilets.	Public toilets in Wool were closed and new ones are now available at the train station.	None.
Individuals	Hospital.	The NHS has not raised this as an issue.	None.
Individuals	Larger library with coffee shop.	Dorset County Council has not raised this as an issue.	None.
Individuals	New sports facilities.	Development would be required to provide new formal recreation.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Police cover.	Dorset Police has not raised this as an issue.	None.

Individuals	Better electric and gas facilities.	The developer has submitted a utility infrastructure report that shows upgrades to electricity and gas would be required to accommodate 1,000 homes.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Infrastructure needs to come first.	Infrastructure has to come alongside development, as the revenues generated by the development will pay for it.	None.
Individuals	There is no guarantee infrastructure will come forward.	The Council would not allow development that would not mitigate its impacts.	None.
Individuals	Development is not supported and therefore no infrastructure is supported.	Noted.	None.
Individuals	No need for allotments, community orchards or other green space. Elsewhere, comments are in support for allotments, play areas and green space.	Noted.	None.
Individuals	Remove traffic calming from the High Street.	Development has to mitigate its own impacts. It would be inappropriate to require it to address unconnected issues.	None.
Individuals	Local craftsmen should do the building work.	The Council cannot require any particular developer to carry out the work.	None.
Individuals	Objection to moving the train station. For one resident, it would mean they would have to move house because their disabled son needs to be within reasonable walking distance of the station in order to travel to work. This could lead to a compensation claim.	Investigations are on-going between DCC Highways and Network Rail, so it is not currently known if moving the train station will be required.	Continue to work with DCC to understand highway requirements and ensure these are set out clearly in the Partial Review.

Individuals	More trains should stop at Wool.	DCC Highways and National Rail will look at the timetable as part of investigations into moving the train station.	Continue to work with DCC to understand highway requirements and ensure these are set out clearly in the Partial Review.
Individuals	Facilities for Bovington.	It is unclear what facilities are required. However, development has to mitigate its own impacts, so it would be inappropriate to require it to address unconnected issues.	None.
Individuals	A good soft landscaping scheme.	This will be a requirement of the development.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Nobody wants the development. This must count.	It is important to bear in mind that legislation does not allow councils to just say no to development, even where there is overwhelming public objection to a proposal. Localism means councils retaining control and delivering development at sites they choose to allocate through the local plan, according to land availability and constraints. However, add caveats re no decisions taken yet.	None.

Appendix 9: Site 1 (Wool) consultation event feedback

The Council received post-it notes from attendees at the consultation event. The issues raised reflected the formal consultation responses, with two additions:

Comment	Officer response	Key actions
Pressure on green spaces will be huge, especially if you quarry Hethfelton Woods.	Comment noted, although minerals are dealt with by Dorset County Council and not within the remit of the Partial Review.	None.
Why did PDC have Lulworth Estate on their posters? This was a council open day!	The Council invited the landowner / developer to give them an opportunity to display their ideas. Their material contained their logo, but it was not on any of the Council's material.	None.

N.B. Other comments relating to Wool were noted at other public consultation events. No additional issues were raised.

Appendix 10: Site 2 (Lytchett Minster) – qualitative responses

Who said	Issue	Officer comment	Key actions
Agents	Welcome proactive multi-organisation work to ensure development can be designed to ensure existing flooding issues are not exacerbated but may help resolve existing problems.	The Council have hosted multi-organisation meetings to discuss and resolve flooding issues.	Carefully consider the findings of the Environment Agency commissioned flood study.
Agents	Development can come forward as part of a single over-arching planning application to ensure comprehensive delivery.	For continuity and infrastructure delivery purposes it is beneficial that the proposed development will come forward as part of a single over-arching planning application, if the site is taken forward.	None.
Individuals	More houses are needed for local people.	The SHMA has identified the housing need for Purbeck. However, the local authority does not have any control over who will purchase the built homes.	None.
Individuals	Flooding is not as big a problem as some residents are making out as very few homes have been flooded.	The Council is aware of the properties that have been flooded as a result of recent flood events and is awaiting the outcome of the Environment Agency commissioned flood study.	Carefully consider the findings of the Environment Agency commissioned flood study.

Who said	Issue	Officer comment	Key actions
Individuals	The village is dying and new housing is needed for new local young families.	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA. Ensure that development proposals are viability tested.
Individuals	Building here is the logical choice given the direct access to the transport network.	Transport studies have identified this settlement as a desirable location for development given the direct access to the A35.	None.
Individuals	Offers the opportunity for substantial development beyond what is proposed.	The Council is planning for the land which is currently identified as available through the SHLAA, at a density felt to be appropriate. This has resulted in the numbers proposed.	None.
Individuals	Losing Green Belt land would not result in settlements merging together.	The Green Belt Review states that development in this sensitive part of the Green Belt would lead to an effect of coalescence between Lytchett Minster and Lytchett Matravers, as well as a spread towards Holton Heath.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Who said	Issue	Officer comment	Key actions
Individuals	Opportunity to provide a more cohesive approach to the development of the community and the provision of a higher level of facilities and services.	For continuity and infrastructure delivery purposes it is beneficial that the proposed development will come forward as part of a single over-arching planning application, if the site is taken forward.	None.
Wareham St Martin Parish Council	Agree with the small site behind the pub.	Noted.	None.
Individuals	Supportive of significant housing development if supporting infrastructure can be provided.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development in the Partial Review, should this site be taken forward.
Dorset County Council	Opportunity to support sustainable development principles as close to the Bournemouth-Poole conurbation putting less pressure on the A351. Greater likelihood of using alternatives to the car (bus, bicycle) due to the shorter distances involved.	Transport studies have identified this settlement as a desirable location for development given the direct access to the A35. The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
Agents	SANG can be located to the west of the site as opposed to the north west, as in the consultation document, subject to the agreement of Natural England.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Establish the most suitable location of the SANG in consultation with Natural England.

Who said	Issue	Officer comment	Key actions
Agents	The site be exempted from CIL and site specific infrastructure be provided.	The Council consulted separately on a Community Infrastructure Levy Preliminary Draft Charging Schedule alongside the Partial Review Option consultation.	Pass the comments from Bloor Homes on to the relevant officer for consideration as part of the consultation report for the recent Community Infrastructure Levy consultation.
Agents	Accept that Site 14 Alternative Option may be favoured instead of this site.	Site 14 is an alternative option put forward at Bere Farm instead of this proposed development. The Council sought views on site 14 as part of the consultation, and this matter is dealt with in a separate section of the consultation report.	None.
Wareham St Martin Parish Council, Individuals	Alternative site is a better option as the risk of flooding is lower and will not result in urban sprawl to Poole.	Further analysis will determine whether either the Lytchett Minster site or the alternative site should be progressed further. The Council is awaiting the outcome of the Environment Agency commissioned flood study to further inform flooding considerations in this area.	Carefully consider the findings of the Environment Agency commissioned flood study.

Who said	Issue	Officer comment	Key actions
Individuals	The site is on Purbeck’s most valuable Green Belt land and not favourable for development as per the Council’s Green Belt Review document (January 2015). The delivery of housing is not an exceptional circumstance for its release.	When reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. The Council believes this site has strong sustainability benefits.	Update the Green Belt Review or create a new background paper to explain the ‘exceptional circumstances’ test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	The existing village is low lying with a high water table and already prone to flooding from surface runoff, the proposed site is higher and will exacerbate this problem with tidal pressures too.	The Council is aware of flooding issues in the village and is awaiting the outcome of the Environment Agency commissioned flood study.	Carefully consider the findings of the Environment Agency commissioned flood study.
Agents, Worth Matravers Parish Council, Individuals	Infrastructure is already under severe strain, including road network, over-subscribed schools and doctors surgery.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development in the Partial Review, should this site be taken forward.
Wareham St Martin Parish Council, Worth Matravers Parish Council, Individuals	No guarantee of transport infrastructure to support such development of vital services	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Agents, Wareham St Martin Parish Council, Purbeck & Poole CPRE Group, Worth Matravers Parish Council, Individuals	Growth compared to existing size of village is out of proportion and will destroy the rural community.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure design of proposed development ties in with existing village.
Individuals	Negative affect on tourist industry, especially the caravan park.	The majority of the proposed development is found to the west of Lytchett Minster, whereas the South Lytchett Manor Caravan and Camping Park is to the north-east of the existing settlement.	None.
Individuals	I realise small developments must be built for future need, such as a 10% increase in the size of the village.	Expanding every settlement by 10% was an option suggested by consultees through the 2015 Partial Review Issues and Options consultation. As a result, this was explored by the Council but not taken forward.	None.
Agents, Individuals	Ignored your hierarchy of site selection.	Constraints and land availability mean that strict adherence to the settlement hierarchy would not be possible.	None.

Who said	Issue	Officer comment	Key actions
Individuals	This is housing for Poole and Bournemouth, and will make Poole merge into Purbeck.	The majority of the proposed development is to the west of Lytchett Minster which is further from, as opposed to closer to, Poole. While residents of the proposed development may work in the Bournemouth-Poole conurbation the same can be said of many of the proposed sites in Purbeck. The proposed houses would contribute towards meeting Purbeck’s objectively assessed housing need, if this site is taken forward.	None.
Wareham St Martin Parish Council, Individuals	Need to keep farmland for food production and livelihoods.	The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer. Impact on farmers is not a material planning consideration.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.

Who said	Issue	Officer comment	Key actions
Historic England, Individuals	The village is a designated conservation area with listed buildings and these historic assets should be protected.	The conservation area and listed building regulations will still apply and will be taken into careful consideration, especially with regards to the transition from the existing village to the proposed development.	Ensure that the proposed development is sympathetic to the setting of the conservation area and listed buildings.
Individuals	Affordable housing will not be deliverable once flood mitigation and infrastructure has been provided.	The Council intends to require affordable housing as part of this development in conjunction with the other forms of mitigation and infrastructure provided.	Ensure that viability assessment takes account of all infrastructure, mitigation and affordable housing.
Wareham St Martin Parish Council, Worth Matravers Parish Council, Individuals	SANG is not adjacent to site and/or its provision cannot justify building on Green Belt.	The provision of a SANG is to attract residents away from international protected heathland, it is not intended to be a form of compensation for the loss of Green Belt land. Discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Establish the most suitable location of the SANG in consultation with Natural England.

Who said	Issue	Officer comment	Key actions
Individuals	The NPPF states councils are not required to meet the assessed housing need if there are legitimate constraints, such as those regarding this site.	Noted. The impact of constraints on the assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	Consider commissioning an update to the SHMA to ensure the most up to date information is used to identify the assessed housing need. Consider commissioning a district-wide environmental capacity study.
Individuals	A better option would be Brownfield sites.	There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need.	None.
Individuals	More houses will mean young children cannot experience the countryside which should be protected for their habitats and for future generations to enjoy.	The proposed housing sites make up a minimal proportion of the land in Purbeck. The overwhelming vast majority of the district would still be covered in countryside for people to enjoy.	None.
Individuals	Consider Holton Heath instead as it has railway access.	Holton Heath falls within Natural England's 400 metre heathland buffer zone where development of new additional housing is prohibited.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Make small scale development using local Dorset builders to provide local jobs and keep money in the county.	The Council cannot meet its assessed housing need and associated infrastructure improvements through small scale development. However, the Council do welcome the provision of local jobs through the construction industry, though policy has no control over this.	None.
Individuals	Ignore Natural England’s heathland proximity restrictions, there is so much in Dorset which is ruling out much more sensible sites for development.	The Council have no option but to adhere to the advice given by Natural England with regards to no net increase in housing within the 400 metre heathland buffer zone. The Council commissioned a study to investigate whether a different approach may be possible in Purbeck, but the study recommended that the 400m zone should be retained.	None.
Individuals	Flood attenuation schemes cannot be guaranteed to work and may not provide betterment.	The Council have hosted multi-organisation meetings to discuss and resolve flooding issues.	Carefully consider the findings of the Environment Agency commissioned flood study and the flood mitigation schemes proposed by the developer.

Who said	Issue	Officer comment	Key actions
Historic England, Individuals	The Council needs to strongly consider the requirements of the NPPF in aiming to conserve and enhance the historic environment.	The conservation area and listed building regulations will still apply and will be taken into careful consideration, especially with regards to the transition from the existing village to the proposed development.	Ensure that the proposed development is sympathetic to the setting of the conservation area and listed buildings.
Individuals	Housing should be spread across the county.	Having assessed all sites made available to the Council, and with planning constraints applied, the proposed sites were identified for consultation. No decision has been taken on any sites at this stage.	None.
Individuals	A Planning Inspectorate report stated a large development at Lytchett Minster could create a dormitory town and not provide a sustainable, inclusive and mixed community.	Noted.	None.
Individuals	Insufficient public transport to existing village.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
Individuals	Just responding to pressure from central government to build houses that are not needed.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Existing homes will become unsaleable and worthless.	The Council is not involved in the sale of properties but do not foresee existing homes becoming unsaleable and worthless.	None.
Dorset Wildlife Trust, RSPB, Individuals	The site is in close proximity to special protection areas of international status (harbour, heathland, RAMSAR, French's Coppice SNCI etc.)	The provision of a SANG is designed to attract local residents away from the internationally protected sites for recreational purposes. Discussions are ongoing with Natural England to ensure the SANG is sited in the most effective location.	Establish the most suitable location of the SANG in consultation with Natural England.
West Lulworth Parish Council, Individuals	SHMA produced by a developer driven agency is flawed and cannot be objective.	Noted. The role of the SHMA in identifying an objectively assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	None.
Purbeck & Poole CPRE Group, Individuals	Information on constraints has been ignored.	Noted. The impact of constraints on the assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Why was the option of evenly spread development of 10% across the district even put forward as an option if only large development can fund infrastructure?	Expanding every settlement by 10% was an option suggested by consultees through the 2015 Partial Review Issues and Options consultation. As a result, this was explored by the Council but not taken forward.	None.
Dorset Wildlife Trust, RSPB, Wareham St Martin Parish Council	Part of site is within 400 metre heathland buffer zone.	The bottom south-west corner of the site falls within the 400 metre heathland buffer zone and may not be used for housing purposes.	None.
Agents	Better to locate housing at Lytchett Matravers or Upton where more services exist.	The consultation document also included sites at both of these settlements.	None.
Individuals	Homeowners are being refused home insurance due to flood risk.	The developer is intending to produce a flood mitigation scheme which will provide betterment with regards to flood mitigation. Hopefully this will have a positive effect on residents being able to acquire home insurance.	Work closely with the developer to ensure appropriate flood mitigation measures are delivered.
Individuals	Misrepresentation that there is “relatively strong public support” for this proposal.	The quantitative analysis of this site addresses this issue.	None
Individuals	75% of what is proposed would be better.	The final proposed housing numbers will be put forward in the pre-submission document once all sites have been analysed and the most up to date findings considered.	Consider commissioning an update to the SHMA to ensure the most up to date information is used to identify the assessed housing need.

Who said	Issue	Officer comment	Key actions
Individuals	Has a new secondary school been considered for the district as opposed to increasing capacity at existing schools to the detriment of the students?	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	A large proposed development was comprehensibly rejected not long ago in this location and the same constraints still apply all be it for a smaller scale development.	Noted. The impact of constraints on the assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	Consider commissioning an update to the SHMA to ensure the most up to date information is used to identify the assessed housing need. Consider commissioning a district-wide environmental capacity study.
Dorset Wildlife Trust, Natural England	Further information is required from the promoter to ensure the correct functioning/location of the SANG as well as to confirm the location for nitrogen neutrality to be secured.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Establish the most suitable location of the SANG in consultation with Natural England and confirm the location for nitrogen neutrality.
Lytchett Minster and Upton Town Council	The proposal is supported given the provision of additional health and education infrastructure, and the careful consideration of flooding implications and impact on road traffic.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach. The Council have hosted multi-organisation meetings to discuss and resolve flooding issues.	Outline infrastructure requirements for the proposed development in the Partial Review, should this site be taken forward and carefully consider the findings of the Environment Agency commissioned flood study.

Who said	Issue	Officer comment	Key actions
Dorset County Council	Highways improvements likely to be required include provision of pedestrian, cycle and public transport links to and through Upton, Hamworthy and Poole town centre.	The delivery of housing will be supported by the delivery of necessary transport infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
Dorset County Council	Possible improvements to Bakers Arms roundabout, measures to improve visibility at Huntick Road / Randalls Hill junction, and pedestrian / cycle access into Upton over the bypass (Watery Lane link).	The delivery of housing will be supported by the delivery of necessary transport infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
Dorset County Council	Development in this area would benefit from being planned comprehensively through a masterplan / development brief process.	For continuity and infrastructure delivery purposes it is beneficial that the proposed development will come forward as part of a single over-arching planning application. The Council will produce a site template for each of the proposed sites, setting out key requirements.	Produce a site template for the site, setting out key requirements.
Dorset County Council	The south-western part of the site falls within the Minerals Safeguarding Area / Minerals Consultation Area and developers may have to undertake an assessment of the potential for mineral extraction which may then be carried out before built development commences.	The Council will ensure that the developer is aware of this.	Ensure the necessary assessment is carried out by the developer.

Who said	Issue	Officer comment	Key actions
Dorset County Council	Possible provision of new primary school and secondary school would need additional accommodation and further land for playing fields ideally to the north-east of the existing school site.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Dorset County Council Flood Risk Management Team	It is critical that all sources of potential flooding within the wider area are understood and are mitigated against. The planning authority should seek betterment for the wider community and draw upon all relevant documents, including a Flood Study soon to be released by the Environment Agency, to put the nature and scale of the complex flood mechanisms that impact upon adjacent areas into context.	The Council have hosted multi-organisation meetings to discuss and resolve flooding issues. The developer is intending to produce a flood mitigation scheme which will provide betterment with regards to flood mitigation.	Carefully consider the findings of the Environment Agency commissioned flood study and to work closely with the developer to ensure appropriate flood mitigation measures are delivered, should this site be taken forward.
Dorset County Council Flood Risk Management Team	The smaller site proposed at Lytchett Minster should be considered separately with regards to surface water management and impact on properties.	The large proposed site to the west and the smaller site to the east will be considered separately with regards to surface water management and impact on properties.	None.

Who said	Issue	Officer comment	Key actions
Dorset County Council Flood Risk Management Team	We request that the following be added to the relevant paragraph (5); 'Dorset County Council's Flood Risk Management function have confirmed that the wider community is at significant risk of flooding from various sources, including fluvial, tidal, surface and ground water flooding. To this end it is critical that any development proposals offer appropriate surface water management to prevent either on site risk or off site worsening, and should seek betterment to the prevailing risk affecting the wider community.'	The Council have hosted multi-organisation meetings to discuss and resolve flooding issues. The developer is intending to produce a flood mitigation scheme which will provide betterment with regards to flood mitigation.	Carefully consider the findings of the Environment Agency commissioned flood study and to work closely with the developer to ensure appropriate flood mitigation measures are delivered, should this site be taken forward.
RSPB	Further work needed on how SANG attracts people from visiting SPA heathland sites.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG to deliver its intended purpose.	Establish the most suitable location of the SANG in consultation with Natural England.
RSPB, Dorset Wildlife Trust	Assessment of low lying southern-most point of site as may support passage and over-wintering birds associated with Poole Harbour SPA.	The Council will look into this further and ensure an appropriate assessment is carried out.	Liaise with appropriate organisations to ensure an assessment is carried out on the southern-most point of the site with regards to bird sensitivity.

Appendix 11: Site 2 (Lytchett Minster) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Individuals	More shops, community and leisure facilities.	The necessary shops, community and leisure facilities will be established for the development when a site template is created.	Outline shop, community and leisure facility requirements for the proposed development.
Individuals	There is no guarantee that the required infrastructure will be built.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development in the Partial Review, should this site be taken forward.
Individuals	A small development would be absorbed and would not need much infrastructure change.	Noted.	None.
Individuals	A35 needs to be dual carriageway.	The A35 heading east is dual carriageway but heading west is only single carriageway. Through consultation with DCC the merits of a dual carriageway heading west will be assessed.	Liaise with DCC as to the merits of a dual carriageway heading west.
Individuals	School places.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Medical facilities.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.
Individuals	Public transport.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
Individuals	Would be unsustainable to add services/facilities given the level of infrastructure required.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development in the Partial Review, should this site be taken forward.
Individuals	Flood defences and flood mitigation	The Council have hosted multi-organisation meetings to discuss and resolve flooding issues. The developer is intending to produce a flood mitigation scheme which will provide betterment with regards to flood mitigation.	Carefully consider the findings of the Environment Agency commissioned flood study and to work closely with the developer to ensure appropriate flood mitigation measures are delivered.
Individuals	Numerous improvements would be necessary but are not wanted.	It is hoped that the proposed infrastructure improvements will be to the benefit of existing and future residents.	None

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Parking.	Parking requirements will be met in accordance with established parking guidelines.	Outline parking requirements through the site template.
Individuals	Significant road and access improvements.	The delivery of housing will be supported by the delivery of necessary transport infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
Individuals	Environmental enhancements e.g. walking routes	Discussions are ongoing with Natural England to establish the most suitable location for the SANG to deliver its intended purpose. This will include establishing walking routes throughout the development to ensure residents are able to easily access it by foot.	Establish the most suitable location of the SANG in consultation with Natural England.
Individuals	Infrastructure improvements must come first.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development in the Partial Review, should this site be taken forward.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Location is too small to allow required infrastructure to be organic part of process.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development in the Partial Review, should this site be taken forward.
Individuals	Complete infrastructure overhaul would destroy as opposed to benefit current settlement.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development in the Partial Review, should this site be taken forward.
Individual	SUDS modelling will fail in Lytchett Minster due to geology and high water table. Proposals by developers should be backed up by independent studies.	The Council have hosted multi-organisation meetings to discuss and resolve flooding issues. The developer is intending to produce a flood mitigation scheme which will provide betterment with regards to flood mitigation.	Carefully consider the findings of the Environment Agency commissioned flood study and to work closely with the developer to ensure appropriate flood mitigation measures are delivered, should this site be taken forward.

Who said	Infrastructure required	Officer comment	Key actions
Wessex Water	No capacity available in local supply and waste networks for a development of this scale. New off-site network reinforcement will be required for supply services and off site connecting sewers to Lytchett Minster STW. There is a high probability of capacity works required at Lytchett Minster STW, which is sited close to environmentally sensitive areas. All sites will require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	These requirements have been noted by the Council and will inform the progression of the development with regards to infrastructure provision.	Liaise with appropriate bodies with regards to the provision of water supply and drainage systems. Ensure that appropriate requirements are set out clearly within the Partial Review, should this site be taken forward..
Dorset and Wiltshire Fire and Rescue	Moderate impact, in combination with other proposed housing and employment sites in the north east area.	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.

Appendix 12: Site 2 (Lytchett Minster) consultation event feedback

Who	Response	Officer comment	Key Actions
Individual	There are badger, great crested newts and bats have been observed in the west of the site.	If the site goes forwards, full ecological assessments will be required. Mitigation for any protected species will be dealt with at that stage.	None

Appendix 13: Site 3 (West Wareham) - qualitative responses

Who said	Issue	Officer comment	Key actions
Natural England, Dorset AONB Team	Notes the importance for justifying major development in the AONB and moderating landscape impacts.	AONB is touched upon in the SHLAA and site selection background paper, but the Council recognises that it will need to demonstrate exceptional circumstances for releasing AONB land to an inspector and will address this in a separate background paper. In particular, the AONB paper should cite recent inspectors' reports and case law and their implications for AONB development.	Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.
Natural England, Dorset Wildlife Trust, RSPB, individuals	Concerns over reduced connectivity of the SANG (including much of it floods), which places its functionality in doubt. This is noted in the Habitats Regulations Assessment.	This is a particular concern that will require addressing. The developer has submitted a concept masterplan, which does show links over the railway, for example.	Ensure that SANG connectivity issues can be overcome, and set out clear requirements for the SANG in the Partial Review, if this site is taken forward.
Dorset County Council Education	Advice depends on the overall numbers for Wareham (i.e. if it includes 500 at West Wareham plus 205 at north Wareham). Wareham St Mary Primary School would either require expansion, which could happen on its existing site, or a new	Noted.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

Who said	Issue	Officer comment	Key actions
	<p>school could be needed. Pedestrian access from Worgret into Wareham would be essential if the existing school were to be expanded, and also for the access to the Purbeck School. There would also be an impact on numbers at Purbeck School at either of these sites.</p>		
<p>Dorset County Council Highways</p>	<p>No objections in principle, subject to improvements to pedestrian, cycle and public transport links into Wareham town centre. A Transport Assessment will be required to assess the traffic impact of development. Impact on particularly the A351, severance across the bypass to the town centre facilities and school, pedestrian and cycle links along Worgret Road to the town centre will need careful assessment with appropriate mitigation measures as identified: public transport improvements, footpath and cycle links to the existing network and town centre, Purbeck School and the railway station, and creation of a</p>	<p>Noted.</p>	<p>Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.</p>

Who said	Issue	Officer comment	Key actions
	new 30mph gateway into Wareham.		
Dorset County Council Minerals, Wareham St Martin Parish Council, Wareham Joint Burial Committee, individuals	There are a number of current operational mineral sites along with potential mineral sites in Bournemouth, Dorset and Poole Mineral Sites Plan located around Wareham. Further information can be supplied on specific sites as required. Of this potential development area, land to the south of the A352 and land to the north-west of the railway is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA) as designated by Policies SG1 and SG2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014. The area south-east of the railway but north of the A352 is not safeguarded. In accordance with these policies on the safeguarded areas, developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment, the Mineral Planning Authority may	Noted.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

Who said	Issue	Officer comment	Key actions
	seek to achieve some level of prior extraction on this site prior to any built development.		
Dorset County Council Lead Local Flood Authority, individuals	Concerns that there is not enough reference to DCC as LLFA, flood risk or specifically to surface water management. It is a requirement of the NPPF that any further consideration of this site adequately addresses these issues. Surface water management must be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.	This is a key issue that will need to be addressed.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Borough of Poole Council	Support for locating development in settlements with railway stations.	Noted.	None.
Arne Parish Council, Wareham St Martin Parish Council, Wareham Town Council, Studland Parish Council, Wareham Neighbourhood Plan, Wareham Town Trust, Wareham Joint Burial Committee, Wareham Chamber of Trade, individuals	Do not understand why this site is being considered when it is partly in AONB and green belt. There are no exceptional circumstances and there are concerns over compliance with paragraphs 115 and 116 of the NPPF. Other concerns relating to the damage to the rural edge of Wareham / landscape impacts.	This land is not in the green belt. AONB is not an absolute constraint to development and the Council is allowed to allocate land, where there are exceptional circumstances and impacts can be moderated. The Council recognises that it will need to demonstrate exceptional	Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

Who said	Issue	Officer comment	Key actions
		<p>circumstances for releasing AONB land to an inspector and will address this in a separate background paper. In particular, the AONB paper should cite recent inspectors' reports and case law and their implications for AONB development.</p>	
<p>Wareham St Martin Parish Council, Wareham Neighbourhood Plan, Wareham Joint Burial Committee, Wareham Town Trust</p>	<p>The site is beyond the strong boundary of the bypass and would constitute sprawl. Not a logical or sustainable extension to Wareham. The bypass would sever it (the north and south of the town are already disconnected).</p>	<p>Dorset County Council Highways has raised no objections to the issue of severance, subject to mitigation measures it has identified.</p>	<p>Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.</p>
<p>Wareham St Martin Parish Council, Wareham Joint Burial Committee</p>	<p>It would impact on Arne Parish financially because contributions towards cemetery management will increase severely. Other concerns over impacts on the peace and tranquillity of the cemetery.</p>	<p>Officers have spoken to the burial committee since receiving this comment. The management of the cemetery is split between Arne, Wareham Town and Wareham St Martin parishes based on electorate. Adding extra electorate in Arne will therefore increase its contribution.</p> <p>Arne Parish Council would receive a percentage of CIL,</p>	<p>Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key design requirements.</p>

Who said	Issue	Officer comment	Key actions
		<p>plus the parish precept would increase, which should help compensate. It might be difficult to sustain an objection on grounds of peace and tranquility because cemeteries are very common urban features (e.g. at Conniger Lane in Wareham), which can still be peaceful and tranquil when surrounded by development. There is potential for development to be appropriately landscaped and designed in a way that respects such environments.</p>	
<p>Arne Parish Council, Wareham St Martin Parish Council, Wareham Joint Burial Committee, individuals</p>	<p>It goes against the draft Arne Neighbourhood Plan. It has identified a housing need for only 30 households.</p>	<p>The purpose of neighbourhood plans is to bring forward development, not stop it. The District Council needs to demonstrate it has done everything it can to meet its housing needs in full. The Partial Review looks to 2033, not just the present situation.</p>	<p>None.</p>
<p>Wareham St Martin Parish Council, Wareham Joint Burial Committee, individuals</p>	<p>Development would damage the considerable valuable wildlife in the area, including European protected sites. Concerns over noise and pollution (including to the river).</p>	<p>The SHLAA and Habitats Regulations Assessment take environmental constraints into account, but it could be worth considering a district-wide capacity study, if it would be</p>	<p>Consider commissioning a district-wide environmental capacity study.</p>

Who said	Issue	Officer comment	Key actions
		possible to produce one. An Environmental Impact Assessment will be required at the planning application stage and this will take into account air quality.	
Arne Parish Council, Wareham St Martin Parish Council, West Lulworth Parish Council, Wareham Town Council, East Stoke Parish Council, Wareham Neighbourhood Plan, Wareham Joint Burial Committee, individuals	Concern over the pressure on local services / infrastructure, including transport network, buses, doctors, dentists, education, jobs, parking, leisure centre, youth clubs. Infrastructure needs to be in place before development starts.	Throughout the preparation of the Partial Review, the Council is liaising closely with infrastructure providers to ensure that development can mitigate its impacts on infrastructure. Infrastructure has to come alongside development, as the revenues generated by the development will pay for it.	Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.
Wareham St Martin Parish Council, Wareham Joint Burial Committee, individuals	Lack of public support. This goes against localism.	Localism means identifying where development goes, not saying no to delivering it altogether.	None.
Wareham St Martin Parish Council	Noise for the residents along the road.	There would be noise created during construction, but this can be controlled by planning conditions.	None.
West Lulworth Parish Council, Worth Matravers Parish Council, individuals	The number is too high (no justification), particularly in the context of other proposed sites in the area. Disagreement generally with overall housing number.	The overall housing number is addressed under Preferred Option 2.	None.

Who said	Issue	Officer comment	Key actions
Wareham Town Council, Studland Parish Council, Wareham Neighbourhood Plan, individuals	Residents will commute out of Wareham to work (around 2/3 already do).	It is not realistic to expect out-commuting to cease altogether, but the mainline train station provides a sustainable means of travel for commuters. Development will be required to mitigate any transport impacts, which could lead to public transport improvements and cycleways to link to public transport.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Wareham Town Council, Wareham Neighbourhood Plan, Wareham Town Trust, Wareham Chamber of Trade, individuals	Concerns development would set a precedent for further westward or northward sprawl. Other concerns that the SANG is so large it could have an overcapacity and therefore could lead to more development in the future.	Future housing needs are not currently known and no testing of constraints in this area has taken place to ascertain if development would be possible further west.	None.
Studland Parish Council, individuals	Concerns over second homeownership / using homes as banks.	The consultation material included questions on this, which are dealt with at issue 2.	None.
Agents	Notes the lack of footpath access from the development to the heath. The proposed SANG is substantial, attractive and could intercept users from elsewhere, so could reduce existing pressure on heaths. It would allow a further	Noted, although NE and the HRA do both comment on the connectivity and functionality of the SANG.	Ensure that SANG connectivity issues can be overcome, and set out clear requirements for the SANG in the Partial Review, if this site is taken forward.

Who said	Issue	Officer comment	Key actions
	recreational opportunity in the AONB.		
Agents, Dorset Wildlife Trust, RSPB	Note the potential for biodiversity gain.	Noted.	None.
Agent	Supporting information, including a highway assessment; transport strategy; HRA plus maps; land use plan; site context plan; images; concept masterplan; landscape visual appraisal; ZTV bare earth; ZTV plan with visual barriers; ZTV plan with visual barriers and proposed planting; landscape visual technical note; and site context photos.	Noted.	Forward technical studies to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.
Agents, individuals	Notes the potential for a sustainable transport connection between Wareham and Swanage through the provision of a new railway halt with a park and walk scheme. There are numerous existing facilities within close proximity to the site and there is therefore excellent potential for a large number of trips to be undertaken by sustainable modes, e.g. by bus and train. The potential co-location of a local centre, some employment uses and a large	Noted.	None.

Who said	Issue	Officer comment	Key actions
	area for leisure recreation will reduce the needs for residents to travel from the site.		
Agents	Believes that accompanying technical reports show that AONB impacts could be moderated. Argues that the need for housing and the inability to accommodate this need in sustainable locations that can ensure an acceptable transport impact and include avoidance measures (in this case a strategic SANG) to ensure no adverse impact on the Special Protection Area (see below) constitute exceptional circumstances and compliance with paragraph 116 of the NPPF. The built form would be visible and perceived as an extension of Wareham, but would be seen within the context of an existing settlement pattern and associated infrastructure. Furthermore, the built form would not truncate any existing panoramic views as it would be situated on the edge of part of the AONB to the west of Wareham.	The interpretation of exceptional circumstances does not accord with that of the Dorset AONB Team, the Dorset Local Nature Partnership and others. AONB is touched upon in the SHLAA and site selection background paper, but the Council recognises that it will need to demonstrate exceptional circumstances for releasing AONB land to an inspector and will address this in a separate background paper. In particular, the AONB paper should cite recent inspectors' reports and case law and their implications for AONB development.	Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

Who said	Issue	Officer comment	Key actions
Agents	Considers that any sense of tranquillity or remoteness is limited because the site is crossed by a railway, contains existing built form (agricultural buildings), is bounded by the A351 and A352 and is to the immediate west of Wareham.	Noted, although the Dorset AONB Team believes that development in this location would conflict with a number of objectives and policies within the Dorset AONB Management Plan (2014-19), including tranquillity and remoteness.	None.
Agents	In relation to dark night skies, whilst development would increase the amount of light sources, it would be consolidated to an area of existing lighting from within Wareham and vehicles and residential properties adjacent to the A352.	Noted, although the Dorset AONB Team believes that development in this location would conflict with a number of objectives and policies within the Dorset AONB Management Plan (2014-19), including dark night skies.	None.
Agents	Regarding the severance issue, this would be overcome through the transport strategy's provision of formal crossings and upgraded cycle connections to Wareham station and the town centre. The strategy also includes the provision of an enhanced bus connection directly from the site, the details of which are under consideration.	The developer has submitted a transport strategy. This will be forwarded to DCC Highways for their consideration.	Forward technical studies to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Agents	Agent for a competing site supports development in the AONB, but not on this scale. Believes land being promoted at Steppingstones in Stoborough (SHLAA ref. 6/02/0218) for around 35 homes would be more suitable and would comply with paragraph 116 of the NPPF.	This site is included in the SHLAA, but its developable area would be very small and it could only accommodate in the region of six homes. Therefore, the site selection background paper has not taken it forward for strategic development in the Partial Review.	None.
Dorset Wildlife Trust	Concerns regarding the proximity of the 400m heathland buffer zone.	Natural England and the HRA believe there is potential for heathland mitigation at this site, subject to resolution of issues identified.	None.
Dorset Wildlife Trust	Full ecological survey and evaluation should be undertaken for the proposed sites and potential SANG. These should be done at various times of the year to reflect seasonal changes in wildlife interest, and reflect the potential indirect as well as direct effects of this major development.	The developer has submitted information on ecology, which should be forwarded to Natural England, the Dorset Wildlife Trust, Dorset Local Nature Partnership and the Council's HRA consultants.	Forward technical studies to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in the Local Plan Partial Review, should this site be taken forward.
Dorset Wildlife Trust	DWT has no direct concerns relating to its reserves or SNCIs in this area.	Noted.	None.
Network Rail, individuals	The key concern for Network Rail in relation to Wareham is taking forward plans to remove	Noted.	Discuss mitigating impacts on the level crossing at Wareham station with Network Rail and

Who said	Issue	Officer comment	Key actions
	<p>the level crossing on the London side of the station and replace with a fully accessible alternative. It is important that this is resolved so that any future risk that growth in the area brings to the level crossing is mitigated against.</p>		<p>Dorset County Council Highways.</p>
<p>Wareham Town Council, Dorset AONB Team, Dorset Local Nature Partnership, Wareham Neighbourhood Plan</p>	<p>Refutes the suggestion that sustainability credentials of growth at Wareham might justify the allocation, should the developers be able to demonstrate an ability to moderate the effects of the development. This would not meet the NPPF's exceptional circumstances test. The Council has not set out how the test would be met.</p>	<p>The Council recognises that it will need to demonstrate exceptional circumstances for releasing AONB land to an inspector and will address this in a separate background paper. In particular, the AONB paper should cite recent inspectors' reports and case law and their implications for AONB development.</p>	<p>Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.</p>
<p>Dorset AONB Team, Dorset Local Nature Partnership</p>	<p>Further information from the developer has not overcome concerns that the allocation would generate significant effects on the character and appearance of the AONB. Foreseeable significant effects include physical alteration to the site itself and wider influence on the designated area. While the provision of a sizeable SANG</p>	<p>Noted. The Council acknowledges these serious concerns and will look at mitigation / moderation in its proposed new AONB background paper.</p>	<p>Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.</p>

Who said	Issue	Officer comment	Key actions
	offers opportunities for enhanced habitat management and green infrastructure, these benefits come at a considerable cost to the character and appearance of the AONB.		
Dorset AONB Team	Regarding recreation, the NPPF paragraph 116 test is whether the development would have a detrimental effect on recreational opportunities and whether such effects can be moderated. The site presently provides no public access and therefore detrimental effects would not occur. Consequently, although the proposal would enhance recreational links to the countryside, this would not actually moderate a detrimental effect arising from the development.	Noted.	None.
Dorset AONB Team	Notes conflict with a number of objectives and policies within the Dorset AONB Management Plan (2014-19) in terms of the collection of fine landscapes; striking sequences of beautiful countryside that are unique in Britain; uninterrupted panoramic views to appreciate the complex	Noted.	None.

Who said	Issue	Officer comment	Key actions
	pattern and textures of the surrounding landscapes; tranquillity and remoteness; dark night skies and undeveloped rural character.		
Dorset Local Nature Partnership	Doubt that a new population of this size can be adequately accommodated without adverse impacts on the special sites and wildlife.	Natural England and the HRA believe there is potential for heathland mitigation at this site, subject to connectivity.	None.
RSPB	Note that the HRA also raises concerns relating to potential bird disturbance along the lower Frome valley. This needs to be assessed.	The developer has submitted an HRA with information on birds. The Council will forward this to the RSPB.	Forward technical studies to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.
Wareham Neighbourhood Plan, Wareham Chamber of Trade, individuals	Argument that this is not a sustainable location for development e.g. walking distance from the town centre.	The developer has submitted a transport assessment, which the Council will forward to DCC Highways.	Forward technical studies to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.
Wareham Neighbourhood Plan, individuals	Policy LD should be amended because Wareham, Swanage and Upton are so constrained.	Policy LD covers all development, not just housing. It is entirely appropriate for the towns to be the focus of other types of development.	None.

Who said	Issue	Officer comment	Key actions
Wareham Neighbourhood Plan	The SANG is well beyond what may reasonably be required and planning obligations can only be sought where they are fairly and reasonably related in scale and kind to the development. To accept a much larger obligation than necessary would leave the decision open to challenge though appeal or the courts.	SANG requirements are about functionality, not just size.	Clarify with Natural England if the SANG size in this instance is required.
Wareham Neighbourhood Plan, Wareham Town Trust, Wareham Chamber of Trade, individuals	Development could lead to pressure for an out-of-town supermarket. Other fears of amenities, garages and showrooms being proposed out of the town centre.	The Council's retail assessment concluded that the district's housing number would not necessitate the provision of an out-of-town supermarket. The proposed local centre would be for small-scale shops. No garages or showrooms are proposed.	None.
Wareham Neighbourhood Plan	The Council should extend the green belt in order to further protect the town.	The PLP1 reviewed the general extent of the green belt and the inspector felt that its current general extent is appropriate.	None.
Wareham Chamber of Trade, individuals	A previous application for 1,000 homes in this location was withdrawn in 2004 because of objections.	The Council has to assess this site on its merits.	None.
First Group	The X54 bus service would need to penetrate the estate.	Noted.	Work with DCC to identify transport mitigation

Who said	Issue	Officer comment	Key actions
	Another bus will probably be needed in the timetable, which will need pump prime funding support.		requirements, and ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.
Individuals	Questions why PDC did not support a playing field on the south eastern corner of the site on the basis of AONB, yet now supports housing.	The Council never received a planning application for this proposal and therefore never formed a view.	None.
Individuals	The type of housing being built locally is not meeting local needs. Other comments that homes are needed for families, people with disabilities and the elderly. Terraced properties are required.	The Council cannot influence the sale price of market homes, but proposed new Policy HM (Housing Mix) is looking to secure a range of types to meet different needs. The Council can also control the allocation of affordable homes.	None.
Individuals	Objections to the amount of market housing.	The Council is required to deliver both market and affordable housing.	None.
Individuals	Support for affordable housing.	Noted.	None.
Individuals	Concerns for having a new local centre, when units are not being let in the town centre. General concerns over the impact of a new local centre on the town centre.	The Council is proposing to update Policy RP (Retail Provision) of the PLP1 to require an impact assessment for any planning application for retail development over 200sqm.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Objections on grounds of green belt.	Land here is not green belt.	None.
Individuals	Impacts on tourism.	The Council has not received any evidence as to how tourism would be affected by this development. Appropriate design and attention to context would be necessary to ensure development integrates well into its setting and minimises any visual harm.	Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key design requirements.
Individuals	Concerns over the loss of agricultural land. Loss of green belt. Impact on farmers.	The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer. Impact on farmers is not a material planning consideration.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.
Individuals	Brownfield / infill first, e.g. middle school site, Cottee's, North Street gas works, present surgery site.	The Partial Review already includes an allowance for windfall (infill) up to 2027. However, it is worth re-looking at potential for infill development to see if there are any additional opportunities.	Update character area development potential (windfall / infill) study.

Who said	Issue	Officer comment	Key actions
Individuals	New properties should be eco friendly.	Planning policies can no longer prescribe the environmental performance of buildings. This is now dealt with under the building regulations.	None.
Individuals	Objection from an individual who recently moved to Wareham for its charm and countryside.	The Council cannot take into account such personal circumstances. However, masterplanning would address landscape impacts and integrating the development with the existing town.	Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key design requirements.
Individuals	Concerns over litter in Wareham.	This is not a material planning consideration.	None.
Individuals	Purbeck should be a national park.	The Council has formed a policy development panel to look into this. However, even if a National Park were to be established, it is unlikely to be for some time. Until any change is made statutory, the Council needs to plan according to current constraints.	None.
Individuals	Disagreement with top-down approach - it is undemocratic.	The NPPF and PPG set out a clear approach to defining the objectively assessed needs for housing. It is important that the Eastern Dorset SHMA follows this approach, in order	None.

Who said	Issue	Officer comment	Key actions
		to be found sound at examination.	
Individuals	Development may lead to a loss of some green space, but sacrifices have to be made if we want to build a community for the future rather than preserve a relic of the past.	Noted.	None.
Individuals	Homes are needed for youngsters, or Wareham will become increasingly old and rich. Wareham needs to grow.	Noted.	None.
Individuals	The site is in Arne Parish, so to call it West Wareham is very misleading.	The site is to the west of Wareham, so the Council believes the name is appropriate and not misleading.	None.
Individuals	People park inconsiderately in Wareham.	This is not a material planning consideration.	None.
Individuals	There are already properties for sale in Wareham. Flooding the market with homes will mean it will be more difficult to sell these existing properties. They will then be empty and will put Wareham into a state of neglect.	The Partial Review is planning up to 2033, so looks at future demand. Additional homes should lead to cheaper house prices (supply and demand). It is difficult to see how homes will be left unoccupied, unless they are being marketed at an unrealistic price.	None.
Individuals	PDC needs to challenge the government.	The Council has to follow national planning policy and do everything it can deliver its	None.

Who said	Issue	Officer comment	Key actions
		objectively assessed housing needs.	
Individual	Swanage should have some development.	Paragraph 86 of the main consultation document explains that there is no suitable land available on the edge of Swanage, with the exception of Herston Fields, which is currently the subject of a village green application. Should this application prove unsuccessful, the Council will consider it for an allocation.	None.
Individual	Wareham would no longer be a market / Saxon town.	It is difficult to see how this would be the case.	None.
Individual	Building for outsiders to move to Purbeck.	The Council cannot control who buys market homes.	None.
Individual	Objection from the landowner of the site to the north of the A352 that has not been taken forward. Believes that the designation of green belt brought about through the PLP1 it should not have been considered until completion of the Partial Review. The SANG would be in the AONB, which would not lead to landscape harm. It should be identified as safeguarded land for future development.	The current green belt is statutory and was specifically cited in the PLP1 inspector's report as appropriate in this location. Natural England stated during the issues and options consultation that it supports the site's exclusion. It would be inappropriate to allocate now or safeguard.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Impacts on the night sky.	This is not an absolute constraint to development, but paragraph 125 of the NPPF would require the Council to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.	Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key design requirements.
Individuals	Concerns over road safety.	The Council is working closely with Dorset County Council Highways, who will ensure that development is acceptable in transport terms.	None.
Individual	There would be easy access into the town by foot.	Noted.	None.

Appendix 14: Site 3 (West Wareham) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Wessex Water, individuals	There is no capacity available in local supply and waste networks for a development of this scale. New off-site network reinforcement will be required for supply services and off site connecting sewers to an agreed point of connection to the public sewer system. The capacity at Wareham sewage treatment works will need review for the period 2020 – 2025. The site will require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	Noted.	Use Wessex Water’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
First Group	Revenue funding for an additional bus in the timetable.	Noted.	Work with DCC to identify transport mitigation requirements, and ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.
Individuals	Retention of the hospital.	The NHS has not advised that a hospital service in Wareham would be lost.	None.
Dorset Fire and Rescue	Moderate impact, in combination with other proposed development in the central area, on fire cover	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Support for small-scale retail.	Noted.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Various highway-related suggestions, including a bypass (at Sandford), high quality cycle and footpath links (not just a white line) to the town and to connect the town to the SANG, improved public transport. Rights of way / underpass / bridges through the SANG, particularly as the railway and A351 are barriers within it.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Off-road links to the SANG from Lytchett Minster and Lytchett Matravers.	It could be worth investigating further in terms of wider mitigation strategy as to whether links exist or could be provided. However, development is required to mitigate its own impacts, so the Council would need to be careful not to require anything that is not appropriate.	Investigate to see if there are any existing links or links that could be provided between the SANG and Lytchett Minster / Lytchett Matravers as part of a wider mitigation strategy.
Individuals	Additional swimming pool and gym.	Noted.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Doctors, dentist, health centre improvements.	The Council will continue to work with the NHS to ensure that development provides appropriate healthcare to mitigate its impacts.	Set out clear requirements for the site within the site template, should it be taken forward.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Schools.	DCC Education has confirmed that it depends on the overall numbers for Wareham (i.e. if it includes 500 at West Wareham plus 205 at north Wareham). Wareham St Mary Primary School would either require expansion, which could happen on its existing site, or a new school could be needed. Pedestrian access from Worgret into Wareham would be essential if the existing school were to be expanded, and also for the access to the Purbeck School. There would also be an impact on numbers at Purbeck School at either of these sites.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Individuals	Parking.	Development would be required to provide parking in line with DCC's parking standards.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Supermarket (to stop people driving out of Purbeck to shop).	Retail is addressed under PO5.	None.
Individuals	Community / arts space	Noted.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Outdoor play for all ages, e.g. skate park.	Noted.	Set out clear requirements for the site within the site template, should it be taken forward.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	A supermarket west of Wool, to take pressure from Wareham.	If 1,000 homes were to be built at Wool, an element of small-scale retail would be required.	Set out clear requirements for the site within the site template, should it be taken forward.
Wareham St Martin Parish Council, individuals	Development is not supported and therefore no infrastructure is supported.	Noted.	None.
Individuals	Swanage to Wareham commuter train.	The Council is already investigating potential for this.	Work with Dorset County Council to update the Purbeck Transport Strategy.

Appendix 15: Site 3 (West Wareham) consultation event feedback

Comment	Officer response	Key actions
Bet none of local MPs or councillors are affected.	This is not a material planning consideration.	None.
Why not expand the use of Holton Heath Station?	Development is required to mitigate its own impacts, so it might be inappropriate to require it to provide this facility, which is not connected to the site.	None.
We do not need more cycle paths (cyclists don't use them anyway).	DCC Highways has stated that cycleways would be required as part of a range of mitigation measures.	None.
Where will we bury the dead, will cremation be compulsory?	The Council is looking at cemetery provision through the Partial Review infrastructure plan.	Ensure that the Infrastructure Delivery Plan includes consideration of cemetery provision.
People are more important that SSSI snails and lizards.	European laws protect certain species and the Council cannot allow development that would not mitigate its impacts.	None.
The 'consultation' is a farce. PDC will as usual, do what it wants, regardless of the present occupants' views.	The Council listens to comments, but it has to produce a plan in the context of national policy and guidance. This means making difficult and sometimes unpopular decisions.	None.

Appendix 16: Site 4 (Moreton Station) – qualitative responses

Who said	Issue	Officer comment	Key actions
Natural England	Notes that the proposed SANG could work in this location and the provision of a Heathland Support Area would also provide nutrient neutrality for the site. NE has discussed the potential for additional dwellings, which could be compatible with the SANG capacity. NE has not reached any conclusion with the promoter or authority about possible residential development north of Crossways at this point.	Noted.	None.
Dorset County Council Minerals	There are a number of current operational mineral sites in the Bournemouth, Dorset and Poole Mineral Sites Plan located in this area. Specifically, Station Road (AS25), Woodsford Extension (AS19) and Hurst Farm (AS26) sites are in close proximity. Further information can be supplied on specific sites as required. In accordance with these policies, developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.	Noted.	Use DCC’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

Who said	Issue	Officer comment	Key actions
<p>Dorset County Council Minerals</p>	<p>Moreton Pit off Redbridge Road, now known as Redbridge Road Quarry, incorporates much of the potential development area and SANG, has extant planning permission for sand and gravel working (Planning Permission 300317) and for phased restoration of approximately 20 hectares of the quarry to include the importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use (Planning Permission 6/2013/0577). Extraction of minerals is required to cease on or before 31 December 2018 unless otherwise agreed in writing by the mineral planning authority and the restoration is required to be complete by 31 December 2022. The approved restoration requires an estimated 244,400m³ (circa 366,600 tonnes) of material, of which an estimated 189,400m³ (circa 282,100 tonnes) would be imported to the site. Planning permission 6/2013/0577 also provides for the continued temporary use of approximately 2.5 hectares of land in the southern part of the quarry adjacent to the main quarry access for inert waste recycling and the retention and use of an adjacent waste storage and treatment building. The approved restoration</p>	<p>Noted.</p>	<p>Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.</p>

Who said	Issue	Officer comment	Key actions
	provides for the removal of all plant, buildings, hard standing, access tracks and stockpiled materials.		
Dorset County Council Education	There would be a need for additional school places if 200-900 homes were to be built at Moreton Station and/or Redbridge Pit. Younger children currently attend Frome Valley School at Crossways with transfer to the Dorchester pyramid for the older pupils. Developer contributions would be needed towards further expansion of Frome Valley St. Mary's Middle School, Puddletown, which is currently at capacity, and there are significant access issues to the site. Children from Moreton would be catchment for St. Mary's Puddletown and would have to be bused. An increase in the number of bused children will require extensive road network developments to allow the school to expand while also needing school building work as well.	This comment includes the range of housing numbers consulted on during the issues and options consultation and does not relate specifically to the 350 in this proposal.	Clarify DCC Education's position on 350 homes at Moreton Station. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset County Council Highways	Development in this area needs to be planned comprehensively through a masterplan process in conjunction with West Dorset District Council's proposals for development around Crossways. Moreton and Crossways needs to become more self-contained and sustainable and therefore development	Noted. The comment regarding land to the south side of the B3390 (SHLAA reference 6/17/1306) ties in with comments from the Caravan Club and the developer regarding the suitability of this land.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward. Reconsider the caravan site's suitability for development

Who said	Issue	Officer comment	Key actions
	<p>should be mixed use to provide a better balance of homes, work, and facilities. The benefit of locating development here is the opportunity for people to use the train for quick, short distance travel to Dorchester (8 minutes approx) and Weymouth (18 minutes approx) or further afield to London (2hrs 30mins approx). At this stage, officers have no objections in principle to mixed use development subject to significant improvements to pedestrian, cycle and public transport links including to Crossways facilities, Moreton station and Dorchester town centre. A Transport Assessment will be required to assess the traffic impact of development. From a spatial distribution aspect it may be preferable to also allocate development on the south side of the B3390 towards the railway line as this would facilitate improved access to the station. The Highways Agency may require improvements at Max Gate (A35 Trunk Road, Dorchester) and improvements to links with the West Stafford bypass. Consideration should be given to an extension of the West Stafford bypass south of the railway to avoid Lewell Bridge and level crossings of the railway. Level crossings of the railway are of concern to Network Rail.</p>		<p>through the SHLAA (reference 6/17/1306) and consider relocating the caravan site.</p> <p>Continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively planned, and cumulative impacts are fully taken into account.</p>

Who said	Issue	Officer comment	Key actions
	<p>The following areas of concern may require mitigation measures: rail service frequency; B3390 Affpuddle traffic impact; B3390 Warmwell traffic impact; B3390 Moreton Level Crossing; B3390 Hurst Bridges safety; B3390 Waddock Cross junction safety; Dick o' th' Banks Road, Crossways; Fiveways junction - B3390, Dick o' th' Banks Road, Redbridge Road, Moreton Road; Lewell Bridge constraint (railway under bridge at West Stafford end of the bypass).</p>		
<p>Dorset County Council Lead Local Flood Authority</p>	<p>Concerns that there is not enough reference to DCC as LLFA, flood risk or specifically to surface water management. It is a requirement of the NPPF that any further consideration of this site adequately addresses these issues. Surface water management must be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.</p>	<p>This is a key issue that will need to be addressed.</p>	<p>Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.</p>
<p>Borough of Poole Council</p>	<p>Support for locating development in settlements with railway stations.</p>	<p>Noted.</p>	<p>None.</p>
<p>West Dorset District Council</p>	<p>WDDC is committed to joint working to plan positively for the area.</p>	<p>PDC is also committed to joint working.</p>	<p>Continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively</p>

Who said	Issue	Officer comment	Key actions
			planned, and cumulative impacts are fully taken into account.
West Dorset District Council	The existing facilities and railway station at Moreton / Crossways make the area a theoretically sustainable location.	Noted.	None.
West Dorset District Council	No matter what level of development is finally allocated, it is essential that the cumulative impact on Crossways is fully considered with mitigation incorporated into the proposals, including highway contributions and impacts on existing facilities such as the primary school, doctors' surgery, shops and parking for them.	PDC agrees and joint working will look collectively at impacts in Crossways and Moreton Station.	Continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively planned, and cumulative impacts are fully taken into account.
West Dorset District Council	Notes the importance of coordinating infrastructure provision, e.g. joining up of pedestrian and cycle links between Moreton and Crossways development, particularly to the station. Further retail and community facilities will be required.	PDC agrees and joint working will look collectively at infrastructure provision in Crossways and Moreton Station.	Continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively planned, and cumulative impacts are fully taken into account.
West Dorset District Council	Space for jobs is provided locally at Hybris Business Park however, there are significant levels of commuting to Dorchester. Further employment land may be needed to help deliver more self contained settlements. Support for	Noted.	None.

Who said	Issue	Officer comment	Key actions
	developing Dorset Green Technology Park is therefore supported.		
Affpuddle & Turnerspuddle Parish Council	Broadly supportive of this development but with concerns over traffic impacts on the B3309 running north to the A35 road, particularly at Hurst Bridge (which is single traffic only), Waddock Cross and the section where the road narrows and winds through Affpuddle between Beehive Cottage and The Mill House.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Affpuddle & Turnerspuddle Parish Council, Moreton Parish Council, individuals	Concerns over cumulative impact with minerals sites and housing at Crossways, e.g. on highways. There should be a greater degree of communication and cooperation between DCC minerals, PDC and WDDC.	PDC is working closely with WDDC and DCC to look at cumulative impacts and how best to coordinate mitigation and new infrastructure provision.	Continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively planned, and cumulative impacts are fully taken into account.
Studland Parish Council, Moreton Parish Council, individuals	Excessive. It will destroy this small village and become a commuter community for Dorchester and the conurbation.	Masterplanning will ensure that development integrates well into its setting. Housing will be delivered alongside new employment (including at Dorset Green). The train station offers a sustainable mode of transport for commuters.	Set out clear requirements for the site within the site template, should it be taken forward.
Worth Matravers Parish Council, West Lulworth	Disagreement generally with overall housing number.	The overall housing number is addressed under Preferred Option 2.	None.

Who said	Issue	Officer comment	Key actions
Parish Council, individuals			
Moreton Parish Council	There is a lack of public support for development here.	It is important to bear in mind that legislation does not allow councils to just say no to development, even where there is overwhelming public objection to a proposal. Localism means councils retaining control and delivering development at sites they choose to allocate through the local plan, according to land availability and constraints.	None.
Moreton Parish Council, individuals	A development of this size is not fair, compared with other settlements' allocations. It is out of scale and character.	Land availability and constraints mean that spreading development across the district would not be possible. However, it is worth re-looking at potential for infill development to see if there are any additional opportunities. Plus, the Council will be exploring additional potential through options for settlement boundaries (see 'possible additional option – rounding off settlement boundaries').	Update character area development potential (windfall / infill) study.
Moreton Parish Council, individuals	It is not a sustainable location e.g. owing to the length of time it takes to travel by	Paragraph 17 of the NPPF says that plans should	Set out clear requirements for the site within the site

Who said	Issue	Officer comment	Key actions
	<p>train to Dorchester. There are not enough facilities and services in the settlement (for example, compared with Wareham) to support development, e.g. jobs, schools, shops, community facilities, sewage removal, health. It is ranked fourth in the settlement hierarchy.</p>	<p>‘actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable’. The presence of the train station and the facilities and services at Crossways are positive sustainable assets and development could improve facilities and services. Development would not be allowed that could not mitigate its impacts. It is impossible to adhere strictly to Policy LD’s hierarchy because of land availability and constraints. The Council is in liaison with infrastructure providers to ensure that sites will be able to mitigate their impacts.</p>	<p>template, should it be taken forward.</p>
<p>Moreton Parish Council</p>	<p>It will be difficult to get Crossways and Moreton developers to work together.</p>	<p>PDC is committed to joint working to look collectively at impacts in Crossways and Moreton Station.</p>	<p>Continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively planned, and cumulative</p>

Who said	Issue	Officer comment	Key actions
			<p>impacts are fully taken into account.</p> <p>Set out clear requirements for the site within the site template, should it be taken forward.</p>
Agents, individuals	Support for developing brownfield land.	Minerals sites do not fall under the government's definition of previously developed (brownfield) land.	
Agents	Concerns that construction costs would be so high that affordable housing would not be viable.	Initial viability evidence shows that development here should be capable of delivering 50% affordable housing. However, planning policies are required to be flexible, so this amount could be negotiable, subject to compelling evidence from the developer.	None.
Agents	If the site is not going to be available for another 10 years and it would take around seven to build, it should be phased late into the plan period.	Information from the developer indicates that mineral workings on the site should end around December 2022. The Council will continue to work with the developer to ensure appropriate phasing.	Include a housing trajectory in the Partial Review pre-submission document to set out how development will be phased and to demonstrate how the Council will maintain a five-year supply.
Agents	There are sustainability benefits for developing in this location, e.g. through the train station.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Agents	In light of the demonstrable cross boundary issues associated with Crossways and Moreton, it would be inappropriate for the emerging Purbeck Partial Review Local Plan to define specific sites ahead of any comprehensive masterplanning of the Crossways and Moreton area.	PDC is committed to joint working to look collectively at impacts in Crossways and Moreton Station.	None.
Agents	Unbeknown to the Council, the Moreton Estate and the Caravan Club have been in discussions about relocating the club to the north of the settlement to a more suitable site. Discussions with the Council's tree officer show that some trees could be lost (they are not protected). The site would be well located for additional station parking.	This ties in with comments from the Caravan Club and DCC Highways.	Reconsider the caravan site's suitability for development through the SHLAA (reference 6/17/1306) and consider relocating the caravan site.
Network Rail	Development should consider the impact on car parking, the station itself and capacity on the trains serving those stations, particularly if an increased level of service was achievable in the future. The potential doubling of the Moreton Single (requirement to be determined through Network Rail's work with Dorset County Council) may impact on the station through the additional services that may be able to be operated.	Noted. DCC Highways acknowledges that service frequency and impacts on the level crossing need to be considered, as well as parking. The two bodies are currently working together to ascertain exactly what is required.	Set out clear requirements for the site within the site template, should it be taken forward.
Dorset Wildlife Trust	Concerns that over 50% of the potential development area appears to lie within Redbridge SNCI. Although a significant	Although part of the potential SANG area falls within the SNCI, the exact extent of the	Involve Dorset Wildlife Trust in discussions about the potential SANG area, to

Who said	Issue	Officer comment	Key actions
	<p>part of it is currently an active mineral extraction site, there is agreement that this area will be restored to the appropriate wildlife habitat when the period of extraction operations is completed. This potential development would prevent some of that habitat restoration and therefore represent a significant loss of habitat. It is confusing that most of the potential SANG overlaps with the proposed development site and therefore the size of either is difficult to ascertain. The SANG should be of sufficient scale and quality to fully compensate for any habitat loss, and biodiversity enhancements should be a key priority. Redbridge also lies close to Winfrith and Tadnoll DWT reserve, and DWT would be very concerned about any additional recreational pressure on that site from this development option. With these additional recreational pressures on DWT's reserves, along with the potential loss of SNCI, more detailed discussions about these proposals are needed as soon as possible. These discussions should include the exploration of significant biodiversity mitigation options.</p>	<p>development area and the SANG are yet to be finalised and Natural England has previously indicated that the concept SANG plan provides the scope for substantial improvement. The developer is in discussions with DCC to amend the current permission for the restoration plan. The Council's HRA looks at impacts on nearby reserves and the SNCI.</p>	<p>ensure that impacts on the SNCI can be mitigated.</p>
RSPB, individuals	<p>It may take many years before the SANG could fully develop its potential into a</p>	<p>The Council will need to consider phasing and SANG</p>	<p>Set out clear requirements for the site within the site</p>

Who said	Issue	Officer comment	Key actions
	suitable and appealing visitor destination, and the SANG would need to be functioning prior to development being occupied.	requirements in any site template.	template, should it be taken forward.
RSPB	Potential impacts on water quality within the Frome catchment require assessment before this proposal can be commented on fully.	This is something that needs to be taken into account in the Council's Habitats Regulations Assessment.	Ensure that the Habitats Regulations Assessment fully takes river pollution into account.
First Group	The local bus service through Crossways will need to be extended to serve the new development.	Noted.	Work with DCC to identify transport mitigation requirements, and ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.
Caravan Club	Requests that the present club site be allocated for development and the club be relocated to more suitable land to the north of the settlement. The current site needs a considerable (and costly) upgrade and its facilities are limited. It does not need to be so close to the station. A map showing the preferred new site is attached.	This ties in with comments from the developer and DCC Highways.	Reconsider the caravan site's suitability for development through the SHLAA (reference 6/17/1306) and consider relocating the caravan site.
National Trust	Any large new housing developments at settlements near to Ringstead Bay, where there is NT-owned land and areas designated as SSSI/SAC need sufficient on-site public open space.	It is unclear what the NT considers to constitute as near to Ringstead Bay, but Moreton is some distance away and development would be supported with a SANG.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Disagreement with statements in the main consultation document e.g. 'relatively strong public support' for development at Moreton.	This was based on the issues and options consultation report. It grouped together the overall findings, not just the public's views. Such commentary will be made clearer in future results reports. This does not invalidate the consultation, as a member of the public took the issue to an ombudsman, who concluded that the consultation should run its course and would offer the public an opportunity to submit views.	None.
Individuals	Redbridge Pit is not at Moreton Station.	Moreton Station settlement is adjacent to the land under consideration.	None.
Individuals	The village would be incorporated into Crossways. This is more of an extension of Crossways than Moreton.	The site is within Purbeck district.	None.
Individuals	Concerns over traffic impacts, road capacity and highway safety, particularly on B3390, A351, A35, West Stafford bypass, Redbridge Road, Waddock Cross, Hurst Bridge, around Briantspuddle and Affpuddle.	The Council is working closely with Dorset County Council Highways, who will ensure that development is acceptable in transport terms.	Work with DCC to identify transport mitigation requirements, and ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Individuals	Concerns over impacts on the facilities at Moreton Village.	Development would not be allowed if it could not mitigate its impacts.	None.
Individuals	Concerns over pollution.	The HRA takes into account impacts on biodiversity. An Environmental Impact Assessment will be required at the planning application stage and this will take into account air quality.	None.
Individuals	Biodiversity impacts.	The HRA takes into account impacts on biodiversity.	None.
Individuals	Impacts on tourism.	The Council has not received any evidence as to how tourism would be affected by this development. Appropriate design and attention to context would be necessary to ensure development integrates well into its setting and minimises any visual harm. The site is significantly detached from Moreton Village.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Concerns Moreton would become a conurbation of Dorchester.	Moreton would not join to Dorchester.	None.
Individuals	Crossways and Moreton Station are being dumped on.	Land availability and constraints mean that spreading development across the district would not be possible. However, it is worth re-looking at potential for infill	Update character area development potential (windfall / infill) study.

Who said	Issue	Officer comment	Key actions
		development to see if there are any additional opportunities. Plus, the Council will be exploring additional potential through options for settlement boundaries (see 'possible additional option – rounding off settlement boundaries').	
Individuals	Objections to the landowner and developer gaining financially.	A landowner's motivation for promoting land for development and developer's profits are not material planning considerations for the Council to take into account.	None.
Individuals	Development could lead to a more cohesive settlement in Crossways / Moreton.	Noted.	None.
Individuals	Paragraph 159 of the NPPF requires a range of housing types and the Council is not delivering them all.	Proposed new Policy HM (Housing Mix) addresses this.	None.
Individuals	Crossways residents would like to be notified of plans in Moreton Station.	The District Council notifies Crossways Parish Council during plan making and sent Crossways residents consultation leaflets.	None.
Individuals	Concerns over second homeownership.	The consultation material included questions on this, which are dealt with at issue 2.	None.
Individuals	There is an opportunity to landscape the site to minimise impact.	Noted.	Set out clear requirements for the site within the site

Who said	Issue	Officer comment	Key actions
			template, should it be taken forward.
Individuals	The site is some distance from Moreton Village.	Noted.	None.
Individuals	Concerns over lack of leaflet delivery notifying residents of the consultation event.	This is addressed under 'other issues' and the Council's separate consultation report.	None.
Individuals	Concerns over adverse impacts to the local economy.	It is unclear from this comment what the impacts would be. Therefore, it is difficult to respond.	None.
Individuals	Logical site, subject to suitable infrastructure.	Noted.	None.
Individuals	Disagreement with top-down method for identifying housing numbers.	The NPPF and PPG set out a clear approach to defining the objectively assessed needs for housing. It is important that the Eastern Dorset SHMA follows this approach, in order to be found sound at examination.	None.
Individuals	There are other sites that could be developed nearby.	Details are not provided with this comment. The Council's SHLAA shows available land in Purbeck.	None.
Individuals	Impacts on the night sky.	This is not an absolute constraint to development, but paragraph 125 of the NPPF would require the Council to limit the impact of light pollution from artificial light on	Set out clear requirements for the site within the site template, should it be taken forward.

Who said	Issue	Officer comment	Key actions
		local amenity, intrinsically dark landscapes and nature conservation.	
Individuals	Developers will not deliver the infrastructure they promise.	Legal agreements will commit the developer to providing infrastructure. Development will not be allowed if it cannot mitigate its impacts.	None.

Appendix 17: Site 4 (Moreton Station) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
West Dorset District Council	Notes the importance of coordinating infrastructure provision, e.g. joining up of pedestrian and cycle links between Moreton and Crossways development, particularly to the station. Further retail and community facilities will be required.	Noted. The Councils will continue to work together to look collectively at impacts in Crossways and Moreton Station and delivery of infrastructure.	Set out clear requirements for the site within the site template, should it be taken forward.
First Group	Pump prime revenue funding for the extension of the local bus service.	Noted.	Set out clear requirements for the site within the site template, should it be taken forward.
Dorset and Wiltshire Fire and Rescue	Significant impact, in combination with other proposed residential and employment sites in the south west area.	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.
Individuals	Strong agreement with the provision of a network of foot / cycle links.	DCC Highways has already stated that this will be a requirement.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	A supermarket should be provided somewhere on the Wareham-Wool-Crossways axis to provide an alternative to Poole and Bournemouth.	Retail is addressed under PO5.	None.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Highway improvements, including improved signage and road layout at Waddock; redirection of through traffic to turn right and go via Gallows Hill and Bere Regis; designation of the north-going road to Affpuddle as unsuitable for HGVs; turning the crossroad into a roundabout; complete bypass at Affpuddle; footpath/cycle-/bridle-way along the south-west side of the section of road passing East Farm at Affpuddle; improve A35/A31 junction; wider roads and better surfaces.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Station improvements, including accessible footbridge at the station so that passengers can reach either platform regardless of whether the level crossing is open; secure storage for bicycles; taxi stand; bus stops (for service buses and rail replacement buses); improved waiting facilities; more parking.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Development is not supported and therefore no infrastructure is supported.	Noted.	None.
Individuals	Shops.	The Council is not proposing any retail here at this stage, but on-going discussions with WDDC could lead to the identification of an element of retail in the area, if necessary.	Set out clear requirements for the site within the site template, should it be taken forward.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Junior school.	DCC Education has commented that mitigation will be required, but exact details are unclear at this stage.	Clarify DCC Education’s position on 350 homes at Moreton Station. Use DCC’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Individuals	GP surgery.	The NHS has said that further investigation is required to address cross boundary issues. PDC is committed to cross-boundary working.	Continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively planned, and cumulative impacts are fully taken into account.
Individuals	Improved lighting.	Street lighting would be a requirement of development.	Set out clear requirements for the site within the site template, should it be taken forward.

Appendix 18: Site 5 (Lytchett Matravers) – qualitative responses

Who said	Issue	Officer comment	Key actions
Worth Matravers Parish Council, Studland Parish Council, Individuals	Numbers are excessive and out of proportion for an already large village.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Worth Matravers Parish Council, Individuals	Significant infrastructure requirements needed as there is not the infrastructure or services to support this number.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
West Lulworth Parish Council, Individuals	SHMA is flawed.	Noted. The role of the SHMA in identifying an objectively assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	This much housing would change the character of the village.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Major traffic problems and congestion, particularly regarding the school, will be exacerbated.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Parking on Wareham Road results in it becoming a single lane.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	This volume of housing will set a precedent for further development.	Any future housing proposals will be considered through a future local plan process, which would be subject to public consultation and independent consultation.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Current infill developments will sufficiently meet true need for local people e.g. 50 homes currently being delivered at Huntick Road.	The Council is required to try and plan for the district's objectively assessed housing need identified through the SHMA. Infill developments have already been taken into consideration through the delivery of housing identified in the Purbeck Local Plan Part 1. Failing to plan beyond these could mean the district would become susceptible to planning by appeal. However, the Council is planning to update the windfall study.	None.
Individuals	Insufficient employment to support this number.	Some small scale employment may be available in the village but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Individuals	Road network cannot support this growth.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Issue	Officer comment	Key actions
Individuals	Insufficient capacity at doctor's surgery to support this number.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Insufficient capacity at schools to support this number, especially primary school places.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Housing is needed but on smaller sites.	The Council is required to try and plan for the district's objectively assessed housing need identified through the SHMA. Delivering smaller sites would mean the identified housing need would not be met and the district could become susceptible to planning by appeal. However, the Council is planning to update the windfall study.	None.
Individuals	There should be no development in the Lytchett area.	Noted.	None.
Individuals	Though roads are narrow they can handle current traffic and more.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	This is a pleasantly self-contained village capable of expansion.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Green Belt land should not be developed to keep severance from conurbation.	The various sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	Will increase runoff of water to lower valley and Lytchett Minster which already floods regularly.	Surface water management needs to be fully considered to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Southern development will make village long and drawn out, small scale development should be focused near the centre.	Noted.	None.
Individuals	Brownfield sites should be developed first.	There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need.	None.
Individuals	Creating an urban sprawl of Lytchett Minster, Lytchett Matravers and Upton.	The proposed development does not result in the settlement merging with any neighbouring settlements.	None.
Individuals	Putting more traffic onto Wimborne Road and the A350 would exacerbate problems.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Issue	Officer comment	Key actions
Individuals	Flowers Drove is very narrow to accommodate more traffic.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Proposal encourages commuting to the conurbation – reduces travelling time compared to other locations but also negative impact on traffic.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Flowers Drove used by many in the village for recreational purposes e.g. walking, dog walking, horses, alpacas, cycling, running etc.	SANG provided will allow a recreational activity space for local residents.	Establish the most suitable location and size of the SANG in consultation with Natural England.
Individuals	Flowers Drove site has a spring in it and during heavy rain the road is flooded.	Surface water management needs to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Shops in the village cannot support this number.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	As long as infrastructure is provided this is acceptable.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	Access to proposed sites has not been properly considered.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and establish the most appropriate points for access to and from the sites.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	The proposed housing is proportionate for the area with no major Green Belt or flooding issues.	Noted.	None.
Individuals	Housing should be for local families at affordable prices/rents.	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA.
Individuals	Housing should be delivered on underutilised Winfrith Technology Science Park land.	Dorset Green Technology Park has recently been given Enterprise Zone status. This secures the future retention of the employment land as Enterprise Zones are part of the government's long-term economic plan to support business and the creation of jobs by transferring the leadership of growth to local areas.	None.
Morden Parish Council, Individuals	The 90 homes proposed for the north-east sites is a logical development as within walking distance of the centre and is within the perceived envelope of the village. This should be all though.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	More housing will destroy the rural community.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	The north-west of the district should be looked at as north-east has had enough development as of late.	In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.	Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.
Individuals	Improvements to the public transport network will be necessary.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Development needs to enhance the environment.	The proposed development should be sympathetic to its surrounding environment and enhance it where possible, e.g. through the provision of a SANG.	Ensure design of proposed development enhances the surrounding environment where possible.

Who said	Issue	Officer comment	Key actions
Individuals	Drainage and sewerage system is already inadequate and will need improving. Properties in south of Lytchett Matravers have gurgling toilets/baths during heavy rainfall.	Will need agreed points of connection with local upsizing works for supply and waste services. Foul sewage pumping station upgrade with emergency storage and downstream upsizing works will be needed. All sites will require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	Ensure the necessary delivery of improved drainage and sewerage systems.
Individuals	The proposed new settlement south of Lytchett Matravers should be advanced instead.	Noted.	None.
Individuals	Most acceptable proposal given other options put forward.	Noted.	None.
Individuals	Should not have any more housing to what is proposed in the Neighbourhood Plan.	Neighbourhood planning is about shaping the development of a local area in a positive manner. It is not a tool to stop new development proposals from happening and should reflect local and national policies. Neighbourhood plans and orders should not promote less development than set out in the local plan or undermine its strategic policies.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Should not have any more housing to what is proposed in the existing 2012 Local Plan.	The Inspectors Report from the Purbeck Local Plan Part 1 Examination stated a review of the plan should be adopted by 2017 delivering further housing. Failure to do this could result in Purbeck becoming susceptible to planning by appeal.	None.
Wyatt Homes East Wareham Road	Land east of Wareham Road – meets none of the Green Belt criteria and is suitable for inclusion as a housing allocation. Looked at favourably for housing in Green Belt Review and Sustainability Appraisal. A number of workable and implementable options for heathland mitigation. Should the parcel of land surrounded by proposed sites ever come forward for housing access to this could be readily provided. Can deliver high quality and much needed market and affordable homes.	Noted.	None.

<p>Wyatt Homes Blaneys Corner</p>	<p>Blaneys Corner - The site rounds off the land to the rear of properties in Wareham and Wimborne Roads, has a frontage to the latter, and is generally otherwise contained by landscape. Only concern in Green Belt criteria is Countryside Encroachment and is suitable for inclusion as a housing allocation. Looked at favourably for housing in Green Belt Review and Sustainability Appraisal. Almost all the main retail, health, community and leisure services and amenities are within 400 metres of this site. The SANG area is adequate to provide heathland mitigation for the Blaneys Corner land and has been agreed in principle by Natural England. Can deliver high quality and much needed market and affordable homes.</p> <p>No reason in principle why land alongside the (overly) tightly drawn Blaneys Corner favoured development area should not also be included. Its release would align with NPPF guidance concerning reviewing Green Belt boundaries.</p> <p>Based on the advice of the Planning Inspector at the existing Local Plan Examination safeguarded land should be identified for future need given constraints across the district. This has not yet been adopted by the Council but have stated that future settlement expansion is possible. Safeguarded land should be identified to prevent future Green belt reviews.</p>	<p>Natural England confirm that the north east residential proposals have an acceptable and linked SANG solution.</p> <p>The extent of any proposed allocated sites will be confirmed through the pre-submission document.</p> <p>While the Council have not identified any safeguarded land for future growth this can be considered before progression onto the next stage of the Partial Review process.</p>	<p>Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.</p>
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Who said	Issue	Officer comment	Key actions
Wyatt Homes Flowers Drove & Sunnyside Farm	The site rounds off the land to the rear of properties in Lime Kiln Road between Flowers Drove and Wimborne Road and is contained on its north east by landscape and farm properties. Only concern in Green Belt criteria was Countryside Encroachment but site has since been altered so that this is no longer an issue. Suitable for inclusion as a housing allocation. Looked at favourably for housing in Green Belt Review and Sustainability Appraisal. Almost all the main retail, health, community and leisure services and amenities are within 400 metres of this site. The SANG area is adequate to provide heathland mitigation for the Flowers Drove / Sunnyside Farm area and has been agreed in principle by Natural England. Can deliver high quality and much needed market and affordable homes.	Natural England confirm that the north east residential proposals have an acceptable and linked SANG solution.	None.
Dorset County Council	Highways - No objections in principle to development in this location subject to improvements to pedestrian, cycle and public transport links into Lytchett Minster, Lytchett Minster school, Upton and Poole town centre. A Transport Assessment will be required to assess the traffic impact of the development.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Dorset County Council	Education - Development will contribute to the new school in Lytchett Minster, as well as to the Lytchett Minster School.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Dorset County Council	The SANG is not directly linked to the development site. However, access to the SANG will be possible via an existing public footpath.	North east residential proposals have an acceptable and linked SANG solution. The proposals to the south have no SANG provision but have an in-combination effect meaning a SANG will be required.	Establish the most suitable location and size of the SANG in consultation with Natural England.
Dorset County Council Flood Risk Management Team, Individuals	Surface water management needs to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Noted.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Morden Parish Council, Individuals	South end proposals are on an exposed and highly visible tract of elevated countryside well removed from public transport, remote from the village centre, and reliant on an already busy Wareham Road.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and where improved public transport services may be required.	Ensure appropriate transport mitigation measures are provided alongside the development. Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Appalling broadband provision.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	Threat of homes becoming second homes will negatively impact village.	This issue is dealt with under 'Issue 1 – Impact of Second Homes'.	None.
Individuals	Sensible to fill the gap to Glebe Road but not to the scale proposed.	Noted. The final proposed sites will be informed by consideration of all consultation responses and other evidence.	None.
Individuals	Flowers Drove retains a very rural feel and the placing of an estate of modern houses on the eastern hillside would be highly visible and would very much change its character.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	The Wareham Road sites are preferable as would have less impact on the village centre.	Noted.	None.
Bloor Homes	Accept that if Site 14 Alternative Option is progressed then the 330 homes proposed for Lytchett Matravers will be transferred to Site 14.	Noted.	None
Individuals	Homes on Flowers Drove will be devalued.	The value of existing property is not a material planning consideration that can be taken into account.	None.
Individuals	Proposed housing is opportunistic and not properly planned.	Noted. The scope of the proposed assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Village is becoming a dormitory settlement.	One of the positive features of the proposed sites are their proximity to the conurbation for employment and leisure opportunities.	Explore opportunities for employment/mixed use development.
Individuals	When we bought our home we were told the Wessex Water land behind our home would not be built on.	The proposed sites have been made available by the landowner to the Council for consideration for development.	None.
Individuals	All this development will have a negative impact on tourism as the attraction is the rural character.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Central government is forcing the delivery of these unnecessary homes.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this could mean the Council will become susceptible to planning by appeal.	None.

Who said	Issue	Officer comment	Key actions
Halsall Homes Stepping Stones Stoborough, Individuals	Green Belt should only be developed in exceptional circumstances. The Council should be satisfied that all other reasonable alternatives have been exhausted before seeking to remove land from the Green Belt. Lytchett Matravers proximity to Poole is not considered to be sufficient enough justify removal from the Green Belt.	The various sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Halsall Homes Stepping Stones Stoborough	The seven different sites and individual ownerships that comprise this allocation would mean that land assembly and comprehensiveness could become an issue, both in terms of design and also funding of infrastructure. Pooling restrictions (no more than five) may compromise the ability of the Council to seek financial contributions towards a particular project.	A site template will be created for Lytchett Matravers to ensure the design and landscaping of any proposed housing on different sites will be carefully considered so that any development ties in with the existing village and other allocated sites. Infrastructure requirements and their delivery will be carefully considered whether that be onsite provision or financial contributions.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting. Outline infrastructure requirements for the proposed development and consider their effective delivery.
Individuals	Why is windfall development not included in the Partial Review Plan?	Windfall development is included within the housing figures for the Purbeck Local Plan Part 1 up to 2027, and this will be updated to the end of the new plan period.	None.
Individuals	Objectors are people who live in homes that were green fields only a few years ago.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Housing should be concentrated on a minimal number of more urban sites rather than fragmented infrastructure delivery.	Through the preferred development strategy large strategic sites have been proposed where possible to allow ease of infrastructure delivery.	Outline infrastructure requirements for the proposed development and consider their effective delivery.
Individuals	Opening up access to Green Belt is not sufficient justification for building on it elsewhere. Access will also decrease the wildlife value of Green Belt due to disturbance.	The provision of a SANG is to attract residents away from international protected heathland, it is not intended to be a form of compensation for the loss of Green Belt land. Discussions are ongoing with relevant bodies to ensure as little an impact is had on existing wildlife as possible.	Establish the most suitable location of the SANG in consultation with Natural England.
Natural England	North east residential proposals have an acceptable and linked SANG solution. The proposals to the south have no SANG provision but have an in-combination effect meaning a SANG will be required. The north east residential proposals may need to secure nitrogen neutrality whilst the southern proposals will definitely require such an assessment before progressing.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG for the proposals to the south.	Establish the most suitable location of the SANG in consultation with Natural England and to confirm the location for nitrogen neutrality.
Individuals	Continued development will eventually lead to merging of communities.	The proposed development does not result in the settlement merging with any neighbouring settlements.	None.
Individuals	Any SANG provided to the south of the village will be effected by flooding.	Discussions are ongoing with Natural England to establish the	Establish the most suitable location of the SANG in

Who said	Issue	Officer comment	Key actions
		most suitable location for the SANG for the proposals to the south.	consultation with Natural England.
Worth Matravers Parish Council, Individuals	Do not agree with the SANG policy.	Noted.	None.
Individuals	Supportive subject to provision of a suitable SANG which is a realistic attraction from protected sites.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Establish the most suitable location of the SANG in consultation with Natural England.
Individuals	Welcome the fact that no land at Deans Drove is allocated for development.	Noted. Despite not being included within this option the land is included within 'Alternative Option 3 – Maximise Housing in North East Purbeck'.	None.
Individuals	Concern at the little information on infrastructure requirements, especially lack of a SANG.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach. Discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Outline infrastructure requirements for the proposed development. Establish the most suitable location of the SANG in consultation with Natural England.
RSPB	Potential to offset impacts on the nearby SPA heathlands with provision of the SANG which can be suitably linked to housing in the north-east sites, access for residents and design must be carefully considered though.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG. This will include establishing walking routes throughout the development to	Establish the most suitable location of the SANG in consultation with Natural England.

Who said	Issue	Officer comment	Key actions
		ensure residents are able to easily access it by foot.	
RSPB, Dorset Wildlife Trust	Southern sites are entirely disconnected from the proposed SANG. Likely to increase the number of residents undertaking car journeys to relatively easily accessible sites for recreation such as nearby SPA heathlands. Further assessment is required.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG. This will include establishing walking routes throughout the development to ensure residents are able to easily access it by foot.	Establish the most suitable location of the SANG in consultation with Natural England.
Individuals	Brownfield sites with rail links in place are far better locations.	There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need.	None
Individuals	Proposed sites have species of newts and brown hare on.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.
Dorset Wildlife Trust	Concerned at the size and position of the proposed SANG which does not connect directly with even the northern part of the development.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Establish the most suitable location of the SANG in consultation with Natural England.
Dorset Wildlife Trust	There are no direct concerns relating to SNCIs or DWT Reserves but before the proposed developments are progressed further a full ecological survey and evaluation should be undertaken for the proposed sites and potential SANGs. These should be done at various times of the year to reflect seasonal changes in wildlife interest.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site for both the proposed housing and SANG sites.	Ensure appropriate ecological surveys have been conducted on site.

Who said	Issue	Officer comment	Key actions
Individuals	Different landowners will result in an uncoordinated piecemeal approach with unbalanced infrastructure and inadequate facilities.	A site template will be created for Lytchett Matravers, if these sites are taken forward, to ensure the collective infrastructure requirements brought about by the combined developments are delivered despite the segregation of land ownership.	Outline infrastructure requirements for the proposed development and consider their effective delivery.
Individuals	Lack of housing allocated to Swanage and Bere Regis.	Housing allocations in Swanage are identified through the Swanage Local Plan which is nearing adoption. Land which is subject to the outcome of a planning appeal at Herston Fields in Swanage may also become available for housing. Bere Regis has been ruled out due to transport implications. In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.	Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.

Who said	Issue	Officer comment	Key actions
Individuals	Wareham Road cannot be widened due to impact on the species rich hedgerows.	Ecological surveys will be carried out on any aspects of the development which may result in the loss of protected species.	Ensure appropriate ecological surveys have been conducted on site.
Individuals	Roads are too narrow and increased usage will be dangerous for pedestrians.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Density compared to Deans Drove is disproportionate and will be out of character.	A site template will be produced, should these sites be progressed, identifying an appropriate density for any proposed development.	None.
Individuals	Lobbying central government to make it much harder to have a second home could mean less development is required.	Noted.	None.
Individuals	Deans Drove is the most suitable boundary line for the Green Belt as a tarmac road is a clearly recognisable, permanent and sustainable boundary.	Noted.	None.
Individuals	Possible increase of traffic in both Deans Drove and Foxhills Lane.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.

Appendix 19: Site 5 (Lytchett Matravers) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Individuals	A garden village approach needs to be adopted, with plenty of green spaces, landscaping and planting.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	20mph speed limits and traffic calming measures, with alternative cycle ways and footpaths to key amenities.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Feeling of space and panoramic views needs to be made to be maintained.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Several large trees and greenery on the northern edge of the proposed southern development should be protected.	The landscaping of the proposed housing sites will be carefully considered so that they tie in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Overhead electricity and telephone cables need to go underground.	Noted.	None.
Individuals	Appropriate and discreet storage for waste collections.	The design of any proposed housing and the associated bin storage will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Facilities for bike storage and plenty of car parking. This must be improved across the village.	The design of any proposed housing and the associated bike storage and car parking provision will be carefully considered.	Ensure sufficient bike storage and parking facilities are provided through the development.
Individuals	All existing infrastructure would be inadequate for proposed development.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Infrastructure needs improving regardless of what option is chosen.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Greater provision of shops.	The necessary shops, community and leisure facilities will be established for the development when a site template is created.	Outline shop, community and leisure facility requirements for the proposed development.
Individuals	Expansion of health facilities including doctor's surgery, dentists and pharmacy.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Expansion of community facilities and recreation spaces.	The necessary shops, community and leisure facilities will be established for the development when a site template is created.	Outline shop, community and leisure facility requirements for the proposed development.
Individuals	Additional road infrastructure needed e.g. additional road to by-pass Wareham Road between Eldons Road and Glebe Road or link to Deans Drove/Foxhills Road junction.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Multiple site ownerships will be unable to generate sufficient funds to provide the necessary infrastructure.	A site template will be created for Lytchett Matravers to ensure the collective infrastructure requirements brought about by the combined developments are delivered despite the segregation of land ownership.	Outline infrastructure requirements for the proposed development and consider their effective delivery.
Individuals	Access to the school must be improved to allow free flow of non-school traffic and passage of emergency services.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and established the most appropriate points for access to and from the sites.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	A church big enough for all villagers.	The community facilities will be established for the development when a site template is created.	Outline community facility requirements for the proposed development.
Individuals	A roundabout is needed at the dangerous junction with the A35 and the Organford Road.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Provision of enough school places, including a new primary school and possibly a new secondary school for the wider area.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Provision of enough under 5s nursery places.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Adequate public transport services are needed.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Provision of enough home carers for the elderly.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Development should not take place as no guarantee that necessary infrastructure will be delivered.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Improved internet signal and broadband for all residents.	Noted.	None.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Village has grown to date with no infrastructure improvements.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Major improvements needed to road network including widening and access arrangements, as well as pedestrian footpaths to make roads safe for pedestrians.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Development is not sustainable as infrastructure improvements will not meet the necessary requirements of housing growth.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	More facilities for young people.	The necessary facilities for young people will be established for the development when a site template is created.	Outline facilities for young people requirements for the proposed development.
Individuals	No infrastructure as no homes are wanted.	Noted.	None.
Individuals	The old British Legion site on Wimborne Road is disused and becoming an eyesore. Would it be a suitable site for small retail development?	This site is within the settlement boundary and any form of small retail development would need to meet the requirements of current policies in the Purbeck Local Plan Part 1.	None.
Individuals	Supermarket, more dining out options/takeaways, and larger post office.	The necessary retail requirements will be established for the development when a site template is created.	Outline retail requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Widening Flowers Drove would destroy the essence of the road and the value of the existing houses.	The implications of any road alterations will be carefully considered so that it ties in with the existing rural surroundings.	Ensure any road improvements tie in with the existing village and rural setting.
Individuals	Light industrial units for employment.	The necessary employment requirements will be established for the development when a site template is created.	Outline employment requirements for the proposed development.
Individuals	Increased policing.	Noted.	None.
Dorset and Wiltshire Fire and Rescue	Moderate impact, in combination with other proposed housing and employment sites in the north east area	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.
Wessex Water	Will need agreed points of connection with local upsizing works for supply and waste services. Foul sewage pumping station upgrade with emergency storage and downstream upsizing works will be needed. All sites will require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	These requirements have been noted by the Council and will inform the progression of the development with regards to infrastructure provision.	Liaise with appropriate bodies with regards to the provision of water supply and drainage systems.

Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.
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Appendix 20: Site 6 (North Wareham) – qualitative responses

Who said	Issue	Officer comment	Key actions
Wareham Town Trust, Wareham Town Council, Northmoor Allotment Holders Association, Wareham Neighbourhood Plan, Individuals	Allotments cannot be lost or moved – excellent security as overlooked by existing residents. Alternative sites do not offer this.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments’ relocation, should this site be taken forward.
Wareham Town Trust, Northmoor Allotment Holders Association, Wareham Neighbourhood Plan, Individuals	Removal of allotments will ruin years of hard work and destroy community spirit.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments’ relocation, should this site be taken forward.
Northmoor Allotment Holders Association, Individuals	Allotments must be located centrally and accessible by foot.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments’ relocation, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Northmoor Allotment Holders Association, Individuals	Allotments are an important source of locally produced food.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.
Northmoor Allotment Holders Association, Wareham Neighbourhood Plan, Individuals	Cannot guarantee quality of land at a different allotment site.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.
Northmoor Allotment Holders Association, Individuals	Gardening through keeping allotments benefits both physical and mental health.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.
Northmoor Allotment Holders Association, Individuals	Keeping allotments where they are is vital to maintain public amenities and open spaces.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Wareham Town Trust, Wareham Town Council, Wareham Neighbourhood Plan, Individuals	Loss of Green Belt is unacceptable and there are no exceptional circumstances for its release. It also acts as buffer to protected sites.	The site was addressed in the Green Belt Review with only possible impacts on sprawl and countryside encroachment meaning the release of the land from the Green Belt may be partly suitable.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	Allotments provide a habitat for the reptiles that live there.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.
Individuals	Brownfield sites are available for development, such as Winfrith and Holton Heath.	Dorset Green Technology Park has recently been given Enterprise Zone status. This secures the future retention of the employment land as Enterprise Zones are part of the government's long-term economic plan to support business and the creation of jobs by transferring the leadership of growth to local areas. Holton Heath is within the 400 metre heathland buffer zone.	None.

Who said	Issue	Officer comment	Key actions
Individuals	All possible alternatives have not been explored before using allotment site.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.
Individuals	Nightjars and bats have been seen and probably live in the farm buildings or the protected oak trees on the allotment boundary.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	To ensure appropriate ecological surveys have been conducted on site.
Wareham Town Council, Northmoor Allotment Holders Association, Individuals	Allotments are well used and one of the only facilities people have on Northmoor estate.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.
Historic England	A Bronze Age Round Barrow cemetery lies approximately 166 metres north of the proposed urban extension. The proposed allocation falls within their setting and due consideration is required prior to the principle of development being agreed in the Local Plan. In accordance with NPPF Paragraph 9 and 157 (final bullet) might there be an opportunity for development to contribute to potential improvements to these monuments including their condition, interpretation and access? The County Archaeologist may be able to advise further.	Noted.	Liaise with the County Archaeologist to seek opportunities for development to contribute towards potential improvements to scheduled ancient monuments, including their condition, interpretation and access.

Who said	Issue	Officer comment	Key actions
RSPB, Dorset Wildlife Trust, Wareham Neighbourhood Plan, Individuals	Adverse impact on protected areas and protected species in and near to Wareham Forest.	Discussions are ongoing with Natural England to establish the most suitable location, size and functionality of the SANG.	Establish the most suitable location, size and functionality of the SANG in consultation with Natural England.
Individuals	Well used access path to Wareham Forest is adjacent to northern boundary of proposed development.	Noted.	None.
RSPB, Wareham Town Trust, Dorset Wildlife Trust, Wareham Town Council, Wareham Neighbourhood Plan, Individuals	Proposed SANG is unlikely to lessen the impact on the sensitive areas in Wareham Forest.	Discussions are ongoing with Natural England to establish the most suitable location, size and functionality of the SANG.	Establish the most suitable location, size and functionality of the SANG in consultation with Natural England.
RSPB, Dorset Wildlife Trust, Individuals	Development is only just outside 400 metre zone – this can still have an impact on the integrity of the international designated site	Noted.	None
RSPB, Wareham Town Trust, Dorset Wildlife Trust, Wareham Neighbourhood Plan, Individuals	Residents unlikely to cross busy road and walk via industrial estate to access SANG if they can access Wareham Forest on foot from Tantinoby Farm.	Discussions are ongoing with Natural England to establish the most suitable location, size and functionality of the SANG.	Establish the most suitable location, size and functionality of the SANG in consultation with Natural England.
RSPB, Dorset Wildlife Trust	Concerns over whether SANG is large and attractive enough to draw people to it as opposed to nearby protected sites.	Discussions are ongoing with Natural England to establish the most suitable location, size and functionality of the SANG.	Establish the most suitable location, size and functionality of the SANG in consultation with Natural England.

Who said	Issue	Officer comment	Key actions
Wareham Town Trust, Individuals	SANG is split by a busy road which is dangerous for crossing.	Discussions are ongoing with Natural England to establish the most suitable location, size and functionality of the SANG.	Establish the most suitable location, size and functionality of the SANG in consultation with Natural England.
RSPB	HRA suggests proximity of existing housing is already having negative impact on wildlife of protected Wareham Forest sites. Disturbance of wildlife by dog walking likely to increase with the proposal. HRA describes the current uncertainty surrounding the general appeal of the proposed SANG given its location next to landfill. Object to this allocation on the basis that impacts on the nearby SPA cannot be adequately mitigated and further detailed assessment is required to address these concerns.	Discussions are ongoing with Natural England to establish the most suitable location, size and functionality of the SANG.	Establish the most suitable location, size and functionality of the SANG in consultation with Natural England.
RSPB	Any potential impacts on water quality within the Frome catchment require full assessment before this proposal can be commented on fully.	Noted.	Carry out an assessment on water quality impacts within the Frome catchment.
Individuals	Line of oak trees on the edge of the Northmoor Estate, are protected by TPO's. Trees will be sandwiched between homes, affecting both the feeding grounds of birds and the trees themselves.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing town and rural setting.
Individuals	Existing belt of protected oak trees and hedgerow are the natural boundary to the current estate providing a strong edge which if breached would appear encroaching.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing town and rural setting.

Who said	Issue	Officer comment	Key actions
Wareham Town Trust, West Lulworth Parish Council, Worth Matravers Parish Council, Individuals	Limited existing infrastructure which will not cope.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach..	Outline infrastructure requirements for the proposed development.
Individuals	Doctors surgery nearing capacity and hospital will not be able to cope.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.
Individuals	Schools nearing capacity.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Westminster Road Industrial Estate employs very few local people and will continue to do so.	Some employment opportunities may be available in the immediate area but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Wareham Town Council, Individuals	Westminster Road Industrial Estate will be totally enclosed by housing and would result in noise and traffic nuisance.	The design and layout of any proposed housing will be carefully considered so that the wellbeing of future residents is not compromised by their proximity to the existing industrial estate.	Ensure the design of the proposed development ties in with the existing town and rural setting.

Who said	Issue	Officer comment	Key actions
Individuals	Can the vacant employment sites be utilised for housing?	There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need. It is also healthy for some employment land to remain vacant to allow for churn.	None.
Individuals	Development should be located out of Purbeck near where people work.	Delivering less housing would mean the identified housing need would not be met and the district could become susceptible to planning by appeal. Neighbouring authorities have their own housing need to meet.	None.
Wareham Town Trust, Individuals	More housing would add to the already extremely congested A351.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	No more traffic mitigation can be done, there's already a cycle lane in Sandford.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Seven Barrows Road and Fairway Drive are proposed access routes to the development. These are unsuitable being Cul-de-sacs and too narrow in parts.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and established the most appropriate points for access to and from the sites.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Issue	Officer comment	Key actions
Individuals	Traffic and parking is already a problem on the Northmoor Estate, and it cannot take anymore.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Roads and pavements around the estate also currently in a poor state of repair.	Noted.	None.
Individuals	Shops in town are not big enough to cope and people will go elsewhere.	The necessary retail requirements will be established for the development when a site template is created.	Outline retail requirements for the proposed development.
Individuals	Wareham will lose its character and become just another faceless town.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing town and rural setting.
Individuals	Existing employment areas are not experiencing growth and should be turned to housing.	Whilst employment areas may not be experiencing growth they should be retained to support the existing employment on site.	None.
Individuals	Real affordable housing can only be achieved where basic services already exist, that is not North Wareham.	The Council intends to require delivery of affordable housing as part of this development in conjunction with the other forms of mitigation and infrastructure required.	None.
Individuals	Increased traffic will lead to increased air pollution.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary. This will prevent the build-up of traffic to lessen the impact of air pollution generated.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Issue	Officer comment	Key actions
Individuals	Northmoor Park proposed extensions have been refused in the past on impact on existing residents due to vehicular movements and access.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and established the most appropriate points for access to and from the sites.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Access to town centre is poor with barrier of bypass and railway line, and the subway is susceptible to flooding.	Accessibility to the town centre for residents will be taken into careful consideration.	Ensure the proposed housing site is safely accessible to key areas.
Individuals	Distances to utilities should be more accurately described (measured) as the comments could be misleading to those making decisions.	Noted.	Consider including approximate distance measurements in future reports.
Individuals	Statements of proximity to employment are misleading as very limited employment opportunities on these sites.	Some employment opportunities may be available in the immediate area but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Wareham Neighbourhood Plan, Individuals	Building housing next to the industrial estate/recycling facility is not a good idea as will cause noise and nuisance given limited planning restrictions on site as consents go back a number of years.	The design and layout of any proposed housing will be carefully considered so that the wellbeing of future residents is not compromised by their proximity to the existing industrial estate.	Ensure the design of the proposed development ties in with the existing town and rural setting.
Individuals	In proportion with existing area but the new settlement option is better.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Only way to mitigate traffic would be a huge rethink of the road system from Bakers Arms to Wareham.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Northmoor is a big enough estate already.	Noted.	None.
Individuals	Actual need for housing is a fraction of the proposed number.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this will mean the Council could become susceptible to planning by appeal.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need..
Individuals	Development should not happen on AONB.	The proposed site at North Wareham is not in the AONB.	None
Individuals	Would affect the landscape setting of Wareham.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing town and rural setting.
Charborough Estate	Suitable SANG solutions can be provided given benefit of significant land holdings.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Charborough Estate	Not all development opportunities have been fully explored in North Wareham, previously submitted sites (or parts of) should be revisited.	The Council is required to plan for the district's objectively assessed housing need identified through the SHMA. Delivering smaller sites would mean the identified housing need would not be met and the district would become susceptible to planning by appeal.	None.
Charborough Estate, Individuals	Settlement hierarchy should be one of the main focuses for growth.	This classification made the proposed site favourable.	None
Charborough Estate	Final detail of the allocation boundary should be reviewed following consideration of the benefits of including additional land in the same ownership to the north, which can improve the site access, increase the capacity of the allocation and enable the relocation of the existing allotments.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward. Consider additional land to the north if this has not already been considered.
Individuals	Building 20-30 homes at a time would be better.	The Council is required to try and plan for the district's objectively assessed housing need identified through the SHMA. Delivering smaller sites would mean the identified housing need would not be met and the district could become susceptible to planning by appeal.	None.
Individuals	Fields for horses should be replaced.	This is a matter for the owner of the horses and landowner to come to agreement over.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Properties should be for local people and not allowed to become second homes.	This issue is dealt with under 'Issue 1 – Impact of Second Homes'.	None.
Individuals	Development of an historic settlement will help maintain its future.	Noted.	None.
Individuals	Green Belt has been drawn too tightly and does not give adequate scope for growth.	Noted.	None.
Individuals	Limited development appropriate given sustainable transport links are readily available.	Noted.	None.
Wareham Town Trust, Wareham Town Council, Individuals	Northmoor will become even more separated if rail crossing is closed. No decision should be made on housing until future of crossing is finalised.	Discussions are ongoing between Network Rail and Dorset County Council to resolve this issue.	Ensure that any future risk that growth in the area brings to the level crossing is mitigated against.
Wareham Town Council, Individuals	Greater distance from town centre will increase car based travel.	Improvements to pedestrian, cycle and public transport links into the existing network and town centre will be necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Wareham Town Council	Given steep slope of site will be difficult to integrate into the natural topography.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing town and rural setting.

Who said	Issue	Officer comment	Key actions
Wareham Town Council	Would be a better location for employment as opposed to housing to stop out-commuting.	Some employment opportunities may be available in the immediate area but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances. Delivering less housing would mean the identified housing need would not be met and the district could become susceptible to planning by appeal.	None.
Wareham Town Council	Sustainability assessment has not been thorough enough as aspects such as the impact on the allotments and possible issues siting housing close to existing employment have not been highlighted.	The design and layout of any proposed housing will be carefully considered so that the wellbeing of future residents is not compromised by their proximity to the existing industrial estate. If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	<p>Ensure the design of the proposed development ties in with the existing town and rural setting.</p> <p>Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.</p> <p>Consider updating the Sustainability Appraisal to reflect the points raised.</p>

Who said	Issue	Officer comment	Key actions
Wareham Town Council	Land further south (either side of Carey Road) was originally in the 2015 SHLAA but is not included in the 2016 update on landscape grounds (despite not being in the AONB). The reasons for exclusions appear to contradict the reasons given for including the other options (such as land West of Wareham). This site may lend itself in part to some form of affordable housing provision, such as starter homes.	Noted.	Consider revisiting the SHLAA to address landscape comments and consider whether any further assessment is need.
Dorset County Council	Additional school provision will be necessary. Wareham St Mary Primary School could be expanded on its existing site. There would be an impact on numbers at Purbeck School.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Dorset County Council	No objections on transportation grounds subject to improvements to pedestrian, cycle and public transport links into the existing network and town centre, Purbeck School and the railway station, and creation of a new 30mph gateway into Wareham.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Dorset County Council	Transport Assessment will be required to assess the traffic impact of development.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Dorset County Council	Site could be developed satisfactorily in transport terms and impact on the A351 with severance across the bypass to the town centre.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Issue	Officer comment	Key actions
Dorset County Council	Land south of the A352 and north-west of the railway is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA). On the safeguarded areas developers would be required to undertake an assessment of the potential for mineral development on this site and the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.	The Council will ensure that the developer is aware of this.	Ensure the necessary assessment is carried out by the developer.
Dorset County Council Flood Risk Management Team	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.	Noted.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Appreciate the need for housing but cannot support the loss or relocation of the allotments.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.
Individuals	Appreciate the need for housing but this should be on a smaller scale and low cost social housing for local people to rent, so that young people brought up locally can remain in the area	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA.

Who said	Issue	Officer comment	Key actions
Individuals	Tourism and farming would be damaged.	Possible impact on tourism will be mitigated against through appropriate infrastructure delivery. Despite the allocation of housing sites the vast majority of Purbeck is still occupied by countryside and farmland.	Outline infrastructure requirements for the proposed development.
Individuals	Any housing should be suitable for people with disabilities.	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA.
Individuals	Nearby is the old tip which has been covered and has pipes installed to control the gases which are constantly being created underneath, surely this development is dangerously close to this hazardous environment.	Environmental health assessments will need to be carried out onsite to ensure there are no possible associated health risks with the nearby former tip.	Discuss with colleagues in Environmental Health if an environmental health assessment is required
Individuals	Reduce the house values of those houses bordering the development as at the moment they have clear views.	The value of existing property is not a material planning consideration that can be taken into account.	None.
Individuals	When Northmoor was built infrastructure provision was highlighted but never materialised – the same cannot happen again.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Affordable housing delivered in Wareham to date is still not truly affordable.	Noted.	None.
Individuals	The field where the proposed building is at the back of the industrial estate often floods in heavy rain.	Surface water management needs to be fully considered to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

Who said	Issue	Officer comment	Key actions
Individuals	Traffic surveys need to be carried out at busiest times.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Wareham's attraction is that it is and has small town facilities and atmosphere, and is very close to calm and peaceful countryside.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing town and rural setting.
Individuals	Existing Sainsbury supermarket is not big enough to cope.	The necessary retail requirements will be established for the development when a site template is created.	Outline retail requirements for the proposed development.
Individuals	Litter will increase and is already unacceptable.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach, including appropriate waste facilities.	Outline infrastructure requirements for the proposed development.
Individuals	Existing eateries will become overcrowded.	The necessary retail and leisure requirements will be established for the development when a site template is created.	Outline retail and leisure requirements for the proposed development.
Individuals	Should be limited development in Wareham on suitable sites such as the former Gas Works site in North Street, Cottees' site in East Street and the present site of the Wareham Surgery if and when new premises are to be built.	There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Volume of housing will destroy character of town.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to plan for. Failure to do this will mean the Council will become susceptible to planning by appeal.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	Purbeck should be made a National Park to protect its landscape.	Noted.	None.
Individuals	Methodology for homes should be developed for Wareham and not Purbeck as a whole.	The Council is required to produce policies and plan for housing at a district wide scale through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this will mean the Council could become susceptible to planning by appeal.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	Concern at drainage of surface water from the golf course.	The Council have noted Wessex Water's required improvements which will inform the progression of the development with regards to infrastructure provision.	Liaise with appropriate bodies with regards to the provision of water supply and drainage systems.

Who said	Issue	Officer comment	Key actions
Individuals	Electricity improvements are required.	The necessary telecommunications requirements will be established for the development when a site template is created.	Outline telecommunications requirements for the proposed development.
Individuals	There should be development at Bere Regis - this is the town with the best transport links; it has a brand-new primary school being built, and good access to various secondary schools.	In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.	Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.
Individuals	There should be development at Bovington – close to Wool and Winfrith, excellent educational and recreational provision.	Much of the land at Bovington falls within the 400 metre heathland buffer zone where no additional housing development is permitted.	None.
Individuals	Appropriate infill has been adequately seeing the town grow in recent years and large developments on the outskirts is not needed.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this will mean the Council could become susceptible to planning by appeal.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

Who said	Issue	Officer comment	Key actions
Individuals	Just because land is made available does not mean it is in the right place and should therefore not be built.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this will mean the Council could become susceptible to planning by appeal.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	Housing number does not represent local need.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this will mean the Council could become susceptible to planning by appeal.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Bottom up not top down planning is needed.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this will mean the Council could become susceptible to planning by appeal.	None.
Individuals	Reasons for rejecting plans of an extension in the past still exist today.	Noted.	Establish reasons for rejecting past plans and whether they are still applicable today.
Individuals	Housing figures need to be reduced in view of current economic growth projections	At the time of its production the most up to date figures were used in the formulation of the objectively assessed housing need in the SHMA. However, economic projections may have since changed.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	This area could take a much higher share of the housing requirement.	Noted.	None.
Individuals	Until the impact of development opposite Purbeck School has been completed and the impact has been properly assessed there should be no consideration for further large scale developments.	It is difficult to assess the direct impact of a development but occupancy data may be able to be assessed to gain an understanding of the breakdown of residents occupying the new homes.	Consider assessing occupancy data of the Westgate development.

Who said	Issue	Officer comment	Key actions
Individuals	The need for further dwellings in Wareham is based on an old assessment that is no longer accurate or relevant.	At the time of its production the most up to date figures were used in the formulation of the objectively assessed housing need in the SHMA.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	Community facilities such as a library and church are not accessible in this location.	The necessary community facilities, and/or improved accessibility to those existing, will be established for the development when a site template is created.	Outline community facility requirements for the proposed development.
Wareham Neighbourhood Plan	Allocation next to the Household Recycling Centre would be more suited to employment uses and housing for local people could be located on a site not proposed in the plan adjoining Carey Road. We are consulting currently on these options.	Some employment opportunities may be available in the immediate area but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	Liaise with the Wareham Neighbourhood Plan group with regards to most appropriate use of land in North Wareham.
Studland Parish Council	Inappropriate development on grounds of no new jobs and no infrastructure.	Some employment opportunities may be available in the immediate area but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances. The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	Only response given by transport planners was traffic implications 'would be within acceptable parameters', which is at best vague and at worst disingenuous and evasive.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Unlikely these proposed houses will sell as no people to fill them.	Noted.	None.
Individuals	Housing should be terraced to fit on smaller sites and therefore cheaper and attractive for first time buyers and families.	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA.
Natural England	Object to the proposed eastern extent of the allocation as it extends into the Allotment site.	If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.	Consider the appropriate extent of the site and the potential impact of the allotments' relocation, should this site be taken forward.
Natural England	Previously agreed with the promoter that the area east of Bere Road will not extend as far as proposed because of the risk of access into Wareham Forest which will be both closer and more accessible than the SANG. This requires further resolution if the site is to come forward in an acceptable form.	If this site is taken forward, the extent of the proposed housing site will be carefully considered before being finalised in the pre-submission document to ensure limited impact on protected sites.	Consider the extent of the proposed housing site to ensure limited impact on protected sites.
Natural England	Location, size and functionality of the SANG require further details to be agreed. No nitrogen neutrality assessment has been made but this is likely to be delivered by the promoter.	Discussions are ongoing with Natural England to establish the most suitable location, size and functionality of the SANG.	Establish the most suitable location, size and functionality of the SANG in consultation with Natural England and to confirm the location for nitrogen neutrality.

Who said	Issue	Officer comment	Key actions
Individuals	Bus services are continuing to be withdrawn.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Network Rail	The key concern is taking forward plans to remove the level crossing on the London side of the station and replace with a fully accessible alternative. It is important that this is resolved so that any future risk that growth in the area brings to the level crossing is mitigated against. Discussions are ongoing with Dorset County Council.	Discussions are ongoing between Network Rail and Dorset County Council to resolve this issue.	Ensure that any future risk that growth in the area brings to the level crossing is mitigated against.
West Lulworth Parish Council, Worth Matravers Parish Council, Individuals	Numbers are too high and not needed.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this will mean the Council could become susceptible to planning by appeal.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Worth Matravers Parish Council, Individuals	Do not agree with the SANG policy.	Noted.	None.
Individuals	Increased population will mean more retail provision but make sure the traditional high street is protected and a large supermarket does not destroy the character of Wareham's retail offer.	Any retail provision will be carefully considered so that it does not detract from the existing retail offer in Wareham.	Ensure any retail provision does not detract from the existing retail offer in Wareham.

Who said	Issue	Officer comment	Key actions
Individuals	The proposed development is too close to the golf course.	Proximity to golf courses is not a material planning consideration. Many golf courses run adjacent to housing.	None.
Individuals	A new site on the north side of Carey Road within a valley should be used for housing for local needs.	Noted.	Investigate Carey Road site further to consider the potential suitability of the site.
Individuals	Support the principal of concentrating housing growth in settlements with railway stations.	Noted.	None.
Individuals	Have restrictive covenants on properties so they can only be bought and sold on to local people.	Noted. This is addressed in analysis of 'Issue 1 – Impact of Second Homes'.	None.
Individuals	Sewerage system is already working to capacity and needs upgrading.	The Council have noted Wessex Waters required improvements which will inform the progression of the development with regards to infrastructure provision.	Liaise with appropriate bodies with regards to the provision of water supply and drainage systems.

Appendix 21: Site 6 (North Wareham) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Individuals	A proper crossing for the railway for all users to connect North Wareham to rest of town.	Accessibility to the town centre for residents will be taken into careful consideration.	Ensure the proposed housing site is safely accessible to key areas.
Individuals	Improved medical facilities as existing ones are currently insufficient.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.
Individuals	A more frequent and varied bus service which accesses all of the Northmoor estate.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	A decent size supermarket.	The necessary retail requirements will be established for the development when a site template is created.	Outline retail requirements for the proposed development.
Individuals	Adequate parking provision is needed for new homes, not just one or two spaces per home, many households have three or four cars. More parking will also be needed in Wareham centre.	The design of any proposed housing and car parking provision will be carefully considered, including the provision of additional parking in the town centre if deemed necessary.	Ensure sufficient parking facilities are provided through the development.
Individuals	None as any more development will have a negative impact on heathland.	Discussions are ongoing with Natural England to establish the extent of the SANG to deliver its intended purpose on mitigating impact on heathland.	Establish the most suitable extent of the SANG in consultation with Natural England.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	More home carers for the elderly.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development
Individuals	Better provision of school places.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Enough nursery places for under 5s.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development
Individuals	Traffic should access new development directly from Bere Road, not Northmoor Way.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and established the most appropriate points for access to and from the sites.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	High quality cycle and pedestrian links to central Wareham are essential.	Improvements to pedestrian, cycle and public transport links into the existing network and town centre will be necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Pavements are of a very poor quality at present.	Improvements to pedestrian links into the existing network and town centre will be necessary.	Outline pedestrian linkage requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Improved cycle routes which are more than just a white line on the road.	Improvements to pedestrian and cycle links into the existing network and town centre will be necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Pedestrian and cycle routes away from roads.	Improvements to pedestrian and cycle links into the existing network and town centre will be necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Improved open spaces, sports pitches and recreation facilities with footpaths to the secondary school.	The necessary open space and recreational facilities will be established for the development when a site template is created. The proposed SANG will provide recreational open space for residents.	Outline open space and recreational facility requirements for the proposed development.
Individuals	A small A&E department at the hospital to take the strain from Poole.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.
Individuals	Road improvements to reduce congestion.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Another leisure centre with 25 metre swimming pool, gym, sauna etc.	The necessary leisure facilities will be established for the development when a site template is created.	Outline leisure facility requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Not possible to improve infrastructure to a level that will be adequate enough.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Improved shopping opportunities.	The necessary retail requirements will be established for the development when a site template is created.	Outline retail requirements for the proposed development.
Individuals	Electricity supply will need improving.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Put in a bypass from the railway roundabout to the Bakers Arms roundabout.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	The old middle school site has the potential to fulfil the space and needs of a progressive GP service with the old surgery becoming part of an upgraded Wareham Hospital to meet growing local demand.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.
Individuals	Infrastructure needs should not be looked at in isolation but collectively.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	New primary school will be needed and catchment areas restructured.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Traffic system needs to be completely rethought.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Dorset and Wiltshire Fire and Rescue	Moderate impact, in combination with other proposed development in the central area.	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.
Wessex Water	Will need agreed points of connection with local upsizing works for supply and waste services.	These requirements have been noted by the Council and will inform the progression of the development with regards to infrastructure provision.	Liaise with appropriate bodies with regards to the provision of water supply and drainage systems.
Wessex Water	Capacity at Wareham sewerage treatment works will need review for the period 2020 – 2025.	These requirements have been noted by the Council and will inform the progression of the development with regards to infrastructure provision.	Liaise with appropriate bodies with regards to the provision of water supply and drainage systems.
Wessex Water	All sites will require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	These requirements have been noted by the Council and will inform the progression of the development with regards to infrastructure provision.	Liaise with appropriate bodies with regards to the provision of water supply and drainage systems.

Appendix 22: Site 7 (Upton) – qualitative responses

Who said	Issue	Officer comment	Key actions
Individuals	Logical extension in a mixed housing area.	Noted.	None.
Individuals	Agree with the site for the new school and the employment site at French’s farm.	Noted.	None.
Individuals	Land level should be raised to prevent new properties being flooded.	Surface water management needs to be fully considered to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Dorset Wildlife Trust	SANG has significant potential to enhance the existing wildlife interest in the area.	Discussions are ongoing with Natural England to establish the most suitable extent of the SANG.	Establish the most suitable location and extent of the SANG in consultation with Natural England.
Dorset Wildlife Trust	No direct concerns relating to SNCIs or DWT reserves in the area.	Noted.	None.
Wyatt Homes	Sustainability Appraisal - SANG provision will be well established prior to first occupation and not clear why there is a short term minus on this point. Minus rating not justified for landscape or Green Belt either. Has the scoring failed to take account of the approved bund facing across the dual carriageway to Lytchett Minster? The slight minus rating for pollution and consumption of natural resources should not be equal to sites located further from local facilities and the conurbation as a whole.	Noted.	Review the Sustainability Appraisal and consider whether any changes are needed in light of the points raised.

Who said	Issue	Officer comment	Key actions
Wyatt Homes	Scope to extend the SANG to the field which lies south of the allotment land.	Discussions are ongoing with Natural England to establish the extent of the SANG to deliver its intended purpose.	Establish the most suitable extent of the SANG in consultation with Natural England.
Wyatt Homes, Individuals	Site is well positioned in relation to conurbation and close to good transport links.	Transport studies have identified this settlement as a desirable location for development given the access to the A35.	None.
Wyatt Homes	Land is not a significant loss from the Green Belt and does not fulfil any of the five purposes of Green Belt. The conclusion in the Green Belt Review that the land is ordinarily unsuitable for release from the Green Belt because of 3 alleged Green Belt roles is unfounded and wrong.	The Green Belt Review states that this proposed allocation would cause a harmful sprawling effect, create a merging effect, and would encroach on the countryside.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Wyatt Homes, Individuals	Given proximity to conurbation would be logical to extend the development to include land between proposed site and the proposed SANG so that it is adjacent to the development. SANG can be extended to the east.	Following the outcome of the consultation the extent of the allocated sites shall be confirmed within the pre-submission document.	Assess whether extending the site is necessary, if this site is taken forward.
Wyatt Homes	Supports the districts settlement hierarchy as Upton is a first tier town.	This classification made the proposed site favourable.	None.
Wyatt Homes	Delivery of site in accordance with NPPF.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Wyatt Homes	The Council should consider identifying safeguarded land for future growth so the Green Belt boundary does not need to be altered at the end of the plan period.	While the Council have not identified any safeguarded land for future growth this can be considered before progression onto the next stage of the Partial Review process.	Consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	Help reducing vehicle mileage for people working in conurbation.	The location of the proposed development to the conurbation makes it favourable with regards to meeting sustainable travel goals.	None.
First Bus, Individuals	Road infrastructure will need improving, including access for HGVs.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Good screening from the bypass would be required.	The Council will ensure that appropriate screening options are taken into consideration when landscaping proposals are put forward.	Ensure appropriate screening from the bypass.
Individuals	Very local employment opportunities.	Employment opportunities are available locally and proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Necessary infrastructure improvements should be delivered to support existing and new residents.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Green Belt land should not be used for housing.	The Green Belt Review states that this proposed allocation would cause a harmful sprawling effect, create a merging effect, and would encroach on the countryside.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	Reduces the strategic gap between Upton and Lytchett Minster, and will affect the setting of the village and its historic appeal.	The Green Belt Review states the development would create a merging effect, despite the presence of the bypass.	None.
Individuals	Doctors surgery is already overcrowded.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline medical facility requirements for the proposed development.
Individuals	On-road parking is already an issue at Meadows Drive/Dacombe Drive.	These roads are on the opposite side of the Upton settlement and over 1km from the proposed housing site.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Site is at risk from different forms of flooding and development will make flooding worse, and properties uninsurable.	Surface water management needs to be fully considered to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Difficulty crossing railway line to access town.	Accessibility to Poole town centre for residents will be taken into careful consideration.	Ensure the proposed housing site is safely accessible to key areas.
Individuals	Development of French's Farm would destroy parkland fields.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.
Studland Parish Council, Individuals	Westward spread of conurbation to the detriment of the visual impact of the gateway to the Purbecks.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing rural setting.
Individuals	Housing, employment and schooling sites have very poor access from major routes.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and establish the most appropriate points for access to and from the sites.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Unacceptable levels of noise and pollution as site is adjacent to bypass.	Mitigating the impact of the bypass will have to be carefully considered in the delivery of the site.	Ensure any possible noise and pollution impacts from the bypass are mitigated against.
Individuals	Increased congestion on already overused roads e.g. Policemans Lane cannot accommodate extra use.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Issue	Officer comment	Key actions
Individuals	Putting tourist appeal at risk as people visit for small villages.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing rural setting.
Individuals	Housing should only satisfy local need.	Noted. The scope of the proposed assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Worth Matravers Parish Council, Individuals	Overdevelopment and not needed.	Noted.	None.
Worth Matravers Parish Council, Individuals	Infrastructure will be overstretched.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Worth Matravers Parish Council, Individuals	Disagree with the SANG policy.	Noted.	None.

Who said	Issue	Officer comment	Key actions
West Lulworth Parish Council	SHMA is flawed.	Noted. The role of the SHMA in identifying an objectively assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	Will impact visitors to the RSPB reserves and local walkers.	RSPB have stressed the impacts of increased public access to areas of the SPA is of utmost concern and must be carefully approached, and the RSPB would look to restrict public access to areas where impacts can be avoided or successfully mitigated.	Liaise with the RSPB with regards to public access to the SPA.
Individuals	Few open spaces left in Upton.	SANG provided will allow a recreational open space for local residents.	Establish the extent of the SANG in consultation with Natural England.
Individuals	Is employment use required given the rate at which offices are turning to flats in Poole?	Given the conversion of office space to flats the provision of employment space is an important consideration. However, the allocation is in close proximity to employment opportunities in the conurbation.	Consider the proportion of employment space required.
Individuals	Do not want to see the nature of the roads changed.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Peaceful area would be transformed by change.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing rural setting.
Individuals	Should provide housing/employment/schools on existing brownfield sites not on Green Belt.	There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need.	None.
Purbeck and Poole CPRE	Could work if enough attention is paid to developing/maintaining wild life corridors and the integrity of the Green Belt zone.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing rural setting.
Individuals	SANG should be in an appropriate useable condition prior occupation of development.	Discussions are ongoing with Natural England to establish the extent of the SANG to deliver its intended purpose.	Establish the most suitable extent of the SANG in consultation with Natural England.
Individuals	Visual impact of site needs to be mitigated, particularly southern end.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing rural setting.
Individuals	Costs of drainage for the site could limit affordable housing delivery.	The Council intends to deliver affordable housing as part of this development in conjunction with the other forms of mitigation and infrastructure provided.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Access would need to be improved and a one-way system introduced to stop the existing "rat run".	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and established the most appropriate points for access to and from the site.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	A separate road to the main road is required from the combined estate.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and established the most appropriate points for access to and from the site.	Ensure appropriate transport mitigation measures are provided alongside the development.
First Bus	Will need to be served by public transport.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Dorset County Council	Improvements to pedestrian, cycle and public transport links into Hamworthy and Poole town centre. A Transport Assessment will be required to assess the traffic impact of development.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Dorset County Council	New school would be needed to accommodate additional pupils generated from development in Lytchett Minster or Upton.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Dorset County Council	Surface water management needs to be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.	Noted.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Natural England	This site can come forward with further details to be agreed regarding the SANG and nitrogen neutrality arrangements.	Discussions are ongoing with Natural England to establish the most suitable extent of the SANG.	Establish the most suitable extent of the SANG in consultation with Natural England and to confirm the location for nitrogen neutrality.
RSPB, Individuals	Risk of increased disturbance to Poole Harbour SPA.	Noted.	Liaise with the RSPB with regards to public access to the SPA.
RSPB, Individuals	The impacts of increased public access to areas of the SPA is of utmost concern and must be carefully approached. Would look to restrict public access to areas where impacts can be avoided or successfully mitigated.	Noted.	Liaise with the RSPB with regards to public access to the SPA.
RSPB	Can the SANG successfully mitigate for both the existing consented scheme and the proposed allocation?	Discussions are ongoing with Natural England to establish the most suitable extent of the SANG.	Establish the most suitable extent of the SANG in consultation with Natural England.
RSPB	The site includes land that is used occasionally by passage and over-wintering birds associated with the Poole Harbour SPA. This will need assessment should the allocation be progressed.	The Council will look into this further and ensure an appropriate assessment is carried out.	Liaise with appropriate organisations to carry out an assessment of over-wintering birds on the site.

Appendix 23: Site 7 (Upton) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Dorset and Wiltshire Fire and Rescue	Moderate impact, in combination with other proposed housing and employment sites in the north east area	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.
Individuals	Road infrastructure will need improving, including access for HGVs.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	School provision.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Necessary infrastructure improvements should be delivered to support existing and new residents.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	A proper railway crossing is required to include safe pedestrian walkways.	Accessibility to Poole town centre for residents will be taken in consideration.	Ensure the proposed housing site is safely accessible to key areas.
Individuals	Healthcare facilities need increasing to cater for an increasingly ageing local population.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline medical facility requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Under 5s nurseries.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Public transport.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Home carers for the elderly.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	No possibility of any significant infrastructure improvement to support proposal.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Small businesses to employ local people (preferably white collar).	Some small scale employment may be available through the development but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	New parking for the doctors and chemist.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline medical facility requirements for the proposed development.
Individuals	The bridge under the A31 at the end of Slough Lane and Watery Lane needs opening up to allow residents to walk along the by-way to Lytchett Minster. This will be particularly valuable in contributing to alternative green space requirements especially as no new SANG is proposed.	The possibility of enhancing walking connections will be assessed as part of the proposed development.	Seek opportunities to enhance walkable connections to neighbouring settlements.
Individuals	Install speed cameras between Upton and the Lytchett Minster.	Traffic modelling will be used to assess implications for the road network to target transport improvements and traffic calming measures where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	A risk assessment on the impact on traffic should be carried out and additional traffic management measures are needed in Upton.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	A four form entry Junior School. The existing Junior school is full to capacity (I'm chair of Governors). This would free-up the existing site for development to possibly use as a hub for doctors, children's services etc. currently at the Cross Roads.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	A new sewage pumping station is likely to be required.	Wessex Water have offered no comments with regards to this proposed allocation.	Liaise with Wessex Water to establish any sewerage infrastructure implications.
Individuals	One-way system to minimise congestion on Watery Lane and Policeman's Lane.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Walking areas including safe access to the pavement alongside the Dorchester Road.	SANG provided will allow a recreational activity space for local residents.	Establish the most suitable extent of the SANG in consultation with Natural England.
Individuals	Habitat creation.	SANG has significant potential to enhance the existing wildlife interest in the area.	Establish the most suitable extent of the SANG in consultation with Natural England.
Individuals	Soften traffic noise and tree planting to screen view from main road.	The Council will ensure that appropriate screening options are taken into consideration when landscaping proposals are put forward.	Ensure appropriate screening from the bypass.

Appendix 24: Site 8 (Langton Matravers) – qualitative responses

Who said	Issue	Officer comment	Key actions
Dorset County Council Minerals	There are a number of current operational mineral sites in the Bournemouth, Dorset and Poole Mineral Sites Plan located in the general area. Further information can be supplied on specific sites as required. This potential development area is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA) as designated by Policies SG1 and SG2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014. In accordance with these policies, developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.	Noted.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset County Council Education	St George's - a development of 40 houses in Langton Matravers would generate a pressure on the primary school, which has no capacity to expand on its current site. Capacity would have to be found in Swanage if	Noted.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

Who said	Issue	Officer comment	Key actions
	the school could not accept all its catchment children.		
Dorset County Council Highways	No objections in principle, subject to improvements to pedestrian, cycle and public transport links into Swanage, Corfe Castle and Wareham centres. A Transport Assessment will be required to assess the traffic impact of development.	Noted.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset County Council Lead Local Flood Authority	Concerns that there is not enough reference to DCC as LLFA, flood risk or specifically to surface water management. It is a requirement of the NPPF that any further consideration of this site adequately addresses these issues. Surface water management must be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.	This is a key issue that will need to be addressed.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Natural England	NE will need to consider the need for avoidance / mitigation in this location in relation to both the SANG requirement as well as impacts on the coastal designated sites with the authority.	The Council will work with NE and the developer to ascertain what level of mitigation is required. NE has not provided comments in respect of the AONB. The site has a planning history involving refusal of planning permission on AONB grounds (but not tested at appeal). The Dorset AONB Team has objected to the site, so comments	Work with Natural England and the developer to ascertain what level of heathland mitigation would be required for development in this location. Request a view from Natural England on the principle of developing in this AONB location. Require the developer to demonstrate the appropriate density for the site.

Who said	Issue	Officer comment	Key actions
		from NE in its landscape capacity will be necessary.	Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.
Corfe Castle Parish Council	Disagrees with any development south of Corfe Castle, owing to highway constraints.	It would be difficult to resist development on this basis when DCC Highways has not objected in principle.	None.
Swanage Town Council, individuals	The number is too many (for a small village).	It would be difficult to resist development on these grounds, if it can mitigate its impacts.	None.
Swanage Town Council, Langton Matravers Parish Council, individuals	Not a sustainable location / lack of infrastructure, e.g. reduced public transport; limited employment; businesses closing down; traffic congestion and safety; sewerage; school places; GPs.	There are some facilities and services at Langton Matravers, although those nearby in Swanage will be a significant draw. It is important to note the strength of opinion across Purbeck that development is needed at the smaller villages in order to help sustain them.	None.
Swanage Town Council, Studland Parish Council, individual	High house prices for local people. Market housing does not meet local needs.	The Council cannot influence the price of market homes, but an allocation here would be 50% affordable housing and the Council can control who is nominated for it.	None.

Who said	Issue	Officer comment	Key actions
Swanage Town Council, individuals	Concerns over second homeownership.	This is discussed under issue 2.	None.
Swanage Town Council, individuals	The Parish Council should identify a smaller site for affordable housing instead. Affordable housing should be pepper-potted in smaller groups through the village.	The Council has to judge every site on its merits. The Parish Council has not approached the District Council with any available land for a rural exception site.	Approach Langton Matravers Parish Council to identify possible available sites.
Studland Parish Council, Worth Matravers Parish Council, Langton Matravers Parish Council, individuals	There is no proven need for market housing. Affordable housing is needed.	The SHMA sets out market housing needs.	None.
West Lulworth Parish Council	The SHMA is flawed.	The SHMA is discussed under PO2.	None.
Worth Matravers Parish Council, individuals	This should be a rural exception site.	The site is being promoted for both an exception site and an allocation. The Council has to consider both.	None.
Langton Matravers Parish Council, National Trust	Concerns over flooding, drainage and surface water management.	Dorset County Council LLFA has raised concerns in this respect.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

Who said	Issue	Officer comment	Key actions
Langton Matravers Parish Council, National Trust	Concerns about the AONB.	The Council has received comments from the Dorset AONB Team, indicating that there are issues to be resolved (see below).	None.
National Trust	The amount of affordable housing should be appropriate.	The Council would seek to maximise affordable housing on this site.	None.
RSPB	No in principle objection.	Noted.	None.
Dorset Wildlife Trust, individuals	Notes anecdotal information that there is protected wildlife within the site. Requests a full ecological survey. Mitigation may be required for SACs to the south.	This reflects a similar comment from Natural England.	Work with Natural England and the developer to ascertain what level of heathland mitigation would be required for development in this location.
Dorset AONB Team	Notes the planning history of the site and that no application has been approved by the Council. Despite the proposed retention of the screening trees, the proposed development would have been harmful. Land south of The Hyde is even less screened.	The Council notes the AONB Team's comments, but it would be difficult to rule out the site on AONB grounds at this stage. The AONB team responded to the quantitative question with 'partially agree', indicating that development here could be possible. The Council's refusals of planning permission have, to date, not been tested at appeal. The most recent cites the excessive amount and form of development as harmful to the AONB, not an outright objection in principle. Furthermore, the Council has not received a view through this consultation from Natural England in its landscape capacity. Their expertise would be	Request a view from Natural England on the principle of developing in this AONB location. Require the developer to demonstrate the appropriate density for the site. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

Who said	Issue	Officer comment	Key actions
		useful in making a judgment on this site.	
Dorset AONB Team	Concerns over the relationship of land to the south of The Hyde with the nearby footpath network. Development here would likely adversely affect transition from the existing settlement to the surrounding countryside, albeit away from Durnford Drove, which is an important access point.	It is important that development should not affect this transition. The developer should demonstrate how this could be resolved.	Require the developer to demonstrate how the land to the south of The Hyde could be developed without harming the transition from the village to the surrounding countryside.
Dorset AONB Team, individuals	The site is also within the Purbeck Heritage Coast, where NPPF paragraph 114 states that: 'local planning authorities should maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.'	Comments noted, although it may be difficult to resist development on the basis of this designation, given that it washes over several settlements where infill is acceptable in principle. This includes East and West Lulworth, Kimmeridge, Langton Matravers and Worth Matravers. In the case of Worth Matravers, the Council has approved a rural exception site on greenfield land.	None.
Individuals	This a small number that could be absorbed into the community. It could help maintain the community.	Noted.	None.
Individuals	All small villages should have some building.	Owing to land availability and constraints, this would not be possible, but the Council's preferred option is to spread development as much as possible.	None.

Who said	Issue	Officer comment	Key actions
Individuals	The exceptional circumstances test for AONB development are not demonstrated.	It is doubtful that development of the scale proposed would constitute 'major' and therefore trigger the exceptional circumstances tests of the NPPF. The Dorset AONB Team and Natural England have not raised concerns in this respect.	None.
Individuals	Objections to the developer gaining financially.	A developer's profit is not a material planning consideration for the Council to take into account.	None.
Individuals	There are other, more suitable sites around the village, e.g. Ship Inn, Steppes, Capston Field.	The Council has to judge sites on their merits. However, it is worth re-looking at potential for infill development across Purbeck to see if there are any additional opportunities.	Update character area development potential (windfall / infill) study.
Individuals	The Council should incentivise second homeowners to rent their properties out.	The Council is already looking at ways to do this. For example, Poole has an incentive policy. This is more of a matter for the Council's housing, rather than planning section, so no actions identified for the Partial Review.	None.
Individuals	Occupants would be retirees.	The Council cannot control who purchases market homes, but an allocation here would be 50% affordable housing and the Council can control who is nominated for it.	None.
Individuals	Concerns for trees protected by a TPO.	This is not an absolute constraint to development, as development can	None.

Who said	Issue	Officer comment	Key actions
		be designed successfully around protected trees.	
Individuals	The proposal is proportionate.	Noted.	None.
Individuals	No green belt.	The green belt does not cover this part of Purbeck.	None.
Individuals	There are no flooding issues.	Evidence shows that there are some surface water drainage issues here. Development would need to demonstrate that they could be overcome.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Individuals	Concerns over the loss of agricultural land.	The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.
Individuals	Concerns over the impacts on the neighbouring Langton House, which could put jobs at risk.	It is not clear how development would affect Langton House, given the separation between it and the sites.	None.
Individuals	There is good access to Swanage here and its employment.	Noted.	None.
Individuals	Density too great and out of character with the village.	A previous planning application was refused on density grounds. This could be something that could be resolved.	Require the developer to demonstrate the appropriate density for the site.

Who said	Issue	Officer comment	Key actions
Individuals	40 houses over 15 years would not cause significant damage to the village. This is an ideal site.	Noted.	None.
Individuals	Development would change the rural aspect of the village.	Development of the appropriate density could integrate with the village.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	There is a lack of public support for development here.	It is important to bear in mind that legislation does not allow councils to just say no to development, even where there is overwhelming public objection to a proposal. Localism means councils retaining control and delivering development at sites they choose to allocate through the local plan, according to land availability and constraints.	None.
Individuals	Housing is badly needed in the area.	Noted.	None.
Individuals	It is outside the settlement boundary and would set a precedent for future growth.	Future housing needs are not currently known and no testing of constraints in this area has taken place to ascertain if further development would be possible.	None.

Appendix 25: Site 8 (Langton Matravers) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Wessex Water	Points of connection to local supply mains and sewers required, as well as separate systems of drainage with surface water disposals to land drainage systems, subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	Noted.	Use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset and Wiltshire Fire and Rescue	Minimal impact, in combination with other development in the south east area.	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Work with DWFR to clarify requirements should the site go forward.
Individuals	Absolutely none.	The Council interprets this comment to mean that development is not supported and therefore neither is infrastructure.	None.
Individuals	Various transport-related suggestions, e.g. traffic lights at the junction of the A351 at Herston; bus service; a safer High Street with a 20mph limit; crossings; better access roads; traffic calming in Corfe Castle.	DCC Highways has said that a transport assessment will be required. This will ascertain the impacts and mitigation.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	New sewers / drainage.	Wessex Water has commented that mitigation will be required.	Set out clear requirements for the site within the site template, should it be taken forward.

Who said	Infrastructure required	Officer comment	Key actions
Wessex Water	Points of connection to local supply mains and sewers required, as well as separate systems of drainage with surface water disposals to land drainage systems, subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	Noted.	Use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Individuals	Jobs.	The Council is planning to increase job provision in Purbeck, although without any specific plans for Langton Matravers.	None.

Appendix 26: Site 9 (Harmans Cross) – qualitative responses

Who said	Issue	Officer comment	Key actions
Dorset County Council Highways	At this early stage officers have no objections in principle to development in this location, subject to improvements to pedestrian, cycle and public transport links into Swanage, Corfe Castle and Wareham centres. A Transport Assessment will be required to assess the traffic impact of development.	Noted.	Use DCC’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset County Council Lead Local Flood Authority	Concerns that there is not enough reference to DCC as LLFA, flood risk or specifically to surface water management. It is a requirement of the NPPF that any further consideration of this site adequately addresses these issues. Surface water management must be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.	This is a key issue that will need to be addressed.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Natural England	NE has stated that the comments reflect its views on this site.	The Council interprets this to refer to the comments in the consultation document. This says that it is unlikely a SANG would be required and that development would not harm the AONB.	None.
Wessex Water	Supply and waste connections are available from local mains and sewers. There is capacity available at Harmans Cross sewage treatment works.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Studland Parish Council, individuals	The number is excessive for this small community.	It would be difficult to resist development on these grounds, if it can mitigate its impacts.	None.
Corfe Castle Parish Council	Harmans Cross should be able to support additional houses.	Noted.	None.
Corfe Castle Parish Council, Swanage Town Council, Worth Matravers Parish Council, individuals	Additional traffic through Corfe Castle and generally on inadequate highways infrastructure needs to be resolved. Other concerns raised over highway safety. Suggestion that footpaths are required to ensure safer pedestrian access to facilities.	DCC Highways has not objected in principle, but has said that a transport assessment will be required. This will ascertain the impacts and mitigation.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Swanage Town Council, individuals	Concerns over second homes / using homes as banks.	The consultation material included questions on this, which are dealt with at issue 1.	None.
Swanage Town Council, individuals	Not a sustainable location / lack of infrastructure, e.g. only two petrol stations with minimarts; reduced public transport; the train will only be on a trial basis next year, with premium fares; lack of employment.	There are some facilities and services at Harmans Cross, although those nearby in Swanage will be a significant draw. It is important to note the strength of opinion across Purbeck that development is needed at the smaller villages in order to help sustain them.	None.
West Lulworth Parish Council, individuals	The SHMA is flawed / does not reflect local needs.	The SHMA is discussed under PO2.	None.
Worth Matravers Parish Council	The site should deliver at least 50% affordable rented housing, with a strong preference for social rented housing.	The tenure split of affordable housing will be determined site by site, but it is likely to be	None.

Who said	Issue	Officer comment	Key actions
		predominantly rented accommodation.	
RSPB	No in principle objection.	Noted.	None.
Dorset Wildlife Trust	There are no direct concerns relating to DWT Reserves or SNCIs in this area.	Noted.	None.
Dorset AONB Team	Considers the site to have a fairly good relationship with the existing pattern of development. Although it would increase the overall visual impact of housing at Harmans Cross, careful design would mean it would unlikely result in a significant detrimental effect on the AONB. Development would have to mitigate adverse impacts on public views. Nevertheless, the Council should consider whether or not they apply, in order to demonstrate to an inspector the issue has been considered. This will be done through a separate background paper. In particular, it should cite recent inspectors' reports and case law and their implications for AONB development.	Noted.	Require site to mitigate adverse impacts on public views, if site is taken forward. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.
Agent, individuals	The proposed density is too high. 20 homes would be better spread across a larger area, including their client's land at Terra Nova on Valley Road. This should be achieved through adjusting the settlement boundary.	The Council believes that around 20 homes would reflect the neighbouring density of Tabbitt's Hill Lane and Springbrook Close. The Council will consider adjustments to the settlement boundary to accommodate the site identified in the Partial	None.

Who said	Issue	Officer comment	Key actions
		Review, but the addition of the agent’s suggestion would likely lead to an inappropriate westward sprawl of the village.	
Individuals	This is a modest proposal that should integrate.	Noted.	None.
Individuals	20 homes in 15 years would not be overdevelopment.	Noted.	None.
Individuals	Should include starter homes.	50% would be affordable housing. Starter homes currently do not fall under the definition, although the government has announced the possibility that it could.	None.
Individuals	There is no demand for affordable housing in the village.	The parish housing needs survey shows that there is a need.	None.
Individuals	The allocation should be built elsewhere in Purbeck.	The Council is looking to spread development as much as possible, in line with key feedback received during the issues and options consultation.	None.
Individuals	The site should be 100% affordable. Other suggestions that the majority should be affordable.	The Council is required to deliver both market and affordable homes – in this case 50% of each. This site is not being promoted for a rural exception site.	None.

Who said	Issue	Officer comment	Key actions
Individuals	No mention that Swanage has its own local plan with housing development and is only three miles away.	The Swanage Local Plan meets the requirements of the previous plan target and not the Partial Review.	None.
Individuals	There is good access to roads here.	Noted.	None.
Individuals	Housing is badly needed in the area.	Noted.	None.
Individuals	Support for spreading development around the district in this way.	Noted.	None.
Individuals	The exceptional circumstances test for AONB development are not demonstrated.	It is doubtful that development of the scale proposed would constitute 'major' and therefore trigger the exceptional circumstances tests of the NPPF. The Dorset AONB Team and Natural England have not raised concerns in this respect. Nevertheless, the Council should consider whether or not they apply, in order to demonstrate to an inspector the issue has been considered. This will be done through a separate background paper. In particular, it should cite recent inspectors' reports and case law and their implications for AONB development.	Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

Who said	Issue	Officer comment	Key actions
Individuals	Concerns over impacts to Corfe Common.	Corfe Common is not an SPA, as there are no qualifying species there.	None.
Individuals	This is not a great place for new homes, as there is no real village heart.	There is no defined centre to the village, but it would be difficult to resist development on this basis.	None.
Individuals	The proposal is proportionate.	Noted.	None.
Individuals	No green belt.	The green belt does not cover this part of Purbeck.	None.
Individuals	There are no flooding issues.	Evidence shows that there are some surface water drainage issues here. Development would need to demonstrate that they could be overcome.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Individuals	This is a sensible location for development.	Noted.	None.

Appendix 27: Site 9 (Harmans Cross) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Wessex Water	The site would require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the Lead Local Flood Authority.	Noted.	Use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset and Wiltshire Fire and Rescue	Minimal impact, in combination with other development in the south east area.		
Individuals	Complete the A351 footway as a continuous link to the village hall facilities. Footpaths are generally required.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	More public transport.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Development is not supported and therefore no infrastructure is supported.	Noted.	None.
Individuals	Speed cameras in Corfe Castle. General resolving of Corfe's traffic issues.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Set out clear requirements for the site within the site template, should it be taken forward.

Appendix 28: Site 9 (Harmans Cross) consultation event feedback

Comment	Officer response	Key actions
Suggestion that the hedge and trees along the road should be retained.	The Council will ensure that all appropriate trees and hedges are retained.	Identify which trees and hedges would require retention and protect specimens with TPOs.

Appendix 29: AO2 – maximise housing in south west Purbeck – qualitative responses

Who said	Issue	Officer comment	Key actions
Natural England	See specific sites for advice.	Noted.	None.
Dorset County Council Highways	Initial high level transport study shows that Moreton could cope with 600 new homes without having a severe impact on the highway network, subject to all the usual mitigation measures, Transport Assessment, Travel Plan, etc., but omitting development at Lytchett Matravers in favour of Moreton makes less sense in transport terms as LM is closer to the conurbation and will have less impact on the already congested A351. Both developments would be preferred.	The option presented is not to maximise development at south west and north east Purbeck. The preferred option has the most even spread between the two areas.	None.
Highways England	The Transport impact evidence base clearly indicates significant increase in trips on the Strategic Road Network (SRN). Whilst the evidence base suggests the scale of the this increase, it does not go as far to suggest if the junctions on the SRN have the potential or not to be severely impacted by the increase in movements, e.g. at Bere Regis roundabout. If there is potential for severe impact at junctions on the A35 or A31 by reason of the traffic arising from the additional growth, it will be important for the Local Plan to identify these issues and the mitigation. The potential highway impacts of the large allocations and the cumulative effects of allocations on the SRN has not received	Such information will be essential in moving the plan forward. Since receiving its comments, officers have met with Highways England and identified the requirements, which relate to the strategic road network.	Commission further evidence to set out the immediate transport implications of options, in terms of the strategic road network. This should include looking closer at additional growth potential at Bere Regis.

Who said	Issue	Officer comment	Key actions
	sufficient attention. Before agreeing that the impacts of specific sites can either be accommodated or if there may be a need for transport mitigation, further transport work will be required so that impacts on the SRN can be assessed. Once this is done, Highways England will be in a position to agree if the allocations in the plan should include any requirements for mitigation either individually or cumulatively.		
Swanage Town Council, Studland Parish Council, individuals	No matter how the number is divided, it is too much. The number needs to be revisited.	This is dealt with under PO2 (meeting objectively assessed housing needs).	None.
RSPB	Detailed assessment relating to each of the options being taken forward will be required to address the uncertainties about delivering large housing allocations without having adverse impacts on internationally protected sites including the Dorset Heathlands SPA and Poole Harbour SPA (and other wildlife interests) in Purbeck, and to satisfy the requirements of the Habitats Regulations.	The Council will keep working with Natural England, developers and landowners to see how any outstanding issues could be overcome.	None.
Agent	600 dwellings would be consistent with the 2002 local plan inspector's recommendations.	Noted.	None.
Agent	Development [at Moreton] would not lead to the loss of productive agricultural land.	Noted. Agricultural land grades are touched upon in the site selection background paper, but could benefit from being made clearer.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.

Who said	Issue	Officer comment	Key actions
Agent	Land here is not constrained by planning or environmental designations.	Noted, although development would have to mitigate its impacts on designations, such as heaths.	None.
Agents	600 dwellings at Moreton would lead to a greater range of infrastructure and facilities compared with 350.	Noted.	None.
Agents	Growth here is illogical and contrary to sustainability principles. It is preferable to build in the north east near to the conurbation and where most people commute to. Redbridge Pit has undulating site levels, ponds, vegetation, trees, surface water flooding and SNCI. To pursue this option would threaten the soundness of the plan.	This agent is promoting various sites in north east Purbeck. The train station offers a sustainable mode of transport for commuters to Dorchester or the conurbation and jobs will be provided locally. The issues raised by this agent can be overcome in theory.	None.
Agents, individuals	Moreton is one of the least sustainable parts of Purbeck. There is a lack of services, schools, facilities, jobs, major roads, transport links.	Paragraph 17 of the NPPF says that plans should 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'. The presence of the train station and the facilities and services at Crossways are positive sustainable assets and	Set out clear requirements for the site within the site template, should it be taken forward.

Who said	Issue	Officer comment	Key actions
		development could improve facilities and services.	
Agents	Concerns over mitigating heathland impacts.	Natural England has confirmed that there is capacity in Moreton's proposed SANG to mitigate 600 homes.	None.
Individuals	Additional development would provide a more even spread across the district.	The preferred option offers the more even spread.	None.
Individuals	Support for locating development near to the train station.	Noted.	None.
Individuals	It is reasonable, but offers no particular advantages.	Noted.	None.
Individuals	Road improvements will be required.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Individuals	Concerns over flood risk.	DCC as the lead local flood authority drew to the developer's attention the issue of surface water drainage through site 4.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Individuals	Build at Dorset Green.	The site is now designated an enterprise zone and would not be suitable for housing.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Support because it avoids building at Lytchett Minster.	This option still involves 650 homes at Lytchett Minster.	None.
Individuals	Objection to continued inclusion of Lytchett Minster.	Noted.	None.
Individuals	Keep development away from the coast.	The reasoning behind this comment is not clear. The nearest site to the coast is at Langton Matravers and this is around 2km away.	None.
Individuals	Moreton is preferable because its roads are less busy than Lytchett Matravers.	Noted.	None.
Individuals	Lytchett Matravers makes better sense in terms of joining the two detached parts of the village	This option only involves two sites to the north of Lytchett Matravers, totalling 90 units. The preferred option and alternative option 3 would use land to the south of the village.	None.
Individuals	No support for any of the sites.	Noted.	None.
Individuals	South west Purbeck is poor for employment. Dorset Green's 160 jobs and 400 possible spin-off jobs over 20 years does not justify large-scale housing.	The potential housing growth at Wool is not dependent on the jobs being proposed at Dorset Green. One will help support the other, but they are not mutually dependent.	None.
Individuals	This option results in the least harm to green belt.	Noted.	None.
Individuals	This option would maximise the spread of affordable housing.	All options would maximise the spread, but this option would actually deliver the fewest affordable homes. Viability evidence shows that	None.

Who said	Issue	Officer comment	Key actions
		Wool could support 40% affordable housing, whereas Lytchett Matravers could support 50%.	

Appendix 30: Site 10 (Moreton) – qualitative responses

Who said	Issue	Officer comment	Key actions
Natural England	Notes that the proposed SANG could work in this location and the provision of a Heathland Support Area would also provide nutrient neutrality for the site. NE has discussed the potential for additional dwellings, which could be compatible with the SANG capacity. NE has not reached any conclusion with the promoter or authority about possible residential development north of Crossways at this point.	Noted.	None.
Dorset County Council Minerals	There are a number of current operational mineral sites in the Bournemouth, Dorset and Poole Mineral Sites Plan located in this area. Specifically, Station Road (AS25), Woodsford Extension (AS19) and Hurst Farm (AS26) sites are in close proximity. Further information can be supplied on specific sites as required. In accordance with these policies, developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.	Noted.	Use DCC’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

Who said	Issue	Officer comment	Key actions
<p>Dorset County Council Minerals</p>	<p>Moreton Pit off Redbridge Road, now known as Redbridge Road Quarry, incorporates much of the potential development area and SANG, has extant planning permission for sand and gravel working (Planning Permission 300317) and for phased restoration of approximately 20 hectares of the quarry to include the importation of inert materials to achieve a mixture of agriculture, woodlands and nature conservation use (Planning Permission 6/2013/0577). Extraction of minerals is required to cease on or before 31 December 2018 unless otherwise agreed in writing by the mineral planning authority and the restoration is required to be complete by 31 December 2022. The approved restoration requires an estimated 244,400m³ (circa 366,600 tonnes) of material, of which an estimated 189,400m³ (circa 282,100 tonnes) would be imported to the site. Planning permission 6/2013/0577 also provides for the continued temporary use of approximately 2.5 hectares of land in the southern part of the quarry adjacent to the main quarry access for inert waste recycling and the retention and use of an adjacent waste storage and treatment building. The approved restoration</p>	<p>Noted.</p>	<p>Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.</p>

Who said	Issue	Officer comment	Key actions
	provides for the removal of all plant, buildings, hard standing, access tracks and stockpiled materials.		
Dorset County Council Education	There would be a need for additional school places if 200-900 homes were to be built at Moreton Station and/or Redbridge Pit. Younger children currently attend Frome Valley School at Crossways with transfer to the Dorchester pyramid for the older pupils. Developer contributions would be needed towards further expansion of Frome Valley St. Mary's Middle School, Puddletown, which is currently at capacity, and there are significant access issues to the site. Children from Moreton would be catchment for St. Mary's Puddletown and would have to be bused. An increase in the number of bused children will require extensive road network developments to allow the school to expand while also needing school building work as well.	This comment includes the range of housing numbers consulted on during the issues and options consultation and does not relate specifically to the 600 in this proposal.	Clarify DCC Education's position on 600 homes at Moreton Station. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset County Council Highways	Development in this area needs to be planned comprehensively through a masterplan process in conjunction with West Dorset District Council's proposals for development around Crossways. Moreton and Crossways needs to become more self-contained and sustainable and therefore development	Noted. The comment regarding land to the south side of the B3390 (SHLAA reference 6/17/1306) ties in with comments from the Caravan Club and the developer regarding the suitability of this land.	Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward. Reconsider the caravan site's suitability for development

Who said	Issue	Officer comment	Key actions
	<p>should be mixed use to provide a better balance of homes, work, and facilities. The benefit of locating development here is the opportunity for people to use the train for quick, short distance travel to Dorchester (8 minutes approx) and Weymouth (18 minutes approx) or further afield to London (2hrs 30mins approx). At this stage, officers have no objections in principle to mixed use development subject to significant improvements to pedestrian, cycle and public transport links including to Crossways facilities, Moreton station and Dorchester town centre. A Transport Assessment will be required to assess the traffic impact of development. From a spatial distribution aspect it may be preferable to also allocate development on the south side of the B3390 towards the railway line as this would facilitate improved access to the station. The Highways Agency may require improvements at Max Gate (A35 Trunk Road, Dorchester) and improvements to links with the West Stafford bypass. Consideration should be given to an extension of the West Stafford bypass south of the railway to avoid Lewell Bridge and level crossings of the railway. Level crossings of the railway are of concern to Network Rail.</p>		<p>through the SHLAA (reference 6/17/1306) and consider relocating the caravan site.</p>

Who said	Issue	Officer comment	Key actions
	<p>The following areas of concern may require mitigation measures: rail service frequency; B3390 Affpuddle traffic impact; B3390 Warmwell traffic impact; B3390 Moreton Level Crossing; B3390 Hurst Bridges safety; B3390 Waddock Cross junction safety; Dick o' th' Banks Road, Crossways; Fiveways junction - B3390, Dick o' th' Banks Road, Redbridge Road, Moreton Road; Lewell Bridge constraint (railway under bridge at West Stafford end of the bypass).</p>		
<p>Dorset County Council Lead Local Flood Authority</p>	<p>Concerns that there is not enough reference to DCC as LLFA, flood risk or specifically to surface water management. It is a requirement of the NPPF that any further consideration of this site adequately addresses these issues. Surface water management must be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.</p>	<p>This is a key issue that will need to be addressed.</p>	<p>Notify the developer of the requirement to mitigate surface water drainage and that development would not cause any off-site worsening for adjacent land.</p>
<p>Studland Parish Council, Moreton Parish Council, individuals</p>	<p>Excessive. It will destroy this small village and become a commuter community for Dorchester and the conurbation.</p>	<p>Masterplanning would ensure that development integrates well into its setting. Housing will be delivered alongside new employment (including at Dorset Green). The train station offers a sustainable mode of transport for commuters.</p>	<p>Set out clear requirements for the site within the site template, should it be taken forward.</p>

Who said	Issue	Officer comment	Key actions
Worth Matravers Parish Council, West Lulworth Parish Council	Disagreement generally with overall housing number.	The overall housing number is addressed under Preferred Option 2. Development that cannot mitigate its impacts will not be allowed.	None.
Affpuddle & Turnerspuddle Parish Council, Moreton Parish Council, individuals	Concerns over cumulative impact with minerals sites and housing at Crossways, e.g. on highways. There should be a greater degree of communication and cooperation between DCC minerals, PDC and WDDC.	PDC is working closely with WDDC and DCC to look at cumulative impacts and how best to coordinate mitigation and new infrastructure provision.	None.
Caravan Club	Requests that the present club site be allocated for development and the club be relocated to more suitable land to the north of the settlement. The current site needs a considerable (and costly) upgrade and its facilities are limited. It does not need to be so close to the station. A map showing the preferred new site is attached.	This ties in with comments from the developer and DCC Highways.	Reconsider the caravan site's suitability for development through the SHLAA (reference 6/17/1306) and consider relocating the caravan site.
Dorset Wildlife Trust	Likely to object to the higher number. Repeats comments from site 4: concerns that over 50% of the potential development area appears to lie within Redbridge SNCI. Although a significant part of it is currently an active mineral extraction site, there is agreement that this area will be restored to the appropriate wildlife habitat when the period of extraction operations is completed. This potential development	Although part of the potential SANG area falls within the SNCI, the exact extent of the development area and the SANG are yet to be finalised and Natural England has previously indicated that the concept SANG plan provides the scope for substantial improvement. The developer is in discussions with DCC to	Involve Dorset Wildlife Trust in discussions about the potential SANG area, to ensure that impacts on the SNCI can be mitigated.

Who said	Issue	Officer comment	Key actions
	<p>would prevent some of that habitat restoration and therefore represent a significant loss of habitat. It is confusing that most of the potential SANG overlaps with the proposed development site and therefore the size of either is difficult to ascertain. The SANG should be of sufficient scale and quality to fully compensate for any habitat loss, and biodiversity enhancements should be a key priority. Redbridge also lies close to Winfrith and Tadnoll DWT reserve, and DWT would be very concerned about any additional recreational pressure on that site from this development option. With these additional recreational pressures on DWT's reserves, along with the potential loss of SNCI, more detailed discussions about these proposals are needed as soon as possible. These discussions should include the exploration of significant biodiversity mitigation options.</p>	<p>amend the current permission for the restoration plan. The Council's HRA looks at impacts on nearby reserves and the SNCI.</p>	
RSPB	<p>Concerns over the distance between the additional housing and the SANG.</p>	<p>Natural England has confirmed that the SANG for 350 dwellings could mitigate 600. Finer details are yet to be drawn up.</p>	<p>None.</p>
Agent	<p>600 dwellings would be consistent with the 2002 local plan inspector's recommendations.</p>	<p>Noted.</p>	<p>None.</p>

Who said	Issue	Officer comment	Key actions
Agent	Development would not lead to the loss of productive agricultural land.	Noted. Agricultural land grades are touched upon in the site selection background paper, but could benefit from being made clearer.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.
Agent	Land here is not constrained by planning or environmental designations.	Noted, although development would have to mitigate its impacts on designations, such as heaths.	None.
Agent	600 dwellings at Moreton would lead to a greater range of infrastructure and facilities compared with 350.	Noted.	None.
Individuals	The least-worst option in landscape terms.	Noted.	None.
Individuals	Impacts on tourism.	The Council has not received any evidence as to how tourism would be affected by this development. Appropriate design and attention to context would be necessary to ensure development integrates well into its setting and minimises any visual harm. The site is significantly detached from Moreton Village.	Set out clear requirements for the site within the site template, should it be taken forward.
Affpuddle & Turnerspuddle Parish Council, Moreton Parish Council,	Concerns over traffic impacts, road capacity and highway safety, particularly on B3390, A35, West Stafford bypass, Waddock Cross, around Briantspuddle and Affpuddle, Gallows Hill crossroads.	The Council is working closely with Dorset County Council Highways, who will ensure that development is acceptable in transport terms.	Set out clear requirements for the site within the site template, should it be taken forward.

Who said	Issue	Officer comment	Key actions
Affpuddle & Turnerspuddle Parish Council, Moreton Parish Council,	Concerns over cumulative impact with minerals sites and housing at Crossways, e.g. on highways. There should be a greater degree of communication and cooperation between DCC minerals, PDC and WDDC.	PDC is working closely with WDDC and DCC to look at cumulative impacts and how best to coordinate mitigation and new infrastructure provision.	None.
Individuals	Biodiversity impacts.	The HRA takes into account impacts on biodiversity.	None.
Individuals	Concerns over pollution.	The HRA takes into account impacts on biodiversity. An Environmental Impact Assessment will be required at the planning application stage and this will take into account air quality.	None.
Moreton Parish Council, individuals	It is not a sustainable location e.g. owing to the length of time it takes to travel by train to Dorchester. There are not enough facilities and services in the settlement (for example, compared with Wareham) to support development, e.g. jobs, schools, shops, community facilities, parking.	Paragraph 17 of the NPPF says that plans should 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'. The presence of the train station and the facilities and services at Crossways are positive sustainable assets and development could improve facilities and services.	Set out clear requirements for the site within the site template, should it be taken forward.

Who said	Issue	Officer comment	Key actions
		Development would not be allowed that could not mitigate its impacts. It is impossible to adhere strictly to Policy LD's hierarchy because of land availability and constraints.	
Individuals	Developers will not deliver the infrastructure they promise.	Legal agreements will commit the developer to providing infrastructure. Development will not be allowed if it cannot mitigate its impacts.	None.
Moreton Parish Council, individuals	A development of this size is not fair, compared with other settlements' allocations. It is out of scale and character.	Land availability and constraints mean that spreading development across the district would not be possible. However, it is worth re-looking at potential for infill development to see if there are any additional opportunities. Plus, the Council will be exploring additional potential through options for settlement boundaries (see 'possible additional option – rounding off settlement boundaries).	Update character area development potential (windfall / infill) study.
Individuals	Objection to the urbanisation of the countryside	Housing is needed in Purbeck, so development is necessary. Landscaping will help integrate the site into its surroundings.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Logical / sensible site, subject to suitable infrastructure.	Noted.	None.
Individuals	Poor planning decisions at West Dorset have put unnecessary needs on Moreton for development.	Moreton Station is in Purbeck and a different housing market area to West Dorset. West Dorset has a completely separate housing target.	None.
Individuals	Loss of farmland.	The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer.	Update site selection background paper to make clearer how agricultural land grades are being taken into account.

Appendix 31: Site 10 (Moreton Station) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Agents	In terms of infrastructure, the Moreton Estate envisages connecting the land allocated for development to the national water, sewerage, gas and electricity network, as well as facilitating the delivery of superfast broadband. Depending on the scale of development identified for Moreton Station and the size of the SANG, there is likely to be scope to provide other facilities such as small-scale employment units, a class C2 care home, an additional 20+ car parking spaces for the railway station, a convenience store, children’s play areas, playing fields and changing facility and land for a new primary school.	Noted, although exact infrastructure requirements are yet to be determined.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Highway improvements, including improved signage and road layout at Waddock; redirection of through traffic to turn right and go via Gallows Hill and Bere Regis; designation of the north-going road to Affpuddle as unsuitable for HGVs; turning the crossroad into a roundabout; complete bypass at Affpuddle; footpath/cycle-/bridle-way along the south-west side of the section of road passing East Farm at Affpuddle.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Development is not supported and therefore no infrastructure is supported.	Noted.	None.

Appendix 32: Site 11 AO2 (Lytchett Matravers) qualitative responses

Who said	Issue	Officer comment	Key actions
RSPB	SANG should offset impacts on nearby SPA heathlands as long as it is carefully designed and suitably linked to housing to allow access for residents.	Discussions are ongoing with Natural England to establish the most suitable extent and location for the SANG. This will include establishing walking routes throughout the development to ensure residents are able to easily access it by foot.	Establish the most suitable extent and location of the SANG in consultation with Natural England.
Individuals	Increasing housing will generate more people and therefore more commuters.	Given the proximity to the conurbation commuting is anticipated in this sustainable travel location. Nevertheless, traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	This number of housing is better as more appropriate for settlement, closest to the centre, and rounds off the village.	Noted.	None.
Individuals	No valid reason for loss of Green Belt.	The Green Belt Review deemed both sites to be suitable for release with the caveat that the Blaneys Corner allocation does not breach the field boundary/line of trees to the south of the Royal British Legion on Wimborne Road.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Who said	Issue	Officer comment	Key actions
Individuals	Roads are not designed to take any more traffic and require major improvement.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Local businesses may be affected e.g. Vineyard and stables.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing village and does not detract from any existing businesses.	Ensure the design of the proposed development ties in with the existing village and rural setting.
Studland Parish Council, Individuals	Excessive numbers.	The Council is required to try and plan for the district's objectively assessed housing need identified through the SHMA. Not delivering the numbers identified would mean the identified housing need would not be met and the district could become susceptible to planning by appeal.	None.
Individuals	No adequate infrastructure.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	No employment to support housing.	Some small scale employment may be available in the village but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Individuals	The development is urban sprawl.	The Green Belt Review deemed both sites to be suitable for release with the caveat that the Blaneys Corner allocation does not breach the field boundary/line of trees to the south of the Royal British Legion on Wimborne Road.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	There is room for some development here but not the number suggested.	A site template will be produced, should these sites be progressed, identifying an appropriate density for any proposed development.	None.
Individuals	Why is the area fronting Wareham Road just south of the allocation and to the north of Freeland Close not included? It is very close to the village centre and relatively discrete in the context of the wider countryside.	The Council is only able to plan for the sites made available to them. The Council will look into whether this site was submitted through the SHLAA process and explore further its possibility for inclusion	Establish whether site was submitted through SHLAA and explore further.
Individuals	Pressure on local schools as not enough school places in the area at present.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Individuals	The broadband speed is appalling.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Supportable and sustainable if housing growth is spread more widely, evenly and fairly across Purbeck.	Once all constraints had been applied to all available sites across the district those proposed sites came out as the most deliverable and least constrained.	None.
Individuals	Supportable and sustainable if overall growth is biased towards SW Purbeck where there is a greater need for jobs and growth.	Noted.	None.
Individuals	Most vociferous people objecting to new housing are those in houses built on what were recently green fields.	Noted.	None.
Individuals	Less detrimental impact on the environment and current home owners than alternative options.	Noted.	None.
Individuals	Good bus service and close to conurbation.	Proximity to the conurbation makes this proposal a sustainable travel option.	None.
Individuals	Disadvantage that no railway station.	Noted.	None.
Individuals	Housing with infrastructure will turn village into a town.	The delivery of infrastructure will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the delivery of infrastructure ties in with the existing village and rural setting.

Who said	Issue	Officer comment	Key actions
Individuals	Housing should be focused in existing larger settlements, such as Wareham, as opposed to minor villages. Would be easier to deliver infrastructure in fewer locations.	Where possible this is the principle adopted by the Council. However, environmental constraints and land availability issues mean that this is not always possible.	None.
Individuals	Flowers Drove site is an expensive site to develop due to its topography.	Noted.	None.
Individuals	Sewer infrastructure would need major investment.	Wessex Water have offered no comments with regards to this proposed allocation.	Liaise with Wessex Water to establish any sewerage infrastructure implications.
Individuals	Flowers Drove homes could be devalued.	Noted.	None.
Individuals	Development must deliver affordable housing.	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA. Ensure that development proposals are viability tested.
Individuals	Cannot take any more housing with already 50 new houses at Huntick Road site and infill. Anything more would not be in keeping with the village character.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Village has turned into a dormitory for Poole.	One of the positive features of the proposed sites are their proximity to the conurbation for employment and leisure opportunities.	None.

Who said	Issue	Officer comment	Key actions
Natural England	Following discussions with land promoter there is an acceptable and linked SANG solution. May need to secure nitrogen neutrality.	Noted.	Establish the most suitable location of the SANG in consultation with Natural England and to confirm the possible location for nitrogen neutrality.
Individuals	Would not like to see this development used to support further development in Upton so that a new school could be built in Upton.	Dorset County Council have not provided any comments on pupil place provision for this proposal.	None.
Dorset County Council	Omitting development at Lytchett Matravers in favour of Moreton makes less sense in transport terms as Lytchett Matravers is closer to the conurbation and will have less impact on the already congested A351.	Noted.	None.
Individuals	An attraction of Lytchett Matravers is the way the countryside encroaches into the centre. Filling in the gaps like this will destroy the village feel.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Dorset County Council Flood Risk Management Team	Surface water management must be fully considered to prevent flood risk to these sites, and any off site worsening.	Noted.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

Who said	Issue	Officer comment	Key actions
West Lulworth Parish Council	SHMA is flawed.	Noted. The role of the SHMA in identifying an objectively assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Dorset Wildlife Trust	Concerns regarding the size and position of the proposed SANG which does not connect directly with the development.	Natural England confirm that the proposals have an acceptable and linked SANG solution.	None.
Dorset Wildlife Trust	Access to Wareham Forest and related heathland is relatively easy from this site.	Noted.	None.
Dorset Wildlife Trust	No direct concerns relating to SNCIs or DWT Reserves.	Noted.	None.
Dorset Wildlife Trust	Full ecological survey and evaluation should be undertaken for the proposed sites and potential SANGs. These should be done at various times of the year to reflect seasonal changes in wildlife interest.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site for both the proposed housing and SANG sites.	Ensure appropriate ecological surveys have been conducted on site.
Individuals	Traffic congestion at school pick up and drop off times.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Acceptable given limited facilities and low service levels of public transport.	Noted.	None.
Individuals	Appropriate scale of development for this settlement but in wrong location.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Lobbying central government to make it much harder to have a second home could mean less development is required.	Noted.	None.
Individuals	SANG is in a poor location with no direct access.	Natural England confirm that the proposals have an acceptable and linked SANG solution.	None.
Individuals	Would make much more sense to develop south Lytchett fields due to the small impact it would make on the social life of the village and would protect beautiful Flowers Drove.	Noted.	None.

Appendix 33: Site 11 AO2 (Lytchett Matravers) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Individuals	None because no housing wanted.	Noted.	None.
Individuals	Garden village with plenty of green spaces, landscaping and planting.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing village and rural setting.
Individuals	20mph speed limits and traffic calming measures.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Alternative cycle ways and footpaths to facilities.	Improvements to pedestrian and cycle links into the existing network and town centre will be necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Maintain character of feeling of space and panoramic views.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Protect large trees and greenery on sites.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Underground electricity cables and telephone lines as opposed to overhead.	The necessary telecommunications requirements will be established for the development when a site template is created.	Outline telecommunications requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Appropriate and discreet storage for waste collections.	The design of any proposed housing and the associated bin storage will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design of the proposed development ties in with the existing village and rural setting.
Individuals	Bike storage and car parking.	The design of any proposed housing and the associated bike storage and car parking provision will be carefully considered.	Ensure sufficient bike storage and parking facilities are provided through the development.
Individuals	Additional primary school and secondary school given development in Lytchett area as a whole.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Phone and broadband internet connection, and TV coverage. Signal is appalling.	The necessary telecommunications requirements will be established for the development when a site template is created.	Outline telecommunications requirements for the proposed development.
Individuals	Community facilities.	The community facilities will be established for the development when a site template is created.	Outline community facility requirements for the proposed development.
Individuals	Village has grown to date with no additional infrastructure, so a lot needs improving.	Noted.	None.
Individuals	Opening up of the green belt.	Provision of a SANG will allow residents to access the green belt for recreational purposes.	Establish the most suitable location and size of the SANG in consultation with Natural England.
Individuals	Better roads.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Medical facilities.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.
Individuals	Under 5s nurseries.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Home carers for the elderly.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Improved bus service.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Wareham Road is unable to take more traffic in and out of the village and an improved junction should be made to A350.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Major alterations to the sewerage system would be needed. Properties at the bottom of Wareham Road after a heavy rainfall have air bubbles up through toilets. Unable to flush them for about 1 hour.	Wessex Water have offered no comments with regards to this proposed allocation.	Liaise with Wessex Water to establish any sewerage infrastructure implications.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Infrastructure should be delivered before housing is occupied.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	No room for infrastructure as roads cannot be widened because of existing buildings.	Noted.	None.
Individuals	Parks and recreational facilities.	SANG provided will allow a recreational activity space for local residents.	Establish the most suitable location and size of the SANG in consultation with Natural England.
Individuals	Light industrial to create employment.	Some small scale employment may be available in the village but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Individuals	More shops (larger post office)/dining out/takeaways.	The necessary retail requirements will be established for the development when a site template is created.	Outline retail requirements for the proposed development.
Individuals	Increased policing.	Noted.	None.
Individuals	Traffic flows to and from the developments would have to be carefully managed (through additional access on to Wimborne Road?) and the impact assessed of these additional flows on the junction of Wimborne Road and the A350.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure a transport assessment is carried out to assess the traffic impact of the development.

Appendix 34: AO3 – Maximise housing in north east Purbeck, qualitative responses

Who said	Issue	Officer comment	Key actions
Dorset County Council	Makes sense in terms of taking the pressure off the A351, but Moreton development fits well with the whole sustainable development picture in terms of proximity to station and large development at Crossways - overarching mixed use development through Masterplanning should be developed.	Noted.	None.
Individuals	There should be no development on the Green Belt.	The proposed sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	There area is too rural with significant infrastructure problems.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural community and surroundings. The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Ensure the design of the proposed development ties in with the existing communities and rural setting. Outline infrastructure requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	Excessive – negative impact on rural community.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural community and surroundings.	Ensure the design of the proposed development ties in with the existing communities and rural setting.
Individuals	Inadequate consideration of designations.	Once all constraints had been applied, including all designations, to all available sites across the district those preferred came out as the most deliverable and least constrained.	None.
Individuals	No sufficient employment growth.	Dorset Green Technology Park has recently been given Enterprise Zone status. This secures the future retention of the employment land as Enterprise Zones are part of the government’s long-term economic plan to support business and the creation of jobs by transferring the leadership of growth to local areas. However, the SHMA should be updated to include the latest employment projections.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	Much better for Purbeck to lose the development of outlying villages, and concentrate it where there is already urban character and infrastructure more able to cope with it.	Where possible housing sites have been allocated at existing settlements where necessary infrastructure is already in place or is able to be developed upon.	None.
Individuals	The co-operation of landowners, council and developers is a good thing that should be greatly encouraged, otherwise how is any development going to take place at all.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	There is no need to make large villages even bigger. Infrastructure is unable to support such growth.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Are the Council encouraging landowners to get together to provide a masterplan for developing Lytchett Matravers? Is this the purpose of the planning department?	The Council will produce a site template outlining the requirements for all sites which developers must accord with when bringing forward their sites.	None.
Moreton Estate	Sustainability benefits of this option will be less than the preferred development option and alternative development option 2. Land at Moreton Station contains previously developed land, land that is free from planning and environmental designations and its development would not require the loss of productive agricultural land. Its development would also facilitate the delivery of new development close to a public transport node on the main London to Weymouth railway line and is supported by Dorset County Council and Natural England.	Noted.	None.
Studland Parish Council	Excessive number of houses will transform Purbeck into a more urban area. Brownfield sites and under occupied sites should be developed instead.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural community and surroundings. There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need.	Ensure the design of the proposed development ties in with the existing communities and rural setting.

Who said	Issue	Officer comment	Key actions
Individuals	This is the only acceptable option to protect Moreton as a famous village of historic and cultural interest, attracting many visitors.	Noted.	None.
Middle Lane Site Lytchett Matravers	Makes most sense from a sustainability perspective as appropriate to focus development near the large employment hubs of Poole and Bournemouth, as many residents will commute to work there.	Proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Worth Matravers Parish Council, Individuals	Why no development plots proposed for Bere Regis?	In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.	Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.
Individuals	Ridiculous to consider increasing the size of Lytchett Matravers by 600 homes. No infrastructure for this and no guarantee that infrastructure could be provided. Nowhere for all these people to work. Most would travel to Poole for shopping - roads can't cope. Hospitals overloaded and Poole Hospital may soon be closed to A&E.	Proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances. The same is true for the other services that the conurbation has to offer.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Figures are area speculative and therefore by definition cannot be objective. The balancing of competing interests leads to subjective judgements.	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified an objectively assessed housing need which the Council is required to try and plan for. Failure to do this may mean the Council could become susceptible to planning by appeal.	None.
West Lulworth Parish Council	SHMA is flawed.	The SHMA methodology is approved by government under their guidance that assessed housing need should be based on household projections and other factors. The Council must follow existing legislation and guidance to produce an objectively assessed housing need.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

Who said	Issue	Officer comment	Key actions
Wyatt Homes	Logical and sustainably sound to focus additional growth towards the conurbation. Further development at Lytchett Matravers could arguably consolidate the settlement into an even more sustainable one and provide impetus for direct benefits such as increased public transport viability, a round the settlement footpath and potentially new facilities generally. Residential development at Upton should be maximised and further land can be added to the Upton allocation. Content with the preferred approach but would not object to this alternative approach.	Noted.	None.
Individuals	Reinforce existing major settlements and keep well out of rural areas.	Where possible housing sites have been allocated at existing settlements where necessary infrastructure is already in place or is able to be developed upon.	None.
Individuals	The preferred option provides a better balance around Purbeck, and Moreton has the advantage of ready access to a railway station.	Noted.	None.
Individuals	This would create a total imbalance in the speed of development throughout the district.	Noted.	None.

Appendix 35: Site 12 AO3 (Lytchett Matravers) qualitative responses

Who said	Issue	Officer comment	Key actions
Individuals	600 is far too many and out of proportion with village.	Noted.	None.
Individuals	Village character will be destroyed.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	No supporting infrastructure will be provided just like previous developments.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Sustainable and affordable housing needed for local people.	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA.
Individuals	Not enough shops to support such growth.	The necessary retail requirements will be established for the development when a site template is created.	Outline retail requirements for the proposed development.
Individuals	Lytchett Matravers has been and continues to be a dumping ground for housing.	Proximity to the conurbation makes this proposal a sustainable travel option.	None.

Who said	Issue	Officer comment	Key actions
Individuals	There are no jobs in the immediate area to support this.	Some small scale employment may be available in the village but proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Individuals	Doctor's surgeries will not be able to cope.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.
Individuals	There will not be enough school places available, both primary and secondary schools are at near capacity.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	The road network cannot cope with such an increase in commuters, and accidents will increase.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Village life attracts people here but that will be gone.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.

Who said	Issue	Officer comment	Key actions
Individuals	Does not meet local needs due to its dormitory nature.	Given the proximity to the conurbation for leisure and employment purposes Lytchett Matravers is a sustainable location for development in relation to travel distances.	None.
Individuals	Village has poor connections.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Local landscape is sensitive to change.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Land south of Deans Drove is not appropriate due to accessibility issues being over 800 metres from village centre journeys would likely be by car.	Improvements to pedestrian, cycle and public transport links into the existing centre will need to be explored.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Land south of Deans Drove is not appropriate due to distance from the main community facilities.	Improvements to pedestrian, cycle and public transport links into the existing centre will need to be explored.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Land south of Deans Drove is not appropriate due to distance from employment site focused along the High Street.	While some small scale employment may be available in the village proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Land south of Deans Drove has poor topography with overlooking of existing properties as a result, these seem to have been overlooked by the Council stating there would unlikely be any material planning impacts on neighbouring properties.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing properties and rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Land south of Deans Drove has an area of orchard with priority habitats.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.
Individuals	Development south of Deans Drove would breach the boundary provided by the stream.	Noted.	None.
Individuals	Development south of Deans Drove would change the village lane character of Deans Drove.	The design and landscaping of any proposed housing, as well as any supporting road improvements, will be carefully considered so that it ties in with the existing village and rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Deans Drove is a clearly recognisable permanent and sustainable boundary for the Green Belt, developing beyond this would lead to unrestricted sprawl and encroachment into the countryside.	The various sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Who said	Issue	Officer comment	Key actions
Individuals	Development of Green Belt land goes against the NPPF and exceptional circumstances do not exist for its release.	The various sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	Looking at the Housing Market Area (HMA) as a whole it is unclear whether there has been sufficient meaningful consideration of potentially more sustainable options, such as the potential for a new settlement.	The Dorset Strategic Planning Forum (SPF) has been established to consider strategic planning and transport matters that affect cross boundary matters. To date, the SPF has been considering strategic cross boundary issues. The possibility of a new settlement may be one option that the SPF could explore in the future, but at this stage, each Council is seeking to meet their own housing needs in the first instance.	None.
Individuals	Although Lytchett Matravers has a reasonable range of local facilities, these are lower in comparison to other settlements in Purbeck.	Given the proximity to the conurbation for leisure and employment purposes Lytchett Matravers is a sustainable location for development in relation to travel distances.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Sustainability questionable as homes will not be addressing local need as function will be a dormitory settlement.	Proximity to the conurbation makes the proposal beneficial with regards to sustainable travel distances.	None.
Individuals	Despite a 0.6ha employment site being delivered recently the 2011 Census showed over 72% of the active workforce travelled more than 5km to work.	While some small scale employment may be available in the village proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Individuals	Potential impact on Poole Harbour SPA / Ramsar site.	Natural England state there is no evidence that the parties involved could reach a suitable agreement to deliver the necessary SANG and nitrogen neutrality to secure the required avoidance and mitigation measures.	Establish the most suitable location and extent of the SANGs in consultation with Natural England and to confirm the location for nitrogen neutrality.
Individuals	Dorset Landscape Change Strategy states landscape is of moderate to high sensitivity.	Noted.	Identify appropriate landscape mitigation measures if this option is taken forward.
Individuals	Limited need for local housing evidenced in the neighbourhood plan work, most of identified affordable housing need will be delivered through Huntick Road development.	The Council is required to plan for the district's objectively assessed housing need identified through the SHMA. Delivering less housing would mean the identified housing need would not be met and the district would become susceptible to planning by appeal.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Sustainability Appraisal assesses the totality of development not the individual issues which differ by site.	Noted.	Consider whether any amendments are needed to the Sustainability Appraisal in light of the comments raised.
Individuals	No ecology surveys appear to have been undertaken to inform the assessments, with the assessment focusing on the impact on the European designated sites.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.
Individuals	Severe parking issues particularly around the school leading to accidents.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary, including problems generated from parking provision.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Stream running south of Deans Drove is in a relatively steep valley with potential issues in respect of land stability, ground conditions and surface water flooding.	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Irregular juxtaposition of houses, small fields and well-treed hedgerows along narrow and winding rural lanes remains an important feature that does much to integrate the village into the surrounding landscape, and indeed define its character.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Density of Deans Drove is approximately 10 dwellings per hectare – denser proposed housing would be out of character.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.

Who said	Issue	Officer comment	Key actions
Individuals	Townscape appraisal highlights valuable views from Middle Road across open countryside and across valley views along Deans Drove. These views contribute significantly to a sense of place.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Land to the east of the stream, south of Deans Drove, is identified as an important gap in the townscape appraisal, and considers that there is no potential for development within this area.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Potential hazards to traffic using Foxhills Lane, including ice on the road resulting in closures due to accidents.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary, including road safety concerns.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Proper engineering solution needed to deal with surface water runoff to Foxhills Lane.	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Infill developments are meeting the local need.	The Council is required to try and plan for the district's objectively assessed housing need identified through the SHMA. Delivering less housing would mean the identified housing need would not be met and the district could become susceptible to planning by appeal.	None.
Individuals	Small scale option 1 of 90 homes could be acceptable.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Will increase runoff of water to lower valley and settlement of Lytchett Minster which already floods regularly.	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	The last housing development has a sewage 'holding tank' as the pumping system already cannot cope during the day.	Wessex Water have offered no comments with regards to this proposed allocation.	Liaise with Wessex Water to establish any drainage and sewerage implications.
Individuals	Traffic is terrible at school times with parking turning Wareham Road into a single lane, risk to all pedestrians.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary, including road safety concerns.	Ensure appropriate transport mitigation measures are provided alongside the development.
West Lulworth Parish Council	SHMA is flawed.	Noted. The role of the SHMA in identifying an objectively assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	Property overlooks the fields where the development is proposed which will spoil a rural outlook.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Increased numbers could result in trespassing on land where animals are kept and natural habitats are delicate.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	The valley provides a haven for wildlife being undisturbed by people and containing a mix of habitats including mature hedgerows, wetland, stream and meadows.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.
Studland Parish Council	The numbers are excessive and not supported by employment.	While some small scale employment may be available in the village proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Individuals	Widening of Wareham Road would impact on the species rich hedgerows growing alongside it.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.
Individuals	Development is welcomed if it means the setting and special character of Lytchett Minster would be preserved.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Less risk of flooding compared to Lytchett Minster.	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Suitable land to develop with better road infrastructure compared to Lytchett Minster.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Too much pressure on difficult road junction onto A35.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary, including road safety concerns.	Ensure appropriate transport mitigation measures are provided alongside the development.
Dorset County Council	No highway objections in principle subject to improvements to pedestrian, cycle and public transport links into Lytchett Minster, Lytchett Minster school, Upton and Poole town centre. A Transport Assessment will be required to assess the traffic impact of development.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Dorset County Council	Makes sense in terms of taking the pressure off the A351, but Moreton development fits well with the whole sustainable development picture in terms of proximity to station and large development at Crossways - overarching mixed use development through Masterplanning should be developed.	Noted.	None.
Dorset County Council	Development will contribute to the new school in Lytchett Minster, as well to the Lytchett Minster School.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	This option is better than the new settlement proposal.	Noted.	None.
Individuals	Population density is too great for the existing character of the village.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.

Who said	Issue	Officer comment	Key actions
Individuals	Infrastructure needs to be delivered before housing is.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Housing is needed but not to level suggested.	The Council is required to plan for the district's objectively assessed housing need identified through the SHMA. Delivering less housing would mean the identified housing need would not be met and the district would become susceptible to planning by appeal.	None.
Individuals	Building at Middle Road is totally unsuitable. It is an open space with rare plants, beautiful views, land is sloping and unstable, and road cannot take any more traffic.	Noted.	None.
Individuals	Too much development near protected sites.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG to attract residents away from protected sites.	Establish the most suitable location and extent of the SANGs in consultation with Natural England.
Individuals	More green spaces are needed within the village.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG for recreational use by residents.	Establish the most suitable location and extent of the SANGs in consultation with Natural England.

Who said	Issue	Officer comment	Key actions
Individuals	Broadband speed is appalling and needs to be improved across the village.	The necessary telecommunications requirements will be established for the development when a site template is created, if this option is taken forward.	Outline telecommunications requirements for the proposed development.
Individuals	Public transport would need significant improvements.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	New housing sites should be located near to where new schools will be delivered to reduce need to travel on roads.	Noted.	None.
Individuals	Neither this nor the proposed new settlement are appropriate.	Noted.	None.
Individuals	Sewerage system is already under pressure with many houses at the bottom of Wareham Road suffering from gurgling in toilet basins & baths during rain storms.	Wessex Water have offered no comments with regards to this proposed allocation.	Liaise with Wessex Water to establish any drainage and sewerage implications.
Individuals	Will eventually result in Lytchett Minster/Matravers and Upton merging with Poole.	The various sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Who said	Issue	Officer comment	Key actions
Individuals	Benefits of development will be felt elsewhere as will be a dormitory settlement.	Proximity to the conurbation makes the proposal beneficial with regards to sustainable travel distances.	None.
Individuals	Would have a negative effect on existing house prices.	The value of existing property is not a material planning consideration that can be taken into account.	None.
Individuals	More services will need to be provided e.g. policing.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Too many landowners and sites are individually too small to deliver any required infrastructure and housing.	If this option is taken forward, a site template will be created for Lytchett Matravers to ensure the collective infrastructure requirements brought about by the combined developments are delivered despite the segregation of land ownership.	Outline infrastructure requirements for the proposed development and consider their effective delivery.
Individuals	Tourists will not want to holiday at a large housing estate.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Objectors seem to be people who currently live on what were green fields.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Moreton Estate, Individuals	Not as sustainable as alternative option 2. Land at Moreton Station contains some previously developed land, comprises land free from planning and environmental designations and would not require the loss of productive agricultural land. It is also close to the main London to Weymouth railway line.	Noted.	None.
Individuals	Focus development on a minimal number of more urban sites where better infrastructure is already in place, or where it is more economically sound to deliver infrastructure from fewer sites.	Where possible this is the principle adopted by the Council. However, the Council is only able to plan for housing on the land made available to them.	None.
Individuals	SANG and heathland mitigation are deemed more important than providing people with adequate space to live.	Noted.	None.
Natural England	No evidence that the parties involved could reach a suitable agreement to deliver the necessary SANG and nitrogen neutrality to secure the required avoidance and mitigation measures.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Establish the most suitable location and extent of the SANG in consultation with Natural England and to confirm the location for nitrogen neutrality.
Individuals	Queues and parking in the summer season will be even worse than they are now.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	A hospital will need to be provided in Lytchett.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	NPPF only allows limited development of affordable housing through Rural Exception Sites.	The NPPF allows the release of Green Belt land for development in exceptional circumstances. The various sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
Individuals	Townscape Character Appraisal states lanes in the south would be vulnerable to any highway improvement, and the removal of verges, to provide pavements or install kerb edgings would erode their character. The retention of hedges is also important for maintain their informality.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Village lanes are a feature of the village and should not be changed and therefore no more traffic can be accommodated on them.	The design and landscaping of any proposed housing, including any associated road improvements, will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Existing fields provide a vital 'green lung' for mental and physical health and should be retained.	Though some fields may be being lost to development discussions are ongoing with Natural England to establish the most suitable location for the SANG for recreational use by residents.	Establish the most suitable location and extent of the SANGs in consultation with Natural England.

Who said	Issue	Officer comment	Key actions
Individuals	What is the point of the localism agenda if local people's views are ignored?	The Council is required to produce policies and plan for housing through the means identified in existing legislation and guidance. The government approved methodology of the SHMA has identified a housing need which the Council is required to try and plan for. Failure to do this will mean the Council could become susceptible to planning by appeal.	None.
Dorset County Council Flood Risk Management Team	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Noted.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Rounding off settlements is acceptable unless it results in loss of Green Belt land.	The various sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Who said	Issue	Officer comment	Key actions
Individuals	More care facilities and services for elderly residents.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Recreational and leisure facilities are needed.	The recreational and leisure facilities will be established for the development when a site template is created.	Ensure appropriate recreational and leisure facility requirements for the proposed development.
Individuals	Threat of new housing becoming second homes is a concern.	This issue is dealt with under 'Issue 1 – Impact of Second Homes'.	None.
Individuals	Brownfield sites in and around Poole should be used instead.	There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need. Poole also has its own housing need to deliver.	None.
RSPB	It appears that the area of SANG proposed to the north east is also intended to function as mitigation for the housing to the south. There are concerns about the isolation of the SANG from the majority of the new housing areas. Careful consideration must be given to the extent and design of the SANG and its accessibility before further assessment can be made.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Establish the most suitable location and extent of the SANGs in consultation with Natural England.

Who said	Issue	Officer comment	Key actions
Individuals	Why is no housing proposed for Swanage and Bere Regis?	Housing allocations in Swanage are identified through the Swanage Local Plan which is nearing adoption. Land which is subject to the outcome of a planning appeal at Herston Fields in Swanage may also become available for housing. In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.	Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.
Individuals	Brownfield land a Holton Heath should be developed on with its own railway station.	Holton Heath is within the 400 metre heathland buffer zone where no net increase in housing is permitted.	None.
Individuals	The proposed SANG on what are already open fields on the edge of the village is meaningless.	Noted.	None.
Middle Road Site Lytchett Matravers	Lytchett Matravers is a key service village and a suitable and sustainable location for development.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Middle Road Site Lytchett Matravers	The preferred strategy identifies only 330 dwellings for Lytchett Matravers. The settlement is more than capable of accommodating a greater level of growth and should be favoured over smaller and more constrained settlements.	Noted.	None.
Middle Road Site Lytchett Matravers, Individuals	Middle Road site is sited within an existing gap in the urban area with housing around its northern and eastern sides.	Noted.	None.
Middle Road Site Lytchett Matravers	Middle Road site is available now and could be delivered at any point in time across the plan period.	Noted.	None.
Middle Road Site Lytchett Matravers	Depending on the size of the development a SANG may not be required and low density housing could be delivered (approx. 19 dph) based on 49 dwellings. However, the landowner is looking to secure an appropriate SANG site should it be needed.	Noted.	None.
Middle Road Site Lytchett Matravers	An area of shared open space on the site could be provided to support the recreational needs of future occupants.	Noted.	None.
Middle Road Site Lytchett Matravers, Individuals	Should the site not be formally allocated for development it would be reasonable to release it from the Green Belt to round off the settlement boundary, as it has a stronger relationship with the settlement than with the countryside, and provide for the opportunity for a windfall development to be brought forward.	The various sites were addressed in the Green Belt Review with varying outcomes with regards to sprawl, merging, countryside encroachment, historic setting and urban regeneration.	Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Who said	Issue	Officer comment	Key actions
Individuals	Middle road is suitable for development as it borders directly onto the public highway supporting traffic in both directions and is walking distance to the village centre.	Noted.	None.
Dorset Wildlife Trust	Concerns regarding the size and position of the proposed SANG which does not connect directly with even the northern part of the development and the development areas to the south are clearly isolated from the SANG.	Natural England state there is no evidence that the parties involved could reach a suitable agreement to deliver the necessary SANG. However, discussions are ongoing with Natural England to establish the most suitable location for the SANG.	Establish the most suitable location and extent of the SANGs in consultation with Natural England.
Dorset Wildlife Trust	Access to Wareham Forest and related heathland is relatively easy from this site.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG to attract residents away from protected sites.	Establish the most suitable location and extent of the SANGs in consultation with Natural England.
Dorset Wildlife Trust	No direct concerns relating to SNCIs or DWT Reserves but before the proposed developments are progressed further a full ecological survey and evaluation should be undertaken for the proposed sites and potential SANGs. These should be done at various times of the year to reflect seasonal changes in wildlife interest.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.
Individuals	Parking needs to be improved across the village and not just provided in new developments.	Parking provision will be carefully considered not only within the proposed development sites but also any additional parking that may be necessary within the village due to the impact of more residents.	Ensure sufficient parking facilities are provided to support the additional housing.

Who said	Issue	Officer comment	Key actions
Individuals	Lyttchett Matravers is committed to building 50 houses in the Huntick Road development and approximately another 50 houses through developments in pub car parks, the Wessex Water site and various other single plots. This is sufficient to meet local need and maintain character of the village.	The Council is required to try and plan for the district’s objectively assessed housing need identified through the SHMA. Delivering less housing would mean the identified housing need would not be met and the district could become susceptible to planning by appeal. The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Lobby central government to make it much harder to have a second home could mean less development is required.	Noted.	None.
Individuals	Currently no street lighting allow residents to enjoy night skies – this will be lost by modern street lit development.	The design and associated infrastructure provision of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting.
Individuals	Valuable agricultural land within the site.	Noted.	None.
Individuals	The wooded valley in the south is of outstanding beauty and home to deer, badger and owl species.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.

Appendix 36: Site 12 AO3 (Lytchett Matravers) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Proposed development is unsustainable as there is insufficient existing infrastructure to support it and infrastructure delivery cannot be guaranteed.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Safe cycle path to Lytchett Minster School	Improvements to cycle links to neighbouring villages may be necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Affordable housing and private housing mixed.	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA.
Individuals	None as development should not happen regardless.	Noted.	None.
Individuals	Green spaces.	Discussions are ongoing with Natural England to establish the most suitable location for the SANG for recreational use by residents.	Establish the most suitable location and extent of the SANGs in consultation with Natural England.
Individuals	Village can cope as it is.	Noted.	None.
Individuals	Expansion of health facilities including doctor's surgery, minor injuries unit, dentists and pharmacy.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Greater provision of shops and community facilities with adequate parking.	The necessary community facilities and retail requirements will be established for the development when a site template is created.	Outline retail and community facility requirements for the proposed development.
Individuals	Provision of enough school places, including a new primary school and possibly a new secondary school for the wider area.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Provision of enough under 5s nursery places.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Adequate public transport services are needed.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Provision of enough home carers for the elderly.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Previous developments have not delivered infrastructure and this must be addressed first.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Internet is appalling and fibre broadband should be delivered to whole village.	The necessary telecommunications requirements will be established for the development when a site template is created.	Outline telecommunications requirements for the proposed development.
Individuals	More facilities for young people.	The necessary facilities for young people will be established for the development when a site template is created.	Outline facilities for young people requirements for the proposed development.
Individuals	Road network and access points need improving e.g. Wareham Road and junction to A350.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and establish the most appropriate points for access to and from the sites.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Infrastructure should allow easy movement of residents	Accessibility throughout the village will be taken into careful consideration.	Ensure the proposed housing sites are appropriately linked to the rest of the village.
Individuals	Major alterations to the sewerage system would be needed. At present after heavy rainfall at bottom of Wareham Road properties have air bubbles in their toilets.	Wessex Water have offered no comments with regards to this proposed allocation.	Liaise with Wessex Water to establish any drainage and sewerage implications.

Who said	Infrastructure required	Officer comment	Key actions
Individuals	Traffic calming measures.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Light industrial units to create employment.	While some small scale employment may be available in the village proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Individuals	More dining out/takeaways and a larger post office.	The necessary retail requirements will be established for the development when a site template is created.	Outline retail requirements for the proposed development.
Individuals	Increased policing.	Noted.	None.

Appendix 37: Site 13 – AO3 (Langton Matravers) qualitative responses

Who said	Issue	Officer comment	Key actions
Dorset County Council Minerals	There are a number of current operational mineral sites in the Bournemouth, Dorset and Poole Mineral Sites Plan located in the general area. Further information can be supplied on specific sites as required. This potential development area is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA) as designated by Policies SG1 and SG2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014. In accordance with these policies, developers would be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.	Noted.	Use DCC’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset County Council Education	St George’s - a development of 40 houses in Langton Matravers would generate a pressure on the primary school, which has no capacity to expand on its current site. Capacity would have to be found in Swanage if the school could not accept all its catchment children.	DCC Education has repeated its comments from site 8 and therefore they relate to 40 dwellings. However, this option is for 28 dwellings.	Clarify DCC Education’s position for 28 dwellings at Langton Matravers. Use DCC’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Dorset County Council Highways	No objections in principle, subject to improvements to pedestrian, cycle and public transport links into Swanage, Corfe Castle and Wareham centres. A Transport Assessment	Noted.	Use DCC’s comments to inform the site requirements, to be set out in a site template,

Who said	Issue	Officer comment	Key actions
	will be required to assess the traffic impact of development.		should the site be taken forward.
Dorset County Council Lead Local Flood Authority	Concerns that there is not enough reference to DCC as LLFA, flood risk or specifically to surface water management. It is a requirement of the NPPF that any further consideration of this site adequately addresses these issues. Surface water management must be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.	This is a key issue that will need to be addressed.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Natural England	A SANG per se would not be required. However avoidance/mitigation may need to be secured in respect of the SAC habitats to the south which are potentially impacted by the proposal.	The Council will work with NE and the developer to ascertain what level of mitigation is required. NE has not provided comments in respect of the AONB. The site has a planning history involving refusal of planning permission on AONB grounds (but not tested at appeal). The Dorset AONB Team has objected to the site (see site 8), so comments from NE in its landscape capacity will be necessary.	Work with Natural England and the developer to ascertain what level of heathland mitigation would be required for development in this location. Request a view from Natural England on the principle of developing in this AONB location and clarify the Dorset AONB Team's position on this site. Require the developer to demonstrate the appropriate density for the site. Produce an AONB background paper to discuss developing sites in the context of the requirements of national

Who said	Issue	Officer comment	Key actions
			planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.
Langton Matravers Parish Council	This proposal will not provide the Affordable Housing that the village needs. Affordable housing should be pepper-potted in smaller groups through the village.	The proposal would provide 50% affordable housing. The Council judges every site on its merits and would consider any applications for affordable housing in the village.	None.
Langton Matravers Parish Council, National Trust	Concerns over flooding, drainage, surface water management, sewerage.	Dorset County Council LLFA and Wessex Water have commented in this respect.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
Langton Matravers Parish Council, National Trust	Concerns about the AONB.	The Council has received comments from the Dorset AONB Team regarding site 8 for 40 homes, indicating that there are issues to be resolved. However, neither it nor Natural England has responded to this proposal for 28 homes.	Work with Natural England and the developer to ascertain what level of heathland mitigation would be required for development in this location. Request a view from Natural England on the principle of developing in this AONB

Who said	Issue	Officer comment	Key actions
			location and clarify the Dorset AONB Team’s position on this site. Require the developer to demonstrate the appropriate density for the site. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.
West Lulworth Parish Council	The SHMA is flawed.	The SHMA is discussed under PO2.	None.
Studland Parish Council, individuals	Market housing does not meet local needs.	An allocation here would be 50% affordable housing and the Council can control who is nominated for it.	None.
RSPB	No in principle objection.	Noted.	None.
Dorset Wildlife Trust	Mitigation may be required for SACs to the south.	This reflects NE’s comments.	None.
National Trust	The amount of affordable housing should be appropriate.	The Council would seek to maximise affordable housing on this site.	None.
National Trust	The scale of development needs to be appropriate in context.	The Council will work with the developer, Natural England	Work with Natural England and the developer to ascertain

Who said	Issue	Officer comment	Key actions
		and the Dorset AONB Team to ascertain the appropriate density of this site.	<p>what level of heathland mitigation would be required for development in this location.</p> <p>Request a view from Natural England on the principle of developing in this AONB location and clarify the Dorset AONB Team’s position on this site.</p> <p>Require the developer to demonstrate the appropriate density for the site.</p> <p>Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.</p>
Agent	There are limited facilities and services, but growth is needed across the district.	Noted.	None.
Agent	This site would not make a significant different to housing supply.	Noted.	None.
Individuals	It is outside the settlement boundary and would set a precedent for future growth.	Future housing needs are not currently known and no testing of constraints in this area has taken place to ascertain if	None.

Who said	Issue	Officer comment	Key actions
		further development would be possible.	
Individuals	Lack of infrastructure, e.g. limited employment; businesses closing down / too expensive in Swanage; parking.	There are some facilities and services at Langton Matravers, although those nearby in Swanage will be a significant draw. It is important to note the strength of opinion across Purbeck that development is needed at the smaller villages in order to help sustain them.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Some homes could be built at the top of Two Leas Field with access to Crack Lane or land to the east of Crack Lane.	It is unclear exactly where these sites are. The Council will consider any land submitted through the SHLAA.	None.
Individuals	Concerns over second homeownership.	This is discussed under issue 2.	None.
Individuals	This should be a rural exception site.	The site is being promoted for both an exception site and an allocation. The Council has to consider both.	None.
Individuals	Youngers need homes.	Noted.	None.

Appendix 38: Site 13 – AO3 (Langton Matravers) summary of infrastructure required

Who said	Infrastructure required	Officer comment	Key actions
National Trust, individuals	Flooding, land drainage and sewerage infrastructure.	This will be a requirement for development here, as stated by DCC LLFA.	Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use DCC’s comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
National Trust	Affordable housing.	This will be a requirement.	None.
Individuals	More health care.	The NHS has not raised any issues in this respect.	None.
Individuals	Better bus service.	Dorset County Council Highways has confirmed that mitigation measures will be required. These will be agreed as the plan is refined.	Set out clear requirements for the site within the site template, should it be taken forward.
Individuals	Jobs.	The Council is planning to increase job provision in Purbeck, although without any specific plans for Langton Matravers.	None.

Appendix 39: Possible Additional Option – Rounding off settlement boundaries - qualitative responses

Who said	Issue	Officer comment	Key actions
Dorset County Council Minerals	It is likely that extensions of settlement boundaries would conflict with the minerals safeguarding and consultation areas.	Should the Council take forward this option, it would need to work closely with DCC Minerals to ensure that any potential windfall sites that would result would not prejudice minerals operations.	Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing through the Council’s statutory consultees, as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this would deliver. Present the background paper to the Council’s Partial Review Advisory Group with an appropriate recommendation.
Langton Matravers Parish Council, individuals	It is disingenuous to call this ‘rounding off’. It is an excuse for extending settlements and leading to urban sprawl.	The Council would not allow development that would cause harm through sprawl. Should the Council take this option forward, it would consider the landscape impacts of potential new sites.	None.
Langton Matravers Parish Council, individuals	It is undemocratic.	Full Council would decide to pursue this option, then after public consultation(s), it would meet to decide whether or not to take it forward.	None.

Who said	Issue	Officer comment	Key actions
Studland Parish Council, individuals	Retain as current.	Noted.	None.
Worth Matravers Parish Council, individuals	The Council has already consulted on this - disagree.	Noted.	None.
Swanage Town Council	Support, only if the relevant town / parish council is supportive.	Noted.	Consider how best to involve town and parish councils in any adjustments to settlement boundaries.
Swanage Town Council	Doubts there would be much suitable land to do this.	The Council would produce a background paper to look at every settlement boundary. Until that work is complete, it is impossible to say how much suitable land there would be.	Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing through the Council's statutory consultees, as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this would deliver. Present the background paper to the Council's Partial Review Advisory Group with an appropriate recommendation.
Wool Parish Council, individuals	Dividing the housing requirement around each and every settlement seems like a fair approach.	It is doubtful that such an approach would meet the district's needs in full, as this option would be looking at small scale tweaks, plus many areas are constrained.	None.

Who said	Issue	Officer comment	Key actions
Home Builders' Federation	The Council should consider both rounding off settlement boundaries and alternative sites to provide greater flexibility in the housing land supply.	It is not clear what is meant by 'alternative sites', but the context of the comment suggests it is likely to mean safeguarded land. This could be used if any sites do not come forward, meaning the Council would have a stronger chance of maintaining a housing supply. Without estimating the number of new homes that could result from rounding off settlement boundaries, it is difficult at this stage to know if safeguarded land would be required in addition.	Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing through the Council's statutory consultees, as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this would deliver. Present the background paper to the Council's Partial Review Advisory Group with an appropriate recommendation.
Defence Infrastructure Organisation	Supports the idea and suggests that a number of areas around Bovington could be reviewed that would not cause harm and would lead to a more coherent settlement pattern.	In pursuing the option, the Council would look at every settlement in the context of constraints.	None.
National Trust	Would prefer to see additional detail on impacts for individual settlements, particularly in south east Purbeck.	If the Council were to pursue this option, it would set out further details in a background paper.	Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing through the Council's statutory consultees, as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to

Who said	Issue	Officer comment	Key actions
			the proportion of affordable housing this would deliver. Present the background paper to the Council’s Partial Review Advisory Group with an appropriate recommendation.
National Trust	The Council will need to consider any impacts on landscape, ecological and heritage.	The Council would consider all of these.	Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing through the Council’s statutory consultees, as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this would deliver. Present the background paper to the Council’s Partial Review Advisory Group with an appropriate recommendation.
National Trust	The Council will need to consider affordable housing provision, as small sites will not be able to provide any.	This is a key consideration for the Council, as one of its corporate priorities is providing affordable housing. Sites of 1-5 units would not provide any; sites of 6-10 may be required to provide a commuted sum in lieu. Either way, there would be no onsite delivery of affordable housing from small developments.	Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing through the Council’s statutory consultees, as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this

Who said	Issue	Officer comment	Key actions
			would deliver. Present the background paper to the Council’s Partial Review Advisory Group with an appropriate recommendation.
Agents	This is a logical and important option for the Partial Review.	Noted.	None.
Agents	It could offer additional flexibility to meet other councils’ unmet needs through the duty to cooperate.	Noted.	None.
Agents	Agent on behalf of the Charborough Estate would like to work with the Council to identify a settlement boundary / suitable sites around Morden.	In its response to PO3 (development strategy), the Council has stated its intention to work with Morden Parish Council to identify suitable land for an allocation or a rural exception site.	Work with Morden Parish Council to identify suitable land for an allocation or a rural exception site.
Agents	Various comments from agents working on behalf of various landowners, who believe that their sites should form part of any rounding off. This includes land at Middle Road, Lytchett Matravers; east of Rye Hill Road, Bere Regis; and West Lane, Stoborough.	Should the Council decide to pursue this option, it would look at all settlements. However, it is worth noting that some of the sites being promoted by agents are large and would not be in the spirit of rounding off settlement boundaries. They would be better considered as settlement extensions.	None.
Individuals	This is a cynical way to encourage more market housing.	The Council is right to look at all reasonable options, as it is required to deliver a range of housing types, including market housing. However, this option could lead to the delivery of a larger proportion of market homes, as the idea of rounding off	None.

Who said	Issue	Officer comment	Key actions
		settlement boundaries would be to release small parcels of land. At best, some sites would be required to provide a commuted sum in lieu of affordable housing for sites of 6-10 units. Onsite affordable housing would only come from sites of 11 or more homes. Therefore, this is a key issue for the Council to consider, should it decide to pursue this option further.	
Individuals	Concerns that this would 'open the flood gates' to development across the district.	Development would still be controlled, as it would still have to be within settlement boundaries.	None.
Individuals	Concerns over the delivery of effective mitigation.	The Council interprets this as meaning heathland mitigation. This is something the Council would need to consider, as smaller sites would not be able to deliver SANGs, but their cumulative impacts would require mitigation.	Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing through the Council's statutory consultees, as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this would deliver. Present the background paper to the Council's Partial Review Advisory Group with an appropriate recommendation.
Individuals	This could provide affordable homes.	The opposite could actually be the case, as the idea of rounding off settlement boundaries would be to	None.

Who said	Issue	Officer comment	Key actions
		<p>release small parcels of land. At best, some sites would be required to provide a commuted sum in lieu of affordable housing for sites of 6-10 units. Onsite affordable housing would only come from sites of 11 or more homes. Therefore, this is a key issue for the Council to consider, should it decide to pursue this option further.</p>	
Individuals	Concerns over the risks of urban sprawl and harm to landscape / green belt designations.	These are all factors the Council would need to take into account.	Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing through the Council's statutory consultees, as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this would deliver. Present the background paper to the Council's Partial Review Advisory Group with an appropriate recommendation.
Individuals	This would make it easier to upgrade infrastructure.	The opposite may be the case, as smaller sites tend not to have the economies of scale available to pay for infrastructure. There is also the important consideration to make that cumulative impacts would need mitigating, but the Council cannot pool	None.

Who said	Issue	Officer comment	Key actions
		monies from more than five developments to deliver it. Therefore, where there are more that five sites on the edge of one settlement, it would be difficult to achieve infrastructure improvements.	
Individuals	This option would lead to less flooding than large proposals.	Development can still have cumulative impacts that need to be taken into consideration.	None.
Individuals	Ridiculous – might as well just infill all the way to the conurbation and create Wessex city.	This option would be for small pockets of land.	None.
Individuals	This would only benefit the developers.	A developer’s profit is not something the Council can take into consideration.	None.
Individuals	Stop changing the rules and moving the goalposts. Why bother with them if they are not respected?	The Council is right to look at all reasonable options to boost housing supply.	None.
Individuals	Settlements should be allowed to grow organically, respecting settlement boundaries.	Noted.	None.
Individuals	This would allow more development.	That would be the purpose of the option.	None.
Individuals	The Council is too development orientated.	Central government requires all councils to try all they can to meet their development needs in full.	None.
Individuals	This does not consider lack of infrastructure, e.g. employment.	Development would not be permitted that could not mitigate its impacts.	None.

Who said	Issue	Officer comment	Key actions
Individuals	The background evidence informing this has not been made public.	There is no background evidence at this stage. The Council was consulting on the principle of investigating the idea further.	None.
Individuals	This could affect the value of properties bought at a premium with open views. Those affected should be compensated.	This is not a material planning consideration that the Council would be allowed to take into account.	None.
Individuals	Concerns over the joining of settlements.	The spirit of this idea is to bring forward small sites. It would take very significant development for settlements to join up.	None.

Appendix 40: Site 14 – Possible Alternative Site - qualitative responses

Who said	Issue	Officer comment	Key actions
Individuals	Increased volumes of traffic will result in major access and travel problems.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Pavements should be added to Wareham Road for residents to access Lytchett Matravers village centre.	Accessibility to Lytchett Matravers will be taken into careful consideration.	Ensure the proposed new settlement is appropriately linked to the neighbouring settlements.
Individuals	Not enough provision of school places in this area.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	Too many extra patients for health facilities to cope.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.
Lytchett Matravers Neighbourhood Plan, Individuals	Proposal is unsustainable as existing insufficient infrastructure and infrastructure delivery cannot be guaranteed. Upgrading of infrastructure has too much catching up to do to support such an increase as well.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	The suburbanisation of a rural area.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	Green Belt land around Lytchett is a haven for wildlife and must be conserved for future generations.	This site has not yet been assessed through the Green Belt Review.	Assess site has part of the Green Belt Review.
Morden Parish Council, Individuals	Green Belt should not be lost as its purpose is to prevent urban sprawl, but its release will create exactly that.	This site has not yet been assessed through the Green Belt Review.	Assess site has part of the Green Belt Review.
Individuals	Lytchett Matravers is a dumping ground for development, it should be shared across the district fairly.	Proximity to the conurbation makes this proposal a sustainable travel option.	None.
Individuals	Lytchett Minster has had far less development so more logical to develop there given proximity to schools.	Noted.	None.
Individuals	The Council should develop the Holton Heath/former Cordite factory site as it has good access, a railway station, close to employment, and is a brownfield site. Preserving an area of Green Belt is more important than a few newts and lizards on neighbouring heathland to a brownfield site.	Holton Heath is within the 400 metre heathland buffer zone where no net increase in housing is permitted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	New village would be deemed part of Lytchett Minster Parish and they would get all the benefits from infrastructure contributions, despite development having greatest impact on Lytchett Matravers.	The Council have consulted on a Preliminary Draft CIL Charging Schedule alongside the Partial Review consultation and comments concerning CIL/infrastructure contributions will be considered as part of that process.	Pass comments to officer responsible for CIL consultation.
Individuals	If this is taken forward development should not be lost from other areas as should be shared equally.	If this site were to be progressed it would be instead of the proposals at Lytchett Minster and Lytchett Matravers.	None.
Individuals	Infill in Lytchett Matravers can accommodate local need.	The Council is required to plan for the district's objectively assessed housing need identified through the SHMA. Delivering less housing would mean the identified housing need would not be met and the district would become susceptible to planning by appeal.	None.
Individuals	Development of this site will have a severe impact on the setting of Lytchett Matravers.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	Only brownfield sites should be developed.	There are not enough Brownfield sites in the district, in appropriate locations, to deliver the required housing need.	None.

Who said	Issue	Officer comment	Key actions
Morden Parish Council, Individuals	New settlement would end up merging with Lytchett Matravers and turn into a town, losing its identity.	A large SANG will separate this proposal from Lytchett Matravers.	None.
Individuals	Housing will be too densely packed on a small site, too much attention is given to SANG and not to people's living space.	The Council is planning for the land made available to them at a density felt to be appropriate. The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	Employment opportunities are vague.	The proposal includes employment space and the proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.
Individuals	The Lytchett area should not take any more housing.	With planning constraints applied, the Lytchett area is one of the most appropriate to be developed given the proximity to the conurbation.	None.
Individuals	Policy LD, which considers the sustainability of settlements, should be revised to include the consideration of the environmental constraints impacting on each settlement.	Environmental factors are taken into consideration when considering the sustainability of developments.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Although opposed to development on Green Belt the new village is the most sensible of the options as will have less impact on existing villages by retaining their character and has direct access to a main road.	This site has not yet been assessed through the Green Belt Review.	Assess site has part of the Green Belt Review.
Individuals	New village cannot be dependent on services in Lytchett Matravers as these are working at capacity but should provide its own schools, medical facilities and other necessary facilities and services.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Sajid Javid, Secretary of State for Communities and Local Government, has states: "The Green Belt is absolutely sacrosanct. We have made that clear: it was in the Conservative party manifesto and that will not change. The Green Belt remains special. Unless there are very exceptional circumstances, we should not be carrying out any development on it."	This site has not yet been assessed through the Green Belt Review.	Assess site has part of the Green Belt Review.
Individuals	Too much housing in one place, housing should be in smaller sites across the district.	Delivering the same volume of housing on smaller sites will make the delivery of necessary infrastructure difficult to achieve.	None.
Individuals	Proposed site has less impact on the Green Belt.	This site has not yet been assessed through the Green Belt Review.	Assess site has part of the Green Belt Review.
Individuals	Mass urban sprawl as new village will eventually see the Lytchett villages merge into one dormitory town for the conurbation, the small village attraction of Purbeck will be lost.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.

Who said	Issue	Officer comment	Key actions
West Lulworth Parish Council, Individuals	SHMA is flawed and does not consider the local setting or actual need.	Noted. The role of the SHMA in identifying an objectively assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	This site would require infrastructure investment which is not needed at Lytchett Minster, especially with regards to traffic implications and school provision.	Noted.	None.
Individuals	Site is bisected by power lines.	Noted.	None.
Individuals	The problem of flooding is more significant on this site due to the boggy clay make-up of the ground. Greater chance of the A35 flooding as a result.	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
RSPB	Detailed information relating to the extent and design of the SANG is required, particularly given the scale of the proposed development.	Natural England is doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate it's an acceptable SANG within the timescale.	Establish the most suitable location and extent of the SANG in consultation with Natural England.
Individuals	Site will be in full view of A35 reducing rural aspect travelling through Purbeck and overall visual amenity of the area.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.

Who said	Issue	Officer comment	Key actions
Individuals	Development of necessary infrastructure to support 1,000 homes will severely impact on the rural community.	The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	Road and infrastructure improvements would come at an enormous expense both financially and to day-to-day lives, this is not acceptable or viable compared to other options.	Noted.	None.
Individuals	Any type of proposed development will need to take account of our Grade II listed Farm House and surrounding land as set out by Purbeck Council Design Guides. Our right to quiet enjoyment of our land and privacy would be severely reduced.	The listed building regulations will be applied and taken into careful consideration.	Ensure that the proposed development is sympathetic to the setting of any listed buildings.
Individuals	Site is within Lytchett Minster Parish but affects Lytchett Matravers.	Noted.	None.
Individuals	Viability needs to be carefully investigated.	Noted.	None.
Individuals	Fewer flooding issues with regards to this site compared to Lytchett Minster.	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individuals	Role and influence of Natural England should be challenged.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Houses will be built and infrastructure will not follow just like previous developments in this area.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Affordable housing is needed for young families, however, such a vast development is not required to meet this need.	The SHMA has identified the types of homes that are required.	Encourage developers to provide an appropriate housing mix as identified by the SHMA.
Individuals	Only 8 of 28 parishes have been allocated proposed housing. All parishes should have some form of development to share the load.	Noted. The distribution of the proposed assessed housing need has been addressed in the analysis to 'Preferred Option 2 - Meeting Objectively Assessed Housing Needs'.	None.
Individuals	Developers should be given a time limit to develop a site between being granted permission and finishing the building project. It is wrong for them to sit on sites for years whilst prices increase.	Noted.	None.
Individuals	Over development of this area will affect the tourism industry.	The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings and does not detract from the tourism offer.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	Empty houses and the impact of second homes have not been properly considered.	The local authority does not have any control over who will purchase the built homes.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Far too much traffic, noise and light pollution created by this proposal.	The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	The site may cause further drainage and flooding problems to properties in Castle View Drive and Glebe Road which already have problems with foul sewer overflowing regularly and toilets backing up. The pumping station cannot cope at present.	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening. With regards to drainage, Wessex Water have offered no comments with regards to this proposed allocation.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered. Liaise with Wessex Water to establish any drainage and sewerage implications.
Individuals	An ideal solution created from scratch with correct drainage, roads and facilities etc.	Noted.	None.
Individuals	Farmland areas proposed must be preserved for future generations.	While some farmland may be lost to the proposed development the vast majority of the district is still covered in farmland and countryside.	None.
Individuals	There will be no local work for this volume of people.	The proposal includes employment space and the proximity to the conurbation and employment sites within the district means employment opportunities are available within sustainable travel distances.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Character and charm of Organford will be destroyed.	The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	The option for 90 homes would be more than enough for the village to cope given other developments taking place.	Noted.	None.
Individuals	Numbers should be readdressed given country's decision to leave the EU.	The impact of Britain leaving the EU is not anticipated to have an impact on the Partial Review. However, it would be good practice to update the SHMA using the latest projections possible.	Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
Individuals	A Garden City/village approach needs to be adopted.	The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	All three Lytchett villages will need to be self-sufficient.	Noted.	None.
Individuals	Approve of proposal if it has less detrimental impact than other developments proposed for the area.	Noted.	None.
Individuals	If farmland is being used land north of Lytchett Matravers is currently for sale with access to A350 – could this not be used?	Noted.	Investigate this site further and approach landowner if site has potential for consideration.

Who said	Issue	Officer comment	Key actions
Individuals	Shops, facilities and infrastructure will need to be improved in Lytchett Matravers.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Individuals	Any development around Lytchett Matravers should be to the north-west to join the village with the church.	Noted.	Investigate this site further and approach landowner if site has potential for consideration.
Individuals	Any infrastructure improvements will destroy rural feel which is what attracts people to Purbeck.	The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	Development will bring its own infrastructure and therefore protect overdevelopment of Lytchett Matravers.	Noted.	None.
Individuals	The Council is ignoring outcomes of parish consultation but siding with developers/landowners.	The Council is required to try and plan for the district's objectively assessed housing need identified through the SHMA. Delivering less housing would mean the identified housing need would not be met and the district could become susceptible to planning by appeal.	None.
Individuals	This should not become the preferred option just because it is the easiest option, not the best.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Vote to leave the EU will mean we need to produce more of our own food and farmland cannot be lost.	The impact of Britain leaving the EU is not anticipated to have an impact on the Partial Review.	None.
Individuals	SANG is too small and will eventually be used for housing.	Natural England is doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate it's an acceptable SANG within the timescale.	Establish the most suitable location and extent of the SANG in consultation with Natural England.
Individuals	New settlement would require adequate public transport throughout.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.
Individuals	Development should be closer to schools in Lytchett Minster and Upton as Lytchett Matravers cannot cope with any more school based traffic.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Individuals	There will need to be enough facilities and things to do for young people.	The necessary facilities for young people will be established for the development when a site template is created.	Outline facilities for young people requirements for the proposed development.
Individuals	Too much of a strain on hospitals and policing.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	Bere Regis should take some development.	In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.	Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.
Individuals	The site is on a tourist gateway which should not be developed.	The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings and does not detract from the tourism offer.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Individuals	Houses in the south of Lytchett Matravers would be devalued.	The value of existing property is not a material planning consideration that can be taken into account.	None.
Individuals	Appropriate medical facilities need to be provided such as a doctors surgery and dentists.	In consultation with the appropriate organisations the necessary medical facilities will be established for the development when a site template is created.	Outline medical facility requirements for the proposed development.

Who said	Issue	Officer comment	Key actions
Individuals	Have possible windfall figures been included in assessing the numbers.	Windfall development is included within the housing figures for the Purbeck Local Plan Part 1 up to 2027.	None.
Individuals	Better option than an extension to an existing village and these can be difficult to integrate e.g. Purbeck Gate.	Noted.	None.
Individuals	Objectors seem to be people who live in homes that we previously green fields not long ago.	Noted.	None.
Studland Parish Council, Individuals	Purbeck is a rural district and it should remain that way.	The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Dorset County Council	Makes sense in sustainable transport terms in terms of proximity to the conurbation and less impact on the A351. Resulting in shorter travel times and greater chance of using non-car options.	Noted.	None.
Dorset County Council	Highways improvements which are likely to be required include provision of pedestrian, cycle and public transport links to and through Upton, Hamworthy and Poole town centre. There may also be requirements for improvements to Bakers Arms roundabout, measures to improve visibility at Huntick Road / Randalls Hill junction, and pedestrian / cycle access into Upton over the bypass (Watery Lane link).	Noted.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Issue	Officer comment	Key actions
Dorset County Council	Development in this area would benefit from being planned comprehensively through a masterplan / development brief process.	For continuity and infrastructure delivery purposes it is beneficial that the proposed development will come forward as part of a single over-arching planning application. The Council will produce a site template for each of the proposed sites, to set out key requirements for development.	Produce a site template for the site, should this site be taken forward.
Dorset County Council	The south-western part of this potential development area is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA). Developers would be likely to be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.	The Council will ensure that the developer is aware of this.	Ensure the necessary assessment is carried out by the developer.
Dorset County Council	Development could possibly have to contribute towards provision of a new primary school as existing primary schools at Upton and Lytchett Matravers are already at or near capacity.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.

Who said	Issue	Officer comment	Key actions
Dorset County Council	Lytchett Minsters secondary school is already on a constrained site and would need additional accommodation and playing fields. Land to the north-east of the school site would be the ideal location for playing fields, which would be essential if pupil numbers were to rise.	The provision of school places, and supporting school infrastructure, will be carefully factored into the delivery of the development.	Set out requirements for school provision in the Partial Review, should this site be taken forward.
Dorset County Council Flood Risk Management Team	The alternative site is understood to be elevated and at low risk of either fluvial or tidal flooding, but does have theoretical surface water flooding following overland flow paths aligned north-south.	Noted.	None.
Dorset County Council Flood Risk Management Team	It is important that all sources of potential flooding within the wider area are understood and are mitigated against if no off site worsening is to be created. Reference should be made to all relevant documents, including a Flood Study soon to be released by the Environment Agency, to improve understanding of the complex flood mechanisms that impact upon adjacent areas.	Noted.	None.
Dorset County Council Flood Risk Management Team	Surface water management is to be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening.	Noted.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

Who said	Issue	Officer comment	Key actions
Morden Parish Council	Requires significant infrastructure and as a result disruption to the area when developed.	The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach.	Outline infrastructure requirements for the proposed development.
Natural England	Substantially closer to designated sites at Morden, the location and extent of the land indicated as SANG are not likely to provide the necessary certainty that the SANG would be both of sufficient size or in a suitable location to attract users.	Noted.	None.
Natural England	This location was considered through the SW Regional Spatial Strategy where it was rejected for a number of reasons which are equally applicable currently e.g. transportation requirements.	Noted.	Consider previous site assessments when undertaking the detailed site assessment for this site.
Natural England	Concerned this proposal has arisen without adequate time for due consideration with no opportunity for avoidance and mitigation options to be tested, neither has there been any previous public consultation on this option.	Noted.	Ensure this possible alternative site is subject to the same assessment as the other proposed sites.
Natural England	Natural England is doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate its acceptability within the timescale.	Noted.	Establish the most suitable location and extent of the SANG in consultation with Natural England.
Natural England	Site clearly offers the potential for substantial further expansion eastwards towards Lytchett Minster.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Broadband should be improved throughout Lytchett.	The necessary telecommunications requirements will be established for the development when a site template is created.	Outline telecommunications requirements for the proposed development.
Individuals	Appropriate parking must be provided and not underestimated.	Parking provision will be carefully considered throughout the proposed development.	Ensure sufficient parking facilities are provided to support the proposed development.
Individuals	Despite its late inclusion this site should receive the same attention/research as the other proposed sites.	Noted.	Ensure this possible alternative site is subject to the same assessment as the other proposed sites.
Individuals	Purbeck is an area of outstanding natural beauty and should remain that way.	While some countryside may be lost to the proposed development the vast majority of the district is still covered in countryside.	None.
Individuals	Purbeck should be given National Park status.	Noted.	None.
W H White Ltd	Insufficient information is available to fully evaluate this option. As such this should be treated as a holding objection.	Noted.	None.
Individual	New village will not solve the problems of the area which include insufficient provision of schools, hospitals, road network, public transport, retail parks, business parks and job availability.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Bloor Homes	If this site were to become a preferred option, and there is a community preference for this option, Bloor Homes accepts that the 650 home allocation for Site 2 Lytchett Minster may be transferred to this site. This will also be the case for the 330 home allocation for Site 5 Lytchett Matravers.	Noted.	None.
Bloor Homes	The location offers potential for a new village development. A logical centre for any new village would be the Bere Farm buildings. A principal vehicular access to the village would be to the south from the A35.	Noted.	None.
Bloor Homes	Whilst a new village should be distinct from Lytchett Matravers and Lytchett Minster, it would be important to achieve good links between these neighbouring villages, particularly through walking and cycling routes.	Accessibility to neighbouring settlements through non-car methods will be taken into careful consideration.	Ensure the proposed new settlement is appropriately linked to the neighbouring settlements.
Bloor Homes	Bloor Homes will work with the Council, statutory consultees and local communities to investigate the potential of the site.	Noted.	Ensure this possible alternative site is subject to the same assessment as the other proposed sites.
Bloor Homes	A higher provision of homes can contribute to a critical mass of population and support a wider range of new village services and facilities.	Noted.	None.
Bloor Homes	Given the single comprehensive landownership and control of this area, development could come forward through a single over-arching planning application.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Bloor Homes	Recommend that any strategic site in this location be exempted from CIL allowing for the suitable provision of site specific infrastructure.	The Council have consulted on a Preliminary Draft CIL Charging Schedule alongside the Partial Review consultation and comments concerning CIL/infrastructure contributions will be considered as part of that process.	Pass comments to officer responsible for CIL consultation.
Individuals	The land between Lytchett Minster and Lytchett Matravers runs directly to the Lytchett Minster Nature Reserve.	Noted.	None.
Dorset Wildlife Trust	The proposed development area includes two SNCIs; French's Coppice (SY99/025) and Wareham Road (99/066) and DWT would object to this proposal in its current form.	Noted.	None.
Dorset Wildlife Trust	Concern that the proposed area for development overlaps with the 400m heathland buffer zone.	The proposed site and 400m heathland buffer zone do not overlap.	None.
Dorset Wildlife Trust	The proposed SANG is a considerable distance from the southern part of the proposed housing. A more direct and longer interface between the SANG and the proposed housing area would be much preferred.	Natural England is doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate it's an acceptable SANG within the timescale.	Establish the most suitable location and extent of the SANG in consultation with Natural England.
Dorset Wildlife Trust	Potential ornithological value of the proposed development site, particularly for wintering waders and other wetland birds.	The Council will look into this further and ensure an appropriate assessment is carried out.	Liaise with appropriate organisations to carry out an ornithological assessment of the site.
Dorset Wildlife Trust	The wetland bird interest suggests that there might be drainage issues relating to this site.	Wessex Water have offered no comments with regards to this proposed allocation.	Liaise with Wessex Water to establish any drainage and sewerage implications.

Who said	Issue	Officer comment	Key actions
Dorset Wildlife Trust	Would support a more detailed study relating to this site to establish what is the most suitable location for development in the Lytchett area.	The site will undergo ecological surveys to establish any possible protected species which may exist on site.	Ensure appropriate ecological surveys have been conducted on site.
Dorset Wildlife Trust	Concern that the site has been proposed without sufficient time for appropriate consideration.	Noted.	Ensure this possible alternative site is subject to the same assessment as the other proposed sites.
Dorset Wildlife Trust	The SANG, as shown, is unlikely to provide suitable mitigation for additional recreational pressures generated by this proposal. However, the scale of this proposal does appear to have sufficient critical mass to explore significant opportunities for major biodiversity gain in this area if this development goes ahead.	Natural England is doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate it's an acceptable SANG within the timescale.	Establish the most suitable location and extent of the SANG in consultation with Natural England.
Individuals	Clearly space for SANG.	Natural England is doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate it's an acceptable SANG within the timescale.	Establish the most suitable location and extent of the SANG in consultation with Natural England.
Individuals	Drainage is good with no actual river system running through the site.	Wessex Water have offered no comments with regards to this proposed allocation.	Liaise with Wessex Water to establish any drainage and sewerage implications.
Individuals	New settlement is a bad idea as there will be no community feel or spirit.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individuals	Why is there no development proposed for Swanage?	Housing allocations in Swanage are identified through the Swanage Local Plan which is nearing adoption. Land which is subject to the outcome of a planning appeal at Herston Fields in Swanage may also become available for housing.	None.
Individuals	Lytchett Matravers village plan seems to have been ignored which looked into addressing current and future development possibilities	Noted.	Liaise with the Lytchett Matravers Neighbourhood Plan group with regards to development opportunities.
Individuals	Conservation concerns in this area were expressed relating to the breeding of a rare meat.	While some farmland may be lost to the proposed development the vast majority of the district is still covered in farmland and countryside.	None.
Individuals	More cost effective as larger number of houses in one place.	Noted.	None.
Individuals	Fail to see how such a vast development could ever be integrated into the existing village, it would be far better located around a larger town such as Wareham or a completely new greenfield site as a new town.	The proposed development will be a settlement in its own right and not an extension of Lytchett Matravers.	None.
Individuals	This site will attract Government funding for infrastructure.	The channels for infrastructure provision will be explored in more depth if this possible alternative site progresses.	None.

Who said	Issue	Officer comment	Key actions
Wareham St Martin Parish Council, Individuals	The best option for this area as direct access to A35, little impact on rural roads, close to conurbation, own facilities and infrastructure, and protects existing villages.	Noted.	None.
Ashvilla Estates (Wareham) Ltd	Extending the Lytchett Matravers settlement pattern southwards by 3/4 of a kilometre, to the A35, eroding the existing separation between Lytchett Matravers and Organford.	The proposed development will be a settlement in its own right and not an extension of Lytchett Matravers.	None.
Ashvilla Estates (Wareham) Ltd	Significant impact on the identified principal views into Lytchett Matravers across from the south, and harm the existing character of Lytchett Matravers which is generally well screened due to the existing vegetated framework.	The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings.	Ensure the design and landscaping of the proposed development ties in with the rural setting.
Ashvilla Estates (Wareham) Ltd	Contrary to the supporting evidence base documents which do not support large scale development and require development to be focused within the settlement boundary of Lytchett Matravers, retaining the Green Belt and the identified existing strong green belt boundaries.	This site has not yet been assessed through the Green Belt Review.	Assess site as part of the Green Belt Review.
Ashvilla Estates (Wareham) Ltd	Would result in a loss of openness and be perceived as urban sprawl; being contrary to both the Purbeck Local Plan Part 1 and the NPPF.	While some countryside may be lost to the proposed development the vast majority of the district is still covered in countryside.	None.

Who said	Issue	Officer comment	Key actions
Ashvilla Estates (Wareham) Ltd	The proposed SANG is not considered sufficient to provide for biodiversity benefits, given the loss of the ancient woodland in the south-west part of the site and therefore would not respond positively to the environmental role of the NPPF.	Natural England is doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate it's an acceptable SANG within the timescale.	Establish the most suitable location and extent of the SANG in consultation with Natural England.
Ashvilla Estates (Wareham) Ltd	Due to the combination of the significant adverse effects that would arise from the introduction of new built form, harm to identified important views and the landscape character, in combination with the development not responding positively to the environmental role of the NPPF or Green Belt purposes, the development of this site is not considered to be suitable to accommodate residential development in landscape and visual terms.	Noted.	Ensure this possible alternative site is subject to the same assessment as the other proposed sites.
Ashvilla Estates (Wareham) Ltd	In terms of accessibility the site would not be a sustainable location in relation to existing employment, education, retail and leisure facilities.	Proximity to the conurbation makes this proposal a sustainable travel option.	None.
Ashvilla Estates (Wareham) Ltd	Little or no existing pedestrian/cycle infrastructure in the vicinity of the site to connect to the existing village, Holton Heath or Poole therefore significant additional infrastructure would be necessary.	Accessibility to neighbouring settlements through non-car methods will be taken into careful consideration.	Ensure the proposed new settlement is appropriately linked to the neighbouring settlements.
Ashvilla Estates (Wareham) Ltd	There are bus services in the vicinity on the site on the A35 although only the 40 (which links Poole, Wareham and Swanage) provides regular daily services and therefore would need to be enhanced.	The size of the proposed development may make delivering public transport more financially viable.	Ensure appropriate transport mitigation measures are provided alongside the development.

Who said	Issue	Officer comment	Key actions
Ashvilla Estates (Wareham) Ltd	As the development will be directly adjacent to the A35, this is likely to be the primary route towards the conurbation which is also likely to be the main destination for the majority of trips from the site. This could have a severe impact upon the Bakers Arms roundabout and would require significant mitigation.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	Ensure appropriate transport mitigation measures are provided alongside the development.

Appendix 41: PO4 (employment land) - qualitative responses

Who said	Issue	Officer comment	Key actions
Individual	Site at Corfe Castle inappropriate given location and highway safety issues.	If this site is taken forward, the District Council will liaise with Dorset County Council to ensure that appropriate transport mitigation is provided, if required.	To work with Dorset County Council to ensure that appropriate transport mitigation is provided (if required), if the site at Corfe Castle is taken forward.
Individual	More jobs required for younger people so they don't have to travel.	The provision of these proposed allocations will ensure more jobs are available in the district.	None.
Individual	Bovington Middle School should be investigated for impact on heathland and residential potential.	Much of the land at Bovington falls within the 400 metre heathland buffer zone where no additional housing development is permitted.	None.
Wool Parish Council	Wish well however Dorset Enterprise Zone has not worked previously and there is no evidence it will work this time. If it does work will cause chaos on roads in and around Wool.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development.
Individual	Excessive use of land at end of Watery Lane will spoil local walks.	The design and landscaping of any proposed employment sites will be carefully considered so that it ties in with the existing rural surroundings.	To ensure the design of the proposed employment sites tie in with the existing rural setting.
Individual	Housing should be built close to employment sites.	Proximity of housing to employment sites is beneficial with regards to sustainable travel.	None.

Who said	Issue	Officer comment	Key actions
Individual	Rather see housing on Holton Heath as good road and rail links.	Holton Heath is within the 400 metre heathland buffer zone where no net new additional dwellings are permitted.	None.
Individual	Use all existing buildings and then brownfield land first.	Where possible existing buildings and brownfield sites have been utilised.	None.
Individual	Where is the infrastructure?	The delivery of these employment sites will be supported by the delivery of any necessary infrastructure.	To outline infrastructure requirements for the proposed employment sites.
Swanage Town Council	Consideration needs to be given to infrastructure, access, wildlife / habitats, mitigation, flood risk when considering Corfe Castle.	Having assessed all employment sites made available to the Council, and with planning constraints applied, the proposed allocations are the least constrained and most deliverable. Specific concerns about flood risk at the Corfe Castle Depot site are dealt with under site 17 (Corfe Castle Depot).	None.
Swanage Town Council	Traditional industries should receive priority for resources.	Noted.	None.
Individual	Road infrastructure poor through Holton Heath / Sandford / Wareham / Corfe Castle. Need improvement.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development.

Who said	Issue	Officer comment	Key actions
Worth Matravers Parish Council	Where are the jobs and what type of industry can be attracted?	The provision of these proposed allocations will ensure more jobs are available in the district. The types of businesses attracted is a consideration for the Council's Economic Development team.	None.
Worth Matravers Parish Council	Prefer Dorset Green and Holton Heath subject to biodiversity constraints.	Noted.	None.
Individual	All caveats, safeguards and requirements for further investigation must be addressed before proposals are taken further.	Having assessed all employment sites made available to the Council, and with planning constraints applied, the proposed allocations are the least constrained and most deliverable.	None
Individual	Sandford Lane has vacant units with tenants moving to Poole as location and travelling time make it difficult for staff and businesses.	A proportion of vacant employment space is considered healthy for churn.	None.
Individual, Studland Parish Council	Insufficient economic analysis given nature of labour market, employment patterns, and plan period.	The Bournemouth, Dorset and Poole Workspace Strategy is currently being updated, and this work will include an analysis of employment land demand and supply across Dorset. The updated study is expected to be finalised shortly, and will inform the next stage of the Partial Review.	None.

Who said	Issue	Officer comment	Key actions
Individual	Proposals should not endanger Green Belt.	Council's Green Belt Review indicates that the release of the proposed employment land currently in the Green Belt would not be contrary to the purposes of the designation.	None.
Individual	Will not generate significant demand for market housing.	Employment projections are one indicator factored into projections for housing need.	None.
Individual	More employment means more housing which we don't want.	Noted.	None.
Agent	Support PO4 and Site 15. Expansion of Holton Heath ideal location to meet strategic employment land need.	Noted.	None.
Wessex Water	Note provisions made for employment land allocations. Existing arrangements provide for significant allocation at Dorset Green Technology Park.	Noted.	None.
RSPB	All sites require detailed ecological assessment due to proximity to sensitive habitats, including national and European protected sites.	Sites have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.	To ensure appropriate ecological surveys have been conducted on site.
Dorset County Council	Issues relating to minerals and safeguarded land should be taken into account and the Mineral Planning Authority can provide additional information and advice on impacts and further actions as required.	Noted.	To liaise with Dorset County Council with regards to impacts and further actions related to minerals.

Who said	Issue	Officer comment	Key actions
Agent	Planning policies should support economic growth to create jobs and prosperity by taking a positive approach to sustainable new development. None of this will be addressed if authorities like Purbeck deliberately constrain the delivery of housing in rural areas.	The Council is not constraining the delivery of housing but planning for its objectively assessed housing need through an approved methodology with appropriate local planning constraints applied.	None.
Agent	Potential for small scale employment at Site 2 Lytchett Minster. Also potential at Alternative Site 14. A logical centre for new village would be Bere Farm buildings that offer potential for mixed use and small scale employment. Also employment opportunity for development akin to Axium Centre.	An element of employment provision will be considered on proposed housing sites.	Consider potential to provide an element of employment provision on proposed housing sites.
Agent	New employment land will support diversification of the economy in northern areas of district which benefit less from visitor economy on coast.	Noted.	None.
Agent	Support expansion of Sandford Lane. New jobs should be created parallel to new housing to ensure sustainability and live-work opportunities in same area.	Proximity of housing to employment sites is beneficial with regards to sustainable travel.	None.

Who said	Issue	Officer comment	Key actions
Agent	Support Dorset Green. It must be recognised as a key employment site and a coordinated approach taken to planning for future growth alongside adjoining settlements of East Burton and Wool.	Dorset Green Technology Park has recently been given Enterprise Zone status. This secures the future retention of the employment land as Enterprise Zones are part of the government's long-term economic plan to support business and the creation of jobs by transferring the leadership of growth to local areas.	None.

Appendix 42: Site 15 (expansion of Holton Heath Trading Estate) qualitative responses

Who said	Issue	Officer comment	Key actions
Individual	This is brownfield and should be used for housing.	Holton Heath is within the 400 metre heathland buffer zone where no net new additional dwellings are permitted.	None.
Individual, Corfe Castle Parish Council	More jobs for the community and provision of additional employment essential.	Noted.	None.
Individual, Wareham St Martin Parish Council	Proposal must take account of residents, the old trees screening Admiralty Park, reservoir and the protected Beech Avenue.	The design and landscaping of any proposed employment site will be carefully considered so that it ties in with the existing rural surroundings.	To ensure the design of the proposed employment site ties in with the existing rural setting.
Individual	Traffic, congestion and rail needs to be addressed.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development. To liaise with DCC to establish intentions regarding the rail network.
Individual	Potential for housing near employment, roads and rail. Green belt could be built on with little loss to environment.	Holton Heath is within the 400 metre heathland buffer zone where no net new additional dwellings are permitted. However, the site is within a sustainable travelling distance to proposed housing sites.	None.
Individual	Only if no impact on nature conservation and archaeological sites.	Developer has undertaken ecological assessments on site and the site sits outside of the amended Scheduled Monument.	None.

Who said	Issue	Officer comment	Key actions
Individual	One of few sites that could be expanded without too much impact on local roads.	Noted.	None.
Individual	Expansion should be kept to existing trading areas and on brownfield sites as far as possible.	Where possible existing buildings and brownfield sites have been utilised.	None.
Town Councillor, Agent	Good location with transport links and unconstrained.	Noted.	None.
West Lulworth Parish Council	Empty shops and trading parks should be filled in first.	Where possible existing buildings and brownfield sites have been utilised.	None.
Individual	Gives improved job opportunities without such units in housing areas.	Noted.	None.
Individual	Must take into account waste products disposed on site between the wars – cordite and other explosives	Appropriate site surveys with regards to safety will take place before development of the site.	To ensure appropriate site surveys are conducted prior to development to ensure site safety.

Who said	Issue	Officer comment	Key actions
Historic England, Individual	Proposed allocation is not supported by evidence to demonstrate how the LPA has addressed national planning policy for the historic environment. An appropriate historic environment assessment is required. There is an opportunity for any future development here to contribute to potential improvements. It is important to recognise that heritage concerns need to be addressed at the plan making stage and not deferred to a later planning application stage. This is an important issue that Historic England considers affects the relative soundness of the plan.	Noted.	To conduct an appropriate historic environment assessment prior to confirming the allocation of the site.
Studland Parish Council	Needs to be sustainable.	The site is within a sustainable travelling distance to proposed housing sites and other relevant sustainability assessments will be conducted if necessary.	None.
Individual	Will expansion of this site lead to underuse elsewhere? Where is the local unemployment demand for low wage positions?	The proposed site is within a sustainable travelling distance to existing settlements and proposed housing sites.	None.
Individual	Ideal site for new village for all new houses. All infrastructure should be included and railway station. New road also required. Are a few endangered newts more important than humans?	Holton Heath is within the 400 metre heathland buffer zone where no net new additional dwellings are permitted.	None.

Who said	Issue	Officer comment	Key actions
Individual	Provide open space and outdoor sports facilities.	The provision of open space and sports facilities are better suited to being in close proximity to housing sites.	None.
Natural England	Have provided detailed advice to promoter and anticipate agreed package of biodiversity gains to come forward at EIP.	Noted.	None.
DWT	Support any significant biodiversity gains which arise from EIP.	Noted.	None.
Network Rail	Should consider impact on car parking, the station and train capacity. Working with DCC to understand way in which rail can provide integrated and sustainable part of public transport across Dorset and how influences economic growth.	Noted.	To liaise with DCC to establish intentions regarding the rail network.
Dorset County Council	Potential impact on A351. Keep HGV traffic using main access and maintain no HGV access via Station Road. Rail could be used to commute. Transport Assessment and Travel Plan required.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	<p>To ensure a transport assessment is carried out to assess the traffic impact of the development, and a resultant travel plan is produced.</p> <p>To liaise with DCC to establish intentions regarding the rail network.</p>

Who said	Issue	Officer comment	Key actions
Dorset County Council	Key location being explored through Waste Plan for a waste transfer facility / vehicle depot. Waste options subject to SA and endorsement by relevant committees in advance of consultation. Not considered uses would conflict with B1, B2 and B8 uses but discussion welcomed.	Noted.	To liaise with DCC as to the possibility of delivering a waste transfer facility/vehicle depot on the proposed site.
Dorset County Council Flood Risk Management Team	Flood risk and surface water management must be addressed and request statement provided added to policy.	Noted.	To work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Dorset and Wiltshire Fire and 6Rescue	Moderate impact, in combination with other proposed development in the central area	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.
Borough of Poole	Support employment growth and site as access by rail from Poole. Need for travel plans and provision of attractive / safe links with railway station.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development, and a resultant travel plan is produced. To liaise with DCC to establish intentions regarding the rail network.

Appendix 43: Site 16 (expansion of Sandford Lane Industrial Estate) – qualitative responses

Who said	Issue	Officer comment	Key action
Individual	Sensible to increase size of existing site.	Noted.	None.
Individual	Site on flood zone.	Surface water management needs to be fully considered to prevent flood risk to these sites, and any off site worsening.	To work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individual	Parking is inadequate on this site. Must be improved.	The provision of sufficient car parking provision will be carefully considered.	To ensure sufficient parking facilities are provided through the development.
Individual	There are a lot of empty units that should be reviewed first. Should only expand when all units are full.	A proportion of vacant employment space is considered healthy for churn.	None.
Individual	More job opportunities.	Noted.	None.
Individual	Access must be improved.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and establish the most appropriate points for access to and from the site.	To ensure a transport assessment is carried out to assess the traffic impact of the development and suitable points of access.
Agent	Allocation does not reflect full parcel of land available and should be amended accordingly.	Noted.	To liaise with developer to discuss the extent of the site.
Individual	Needs to be sustainable employment that reverberates throughout Purbeck.	The site is within a sustainable travelling distance to proposed housing sites and other relevant sustainability assessments will be conducted if necessary.	None.

Who said	Issue	Officer comment	Key action
Individual	Infrastructure through Holton Heath/ Corfe Castle / Sandford / Wareham won't be sufficient for extra vehicles.	It is important to note that this proposal is for a relatively small (1 hectare) extension to an existing employment site, and as such, it is unlikely that significant infrastructure improvements could be required alongside the development. However, the Council will investigate this further if this site is taken forward, and will ensure that any additional employment land is supported by the delivery of any necessary supporting infrastructure.	To outline infrastructure requirements for the proposed employment sites.
Individual	A sensitive area close to flood zones that not needed.	Surface water management needs to be fully considered to prevent flood risk to these sites, and any off site worsening.	To work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Individual	Greenbelt must not be encroached upon.	Council's Green Belt Review indicates that the release of the proposed employment land currently in the Green Belt would not be contrary to the purposes of the designation.	None.
Natural England	Has provided advice and anticipates a number of agreed measures to come forward at EIP.	Noted.	None.
Dorset Wildlife Trust	Understand that Natural England have provided advice and support any significant biodiversity gains which arise from the EIP.	Noted.	None.

Who said	Issue	Officer comment	Key action
Dorset County Council	Potential highways impact on A351. Close to Wareham station so some potential rail commuting. Improved cycle links and public transport to site required. Transport Assessment and Travel Plan required.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development, and a resultant travel plan is produced.
Dorset County Council Flood Risk Management Team	Summary excludes reference to the Local Lead Flood Authority or surface water management but acknowledges flood risk. Proposal must address all sources of flood risk. Request statement provided is included in policy.	Noted	To work closely with the developers to ensure appropriate flood mitigation measures are delivered, and work with the Lead Local Flood Authority to agree appropriate policy wording.
Dorset and Wiltshire Fire and Rescue	Moderate impact, in combination with other proposed development in the central area.	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.	Officers will continue to work with fire and rescue service on potential improvements required as a result of the Partial Review developments.
Borough of Poole	Support site as access by rail from Poole. Support need for travel plans and providing attractive / safe links with railway station at Wareham.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development, and a resultant travel plan is produced.

Appendix 44: Site 17 (Corfe Castle Depot) – qualitative responses

Who said	Issue	Officer comment	Key action
Individual	In flood zone, AONB and inappropriate location.	The site is partly located within flood zones 2 and 3 and flood prevention measures are likely to be required. It is within the AONB and any planning application will need to demonstrate that it would not cause adverse harm to this designation.	Work closely with the developers to ensure appropriate flood mitigation measures are delivered. Liaise with the Dorset AONB Team to ensure that development would not harm the AONB. The Council will need to be confident that these issues can be addressed if this site is to be taken forward into the Partial Review.
Individual	Opportunity should be taken to correct previous inappropriate use.	Noted.	None.
Individual	Highway safety and access issues.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and establish the most appropriate points for access to and from the sites.	To ensure a transport assessment is carried out to assess the traffic impact of the development and suitable points of access.
Individual, West Lulworth Parish Council	Would increase traffic on roads.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development.
Individual	Corfe is one of the great tourist attractions in Purbeck and should not be affected by such development.	The design and landscaping of any proposed employment site will be carefully considered so that it ties in with the existing historic setting.	To ensure the design of the proposed employment site ties in with the existing historic setting.
Individual	Infrastructure not sufficient.	It is important to note that this proposal is for a relatively small (0.6 hectare) employment site, and as	To outline infrastructure requirements for the proposed employment sites.

Who said	Issue	Officer comment	Key action
		such, it is unlikely that significant infrastructure improvements could be required alongside the development. However, the Council will investigate this further if this site is taken forward, and will ensure that any additional employment land is supported by the delivery of any necessary supporting infrastructure.	
Individual	Too small.	Noted.	None.
Individual	Subject to necessary strategies and flood prevention measures.	Surface water management needs to be fully considered to prevent flood risk to these sites, and any off site worsening.	To work closely with the developers to ensure appropriate flood mitigation measures are delivered.
Dorset County Council	Supported.	Noted.	None.
Studland Parish Council	Unwanted.	Noted.	None.
Individual	Extra parking for residents and tourists of Corfe Castle.	The provision of sufficient car parking provision will be carefully considered.	To ensure sufficient parking facilities are provided through the development.

Appendix 45: Site 18 (Amendment of safeguarded employment area at Dorset Green) – qualitative responses

Who said	Issue	Officer comment	Key action
Individual	PLP1 refers to RSS omitting reference to Dorset Green due to distance from Poole which assume means it is too far from a major area that no employers would choose to locate there. What has changed now? Dorset Green is remote from major road links, larger populations and suitable employees. Location does not work well for companies to base themselves.	Dorset Green Technology Park has recently been given Enterprise Zone status. This secures the future retention of the employment land as Enterprise Zones are part of the government's long-term economic plan to support business and the creation of jobs by transferring the leadership of growth to local areas.	None.
Individual	Understand there are many empty units and it has not produced the expected increase in employment. Needs serious review before further expansion.	Dorset Green Technology Park has recently been given Enterprise Zone status. This secures the future retention of the employment land as Enterprise Zones are part of the government's long-term economic plan to support business and the creation of jobs by transferring the leadership of growth to local areas.	None.
Individual	Should be mixed use because robotics and human level artificial intelligence and its unattractive location to business put in doubt amount of employment growth predicted for site.	Being awarded Enterprise Zone status has secured the site's future as solely business use.	None.

Who said	Issue	Officer comment	Key action
Individual	Housing in this area to build a new community.	Being awarded Enterprise Zone status has secured the site's future as solely business use. The site is also split by the 400m heathland buffer zone, so a large part of the site would not be suitable for residential uses.	None.
Individual, West Lulworth Parish Council	No evidence area could employ more people and whether it is needed.	Being awarded Enterprise Zone status will be a catalyst for growth in the area.	None.
Wool Parish Council	Please read the document from the Prince's Trust.	Noted. The attached document refers to an 'Enquiry by Design' workshop held in April 2008, which led to the preparation of a masterplan for the Dorset Green site, promoting mixed use development. It is important to note that circumstances have changed since 2008 (e.g. with the designation of Dorset Green as an Enterprise Zone) but the Council may still be able to utilise some aspects of the Prince's Trust document.	Officers will review the Prince's Trust document to help inform the preparation of a site template for the Dorset Green site.
Individual	PDC missing the point – brownfield, infrastructure in place, adjacent green space, owing the taxpayer large debt. Housing.	Being awarded Enterprise Zone status has secured the sites future as solely business use. The site is also split by the 400m heathland buffer zone, so a large part of the site would not be suitable for residential uses.	None.

Who said	Issue	Officer comment	Key action
Individual	Various regeneration schemes tried over past 10 years. No evidence this proposal will not go the same way. Revisit site for mixed use with housing.	The growth and success of the site will be assessed as time goes on. It would not be appropriate to presume the Enterprise Zone status will not result in economic growth at this stage.	To assess the performance of the Enterprise Zone on a regular basis.
Individual	Employment uses established and reasonable transport links exist.	Noted.	None.
Individual	Will there be restriction on types of employment, fumes, noise?	The proposed uses on site will be B1 (Business), B2 (General Industrial) and B8 (Storage or distribution). Any planning restrictions will be applied as conditions on associated planning applications.	None.
Individual	Site lends itself to smaller SME home based workshops and employment units.	Noted.	None.
Individual	Site located fairly close to Dorchester which will mean that the majority of traffic will go to Dorchester not Poole and Bournemouth.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development.
Individual	Transport infrastructure won't be sufficient to take extra vehicles.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development.

Who said	Issue	Officer comment	Key action
Individual	Needs more economic analysis including scenario planning.	The Council’s Economic Development considered potential future uses on the site when preparing the bid for Enterprise Zone status. At present, it is envisaged that the site will focus on three key sectors (marine, defence and energy) with the aim of attracting specialist businesses.	None.
Individual	Better employment sites in conurbation where most people live.	The site has been awarded Enterprise Zone status and is within sustainable travel distances of a sufficient working population.	None.
Studland Parish Council	Needs highly productive employment opportunities.	Noted.	None.
Individuals	Would give access to rail siding although some of this land won’t be available for 7 years.	Noted.	None.
Individual	Any employer will bring their own specialist workforce with them.	It will be the decision of the occupiers of the site as to who they employ.	None.
Natural England	Natural England has worked closely with the authority and the Homes and Communities Agency. Current proposal does not take into account recent botanical survey. Advise further work is required to reach agreement about the habitat restoration works proposed in NDA area as well as the biodiversity requirements for the priority present habitats within the Enterprise Zone.	Noted.	To liaise with Natural England as to the further work required to reach agreement about the habitat restoration works proposed in the NDA area as well as the biodiversity requirements for the priority present habitats within the Enterprise Zone.

Who said	Issue	Officer comment	Key action
Dorset County Council	The boundary amendments are welcomed. A masterplan for the whole area including the Enterprise Zone should be initiated to inform development in the wider Wool area.	Through the Partial Review a site template for the site will be created.	Prepare a site template for this site if the proposal is taken forward through the Partial Review.
Dorset County Council	DGTP is a key location where there may be opportunities worth exploring through the Waste Plan for a waste transfer facility and/or vehicle depot. All waste site options will be subject to sustainability appraisal and endorsement by relevant LPA committees followed by public consultation later this year, before any decision as to their suitability is made. It is not considered that the above mentioned uses would conflict with B1, B2 and B8 uses however further discussion on this matter would be welcomed.	Noted.	To liaise with DCC as to the possibility of delivering a waste transfer facility/vehicle depot on the proposed site.
Dorset County Council Flood Risk Management Team	The summary excludes reference to DCC as LLFA, flood risk or surface water management. Request that statement supplied is added to address omissions.	Noted.	To work closely with the developers to ensure appropriate flood mitigation measures are delivered.

Who said	Issue	Officer comment	Key action
Agent	May wish to consider some form of safeguarding of the Police headquarters and adjoining sports pitch for community uses. Consideration should also be given to improvements to linkages to and from Dorset Green Technology Park, and any scope for community use of the football pitch associated with wider growth at Wool.	Noted. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and establish the most appropriate points for access to and from the site.	<p>To consider safeguarding of the Police headquarters and adjoining sports pitch for community uses, depending on the outcome of the current planning application at the sports pitch.</p> <p>To ensure a transport assessment is carried out to assess the traffic impact of the development and suitable points of access.</p>
West Dorset District Council	Space for jobs is provided locally at Hybris Business Park however, there are significant levels of commuting to Dorchester. Further employment land may be needed to help deliver more self-contained settlements. The continued support for Dorset Green Technology Park at Winfrith is therefore supported.	Noted.	None.

Appendix 46: PO5 (Retail) – qualitative responses

Who said	Issue	Officer comment	Key action
Individual	Small shops do not compensate for large supermarket.	Noted. Whilst the Council recognises that there are varying views on this issue, at present the Council does not support provision of an out-of-town supermarket as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.	None.
Individual	People will still travel to larger cheaper supermarkets.	Noted. Whilst the Council recognises that there are varying views on this issue, at present the Council does not support provision of an out-of-town supermarket as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.	None.
Individual	Small scale provision in Wool would be insufficient to support proposed 1000 houses and large scale provision would have detrimental impact on village.	Noted.	None.
Individual	Additional retail space with adequate parking required to prevent travelling elsewhere.	The provision of sufficient car parking provision will be carefully considered.	To ensure sufficient parking facilities are provided with the shops.

Who said	Issue	Officer comment	Key action
Individual	Out of town shopping facility at Wareham could provide for larger community without impacting on 'local' shops.	Noted. Whilst the Council recognises that there are varying views on this issue, at present the Council does not support provision of an out-of-town supermarket as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.	None.
Individual	Shortfall of retail should be made up by single development in proximity to Wareham existing main retail outlets.	Noted. To date, the Council has not been able to identify any suitable and available sites within or adjacent to Wareham Town Centre, to provide a further 600 sqm (net) of food retail floor space.	Continue to investigate whether the additional retail development could be provided within or adjacent to Wareham Town Centre.
Individual	If new community at Lytchett Minster / Lytchett Matravers then additional retail space required.	Noted.	To consider the provision of retail space in the possible alternative site 14 if it is progressed.
Individual	Small scale retail development not viable in long-term.	Noted.	None.

Who said	Issue	Officer comment	Key action
Individual	Small scale shops would become homes as at North Wareham.	Policy CF (Community Facilities and Services) of the current Local Plan seeks to safeguard existing facilities and services, including local shops. The policy indicates that changes of use will only be permitted if it can be demonstrated that there is no longer a need for the facility / service through sufficient and realistic marketing over a period of at least 9 months.	None.
Individual	Proposed large developments indicate need for supermarket along Wareham-Wool-Crossways axis, preferably west of Wool.	Noted. Whilst the Council recognises that there are varying views on this issue, at present the Council does not support provision of an out-of-town supermarket as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.	None.
Individual	Wareham is likely to remain a minor shopping centre because shops are small scale and inconvenient compared with 'one-stop' supermarket. Town centre congested, inadequate parking and parking not free.	The provision of sufficient car parking provision will be carefully considered.	To ensure sufficient parking facilities are provided with the shops.
Individual	Enough small local retail outlets in these areas. Not Tesco Express etc.	Noted.	None.
Individual	No out of town supermarkets due to detrimental impact on local towns.	Noted.	None.

Who said	Issue	Officer comment	Key action
Individual	Encourage locally owned / volunteer shop to support identity / community.	Noted. The occupation of the proposed retail units is out of control of Planning and Community Services.	None.
Individual	Existing shops do not thrive in Wool.	Noted.	None.
Individual, Swanage Town Council	Small scale shops support local producers and businesses and have positive effect on local economy.	Noted.	None.
Individual	Parking must be provided.	The provision of sufficient car parking provision will be carefully considered.	To ensure sufficient parking facilities are provided with the shops.
Individual	More shops will result in more traffic.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of any proposed retail units.
Individual	Will there be restrictions on e.g. betting shops.	Through planning regulations only the use class of the retail unit can be controlled but not the occupier.	None.
Individual	An additional convenience store at Wool would not add greater diversity.	Noted.	None.
Individual	Development, including retail, at Lytchett Minster would cause flooding, affect traffic, destroy greenbelt and farmland.	Noted. The land promotor is confident in providing appropriate flood mitigation. While Green Belt and farmland may be being lost, the majority of the district is still covered in countryside. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	None..

Who said	Issue	Officer comment	Key action
Wareham St Martin Parish Council, Individual	Agree with principle of small scale food shops but disagree with development and retail at West Wareham.	Noted.	None.
Individual	Small scale shops within housing areas.	Noted.	None.
West Lulworth Parish Council	Shops are closing – no need to expand.	Noted.	None.
Individual	Inadequate economic analysis of retail provision in plan period. Considerable unknowns e.g. internet, drone deliveries, casual employment.	Despite alternative methods of shopping there is still a requirement for small-scale food retailers to be located near housing.	None.
Studland Parish Council	Inadequate analysis.	Noted. Retail needs are analysed in the Poole and Purbeck Town Centres, Retail and Leisure Study (January 2015).	None.
Agent	A convenience store serving Moreton Station would benefit existing community as well as new residents. Suggest reword to allow.	Noted.	To consider the provision of a small-scale food shop to serve Moreton Station.
Individual	Large supermarket would create more jobs.	Noted. Whilst the Council recognises that there are varying views on this issue, at present the Council does not support provision of an out-of-town supermarket as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.	None.

Who said	Issue	Officer comment	Key action
Individual	42% of people wanted a large supermarket so don't have to travel to Poole / Dorchester.	Noted. Whilst the Council recognises that there are varying views on this issue, at present the Council does not support provision of an out-of-town supermarket as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.	None.
Individual	A large supermarket would mean reasonably priced food in Purbeck for families.	Noted. Whilst the Council recognises that there are varying views on this issue, at present the Council does not support provision of an out-of-town supermarket as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.	None.
Individual	Only on the alternative site at Lytchett Minster.	Noted.	To consider the provision of retail space in the possible alternative site 14 if it is progressed.
Individual	A large out of town supermarket at Wareham would kill the town.	Noted.	None.
Individual	Bring more sophistication to the area.	Noted.	None.
Individual	Plan for Wool needs to be revisited and local consultation on assessment of local needs, including catering outlets.	The local needs for the Wool area have been highlighted through responses to this consultation.	None.
Agent	Potential for small scale local food shop as part of Alternative site 14.	Noted.	To consider the provision of retail space in the possible alternative site 14 if it is progressed.

Who said	Issue	Officer comment	Key action
Agent	Support small-scale food shops at Wool, potential for local centre with mix of uses.	Noted.	None.
Agent	Camp Farm, Sandford is able to accommodate a local centre, is sustainable and easily accessible. Support the delivery of over 600sqm and local centre at Camp Farm. Retail evidence supportive of this, and as a reasonable alternative option it would retain expenditure locally.	Noted.	To consider the provision of retail space and a local centre at Camp Farm, Sandford.
Wareham Town Council	Small-scale retail in this area is unlikely to support town centre and could lead to further pressure for out of town retail growth which may be difficult to resist if incrementally planned. Impact on town centre and alternative options closer to the centre should be considered.	Noted.	To consider retail provision closer to Wareham town centre.

Appendix 47: PO6 (heathland mitigation) – qualitative responses

Who said	Summary of comments	Officer response	Action
Natural England	Natural England support this option.	Noted	
Dorset County Council	In general SANG provision appears in line with the SANG guidelines contained within the Dorset Heathland Framework SPD. We suggest a SANG masterplan for each SANG in the Purbeck Local Plan review.	Noted. A masterplan will be completed as part of any planning application.	
Woodland Trust	We support this proposal as long as SANGS continues to include - where appropriate - native woodland creation. The Woodland Trust strongly believes that trees and woodland are a key element of natural green space provision for all new development. The Woodland Trust believes that trees and woods can deliver a wide range of benefits for placemaking for local communities, in both a rural and urban setting, and this is strongly supported by current national planning policy. The Woodland Trust believes that woodland creation is especially important because of the unique ability of woodland to deliver across a wide range of benefits see our publication Woodland Creation why it matters.	Tree planting will form part of SANGs where it fits with SANG requirements and the Dorset AONB and Purbeck non-AONB Landscape Character Assessments.	

Who said	Summary of comments	Officer response	Action
Dorset Wildlife Trust	<p>DWT fully support the option to continue with the current approach to heathland mitigation, and the provision to provide alternative biodiversity mitigation where a SANG is not achievable. However, there would be concern if the creation of new SANGs was reduced in favour of enhancing the existing open spaces and footpaths. Settlement extensions of around 50 or more homes should continue to provide their own SANG, but this figure should be reviewed.</p> <p>Where possible SANGs should be seen as an opportunity to restore and enhance the wildlife (as well as recreational) value of new sites.</p>	<p>Natural England support this option. The emphasis on preferred option 6 is that where the developer cannot deliver a SANG, rather than will not deliver a SANG, the Council will consider alternative options.</p>	<p>The Council will continue to work with Natural England to ensure the policy is robustly applied.</p>
RSPB	<p>The RSPB strongly supports the Council's preferred option to continue with the current approach. The RSPB strongly object to the Council being willing to explore opportunities for improving strategic access to the wider countryside as an alternative to SANG provision, when a SANG cannot be secured, as it appears to significantly weaken the current policy on heathland mitigation. As a potentially less onerous and cheaper option</p>	<p>Natural England support this option. The emphasis on preferred option 6 is that where the developer cannot deliver a SANG, rather than will not deliver a SANG, the Council will consider alternative options.</p> <p>The current Dorset Heathland Framework SPD allows for alternatives to SANGs where necessary.</p>	<p>The Council will continue to work with Natural England to ensure the policy is robustly applied.</p>

Who said	Summary of comments	Officer response	Action
	available to developers, then this approach could very quickly become the main form of mitigation proposed for developments under 50 units.	Generally, developments under 50 units are not expected to provide their own mitigation.	
Studland Parish Council	Make it work properly. Ban SANGs	Noted. We have commissioned a study which show that SANGs are still the best way to deliver mitigation in the 5km zone.	None
Swanage Town Council	The continuation of the existing approach to heathland mitigation is welcomed. It must be noted that concerns have been raised recently regarding the continuing damage seen to local heathlands caused by public access for recreational purposes, and the greater education of members of the public in relation to use of the natural environment will also play an important role in mitigation in the future.	The Council is not aware of the damage Swanage Town Council refers to and would welcome details of specific incidents. UHP provides education to school children and the wider public	The Council will ask Swanage Town Council for details of any incidents.
Wareham St Martin Parish Council	Some of the proposed sites are within the 400m zone and should therefore either be reduced in area or removed from the review. If this is your policy, there should be no exceptions.	If this refers to Morden Holiday Park and SANG, the proposal does include the possibility of a limited number of chalets in close proximity to designated sites. At this time Natural England has advised the Council that suitable management options are present in principle to manage the potential recreational pressure	The Council will continue to work with the landowner and Natural England to agree details of SANG design and maintenance. Further work is required by the landowner, advised by NE to develop acceptable design, layout and

Who said	Summary of comments	Officer response	Action
		from the proposed development. Further detailed work will be necessary to firm out the proposed options.	management of the holiday park.
Worth Matravers Parish Council West Lulworth Parish Council	Need to protect heathland. Should not allow development anywhere near.	The review of the current system by AECOM does not indicate any need to change the zones.	None
Corfe Castle Parish Council	Reduce 400m buffer zone	The review of the current system by AECOM does not indicate any need to change the zones.	None
Wool Parish Council	All the heathland within Dorset needs to be reviewed. And current evidence needs to be used to support heathlands. Consideration needs to be given to the withdrawal of the EU.	The review of the current system by AECOM does not indicate any need to change the zones. Habitat Regulations are set in UK law.	Check with Natural England and Footprint Ecology that there is no relevant recent evidence that needs to be considered.
Winfrith Newburgh Parish Council	Bovington Middle School site should be housing - affordable due to public ownership, spread development, access is from opposite side of the rail crossing to main village and other proposed development.	The site is within the 400m buffer zone and therefore standard C3 residential is not permitted. Redevelopment for employment or as a care home are options discussed in the Partial Review Options document.	
Savills for Lulworth and Redman	The current overall approach represents a pragmatic solution, is broadly accepted across the local authorities in South East Dorset, and is taken forward through the Dorset Heathlands Planning	Noted	None

Who said	Summary of comments	Officer response	Action
	Framework SPD. The Council's approach is therefore supported.		
Barton Wilmore for Ashvilla	Ashvilla Estates supports the Council's consultant's conclusion regarding the delivery of SANGs and the Council's preferred option to continue with the current approach to heathland mitigation. However, suggests the inclusion of the term impact avoidance alongside mitigation to comply with the Dorset Heathlands SPD, PLP1 Policy DH and the Conservation of Habitats and Species Regulations 2010.	Policy DH does already refers to avoid or mitigate.	
Terence O'Rourke for Knoll House Hotel	The wording of policy DH should be reworded so that it is sufficiently flexible to allow existing tourism sites to adapt to changing tourism trends (perhaps through making changes to the form of accommodation available), as long as there is no overall adverse impact on the heathland, and ideally a reduction. Given that the plan is promoting holiday lodges within the 400m zone at Morden Park corner, the Knoll House Hotel would welcome discussions with Purbeck District Council and Natural England about	Noted	The Council will consult with Natural England over the possibility of re-development of tourism accommodation.

Who said	Summary of comments	Officer response	Action
	<p>the inclusion of a site-specific planning policy for inclusion within the Partial Review that will ensure the site's future viability without undermining the integrity of the adjoining heathlands.</p>		
<p>Persimmon Homes</p>	<p>The general principle of providing SANGs to mitigate impacts on the heathlands is widely accepted. However, the Council should acknowledge the difficulty of providing SANGs on smaller sites (less than 100 units), which may adversely influence the ability for some sites to come forward and could have an impact on housing supply over time. The wording in the Policy that provides the flexibility for the Council to consider contributions towards wider strategic schemes is welcomed.</p>	<p>Noted. To date all sites that have been agreed, including those between 50 and 100 dwellings, have managed to provide SANGs.</p>	<p>None</p>
<p>Pro-Vision</p>	<p>According to appendix C of the Dorset Heathlands SPD, there is not in fact a blanket ban on all such development in this buffer area. Rather, there are a series of factors that should be taken in consideration by the council and the key stakeholder, Natural England, when considering development in these areas. We are therefore</p>	<p>Appendix C only applies where there is a proposal to split an existing site/curtilage which currently has the 400m buffer dissecting it and addresses under what circumstances development may be permitted.</p>	<p>None</p>

Who said	Summary of comments	Officer response	Action
	concerned that the LPPR is not consistent with the SPD or the legal opinion that the council has on this matter.		
Gladman Developments	Gladman are encouraged that in seeking to mitigate the impact of sites of more than 50 dwellings through the use of SANGs, the preferred approach allows for other forms of mitigation where a SANG is not achievable. However we feel that instead of a flat 400m standoff zone, the Council should take a more flexible approach, weighing up the benefits of development against the harms on a site by site basis.	Under Habitat Regulations no harm is permissible and it has been demonstrated through a number of studies that it is highly unlikely that harm can be mitigated by standard C3 residential development within the 400m. It is not a balancing act. Other forms of development are permitted with consultation with Natural England.	None
Individuals	No building within 400m zone. Mitigation for heathland would not apply if current protection is adhered to, or better still extended Heathland protection should be strengthened to the highest level possible, mitigation proposals afford no protection. If we want to keep a buoyant tourism economy in Purbeck we should be protecting one of our huge assets. Not building so close to protected heathland would be idea. Heathland should be totally protected. Taking farmland to move	Noted The review of the current system by AECOM does not indicate any need to change the zones. Some development in the 400m zone has been identified as acceptable by Natural England, eg where there's a significant barrier or care homes. No proposals for any development within 400m zone will only go forward with the support of Natural England.	None

Who said	Summary of comments	Officer response	Action
	<p>the mitigation corridor outwards is unacceptable.</p> <p>The heathland forms part of a contiguous rural landscape. The council should apply the same criteria to the 5km zone as the 400m one. Need protection and compliance with biodiversity plan. We need maximum protections. There should be no mitigation to building on or near heathland. It is a valuable, irreplaceable habitat which has to fight for its survival. You cannot 'create' another greenspace as mitigation to destroying another. A building must be kept as far away from heathland as possible. I cannot see how any new developments will not adversely affect the natural habitat and cause the loss of endangered wildlife. I agree with no development within 400m zone which is why I am amazed so many of your options for development are being considered when parts of them are within this zone. You must be consistent and fair to all.</p>		

Who said	Summary of comments	Officer response	Action
	<p>Change the interpretation of the 400m rule so that it is not based on an 'as the crow flies' distance, but rather as a realistic distance based on actual means of access.... e.g. Upton Heath is not easily accessible across the A35....</p>	<p>Natural England have already agreed to take into account significant barriers to movement. Currently the only location identified is the A35 bypass around Upton.</p>	<p>None</p>
	<p>A new cat tracker project reported in National geographic conducted by Jennifer Holland shows a reports as the project started of the first 40 cats with some travelling over 1.3km from home. Indeed any housing development adjacent to heathland needs serious consideration as the 400m buffer zone will not protect heathland (and its rare species) from cats as shown on cat ranging studies of domestic farm cats in rural areas. Liberg (1980) found that farm cats in Sweden rarely travelled farther than 600 m (0.4 miles) from their home farm. In comparison, Warner (1985) found that farm cats in Illinois travelled an average maximum distance of 1,697 m (1 mile) from the farm with a range of 956 m (0.6 miles) to 3,013 m (1.9 miles). Germain (2008) found similar distances for farm cats in France with two cats that travelled 1,500 m</p>	<p>The review of the current system by AECOM does not indicate any need to change the zones. We will check evidence with Natural England and Footprint Ecology.</p>	<p>Check evidence with Natural England and Footprint Ecology.</p>

Who said	Summary of comments	Officer response	Action
	(0.9 miles) and 2,500 m (1.6 miles) from the farm in a single outing. Source; www.lostpetresearch.com		
	This is petty and if housing is important then we should be prepared to sacrifice these sacred strips of land in some areas where development is logical.	Noted. The Council commissioned a study to explore the possibility of an alternative(s) to, the current heathland mitigation strategy in Purbeck, including potential alternatives to the 400m zone and potential alternative mitigation measures for development within the 400m to 5km zone. The report concludes that there appears to be no evidence that mitigation is not required.	None
	The Heathland needs to be looked into further. The law has been around 13/14 years - we managed very well before it and I'm not convinced certain areas still come under the classification	Noted. The Council commissioned a study from AECOM to explore the possibility of an alternative(s) to, the current heathland mitigation strategy in Purbeck, including potential alternatives to the 400m zone and potential alternative mitigation measures for development within the 400m to 5km zone. The report concludes that there appears to be no evidence that mitigation is not required.	None

Who said	Summary of comments	Officer response	Action
	<p>I believe housing is of greater importance. The Bovington Middle School site needs to be housing, reducing the impact on one area of Wool. There is a vast area of heathland that can absorb and support sufficient wildlife. We need the Bovington Middle School site to be investigated.</p>	<p>The site is within the 400m buffer zone and therefore standard C3 residential is not permitted. Redevelopment for employment or as a care home are options discussed in the document.</p>	<p>None</p>
	<p>Which comes first People or lizard. 400mts should at least be reduced to 200mts</p>	<p>Noted The Council commissioned a study from AECOM to explore the possibility of an alternative(s) to, the current heathland mitigation strategy in Purbeck, including potential alternatives to the 400m zone and potential alternative mitigation measures for development within the 400m to 5km zone. The report concludes that there appears to be no evidence that mitigation is not required.</p>	<p>None</p>
	<p>Natural England and others need to be more flexible. Impact on farmland is a greater problem.</p>	<p>Noted The Council commissioned a study from AECOM to explore the possibility of an alternative(s) to, the current heathland mitigation strategy in Purbeck, including potential alternatives to the 400m zone and potential alternative</p>	<p>None</p>

Who said	Summary of comments	Officer response	Action
		mitigation measures for development within the 400m to 5km zone. The report concludes that there appears to be no evidence that mitigation is not required.	
	PDC were asked to contact Natural England for NE to re-assess the heathland that effects the Bovington Middle School site. It is my belief that the supposed heathland does not meet the requirements of the SSSI and should be properly investigated. As far as I'm aware this has not been carried out. The heath needs to be assessed by NE officers who are not familiar with the site.	Officers have spoken with Natural England their view is that Bovington Middle School is within the 400m buffer zone and not suitable for standard housing development. The presence of MOD fencing does not influence this as there is no guarantee that the fencing could be secured in perpetuity, particularly as some of the heathland has access at the moment.	Check condition of heathland with Natural England.
	A pointless waste of money to provide a SANG. The bloor estate SANG is rarely used for housing is built near to heathland with public access. Then the people from those homes will use the nearby open space rather than get in their cars to go to the SANG. Bloor estate is about 1.8miles from its SANG.	Noted. Because of its distance from the development, the SANG is larger than it would otherwise be to attract visitors.	None
	I am fully in support of protecting heathland, but there are some cases where lines on maps appear to take precedence over common	The site is within the 400m buffer zone and therefore standard C3 residential is not permitted. Redevelopment for employment	None

Who said	Summary of comments	Officer response	Action
	<p>sense. For instance, at Bovington Middle School, where the heathland is not actually accessible by the public as it already protected from its position within the military area, the land could be considered for employment or leisure use</p>	<p>or as a care home are options discussed in the document. Officers have spoken with Natural England and their view is that Bovington Middle School is within the 400m buffer zone and not suitable for standard housing development. The presence of MOD fencing does not influence this as there is no guarantee that the fencing could be secured in perpetuity, particularly as some of the heathland has access at the moment</p>	
	<p>More evidence is needed that the SANGs already in place are effective enough to properly deflect pressure from designated heathland; and for any new proposed SANGs the suggested. There is no evidence that SANGs work, only one in Purbeck so far and it is so removed from the development that it is useless. It also took away good dairy land from the tenant farmer; landowners should be made to offer land that does not impact on local economy like this.</p>	<p>Evidence of the efficacy of local SANGs can only come with time. They have worked elsewhere and we have learned lessons with the first one in Purbeck. The first SANG in Purbeck continues to be grazed by a tenant farmer, as part of the management.</p>	None
	<p>Lytchett Minster is adjacent to Heath Land so that the south west corner</p>	<p>Poole Harbour SPA remains protected. The area of the</p>	None

Who said	Summary of comments	Officer response	Action
	<p>of the proposed development abuts the 400 metre boundary and is clearly all within the 5 km boundary. It is also not clear what has happened to the protected land around Poole Harbour/Holes Bay?</p>	<p>development site within the 400m zone has been identified for employment which is acceptable use in the zone. The proposal identifies a SANG to mitigate for development within 5km.</p>	
	<p>How will SANGs improve biodiversity?</p>	<p>The potential for improving biodiversity on SANGs is going to depend upon what type of land is secured for a SANG. It is unlikely to be of the top quality in terms of ecology and biodiversity. It may be possible to the biodiversity, eg, by planting trees or hedgerows etc..</p>	<p>None</p>

Appendix 48: PO7 (Norden park and ride) – qualitative responses

Who said	Issue	Officer comment	Key action
Individual	Also expand Wareham Station parking too. More who park and take train to Corfe and Wareham the better.	Noted.	To consider expanding parking provision at Wareham Station.
Individual	Also support cycling facilities.	Noted.	None.
Individual	Detailed assessment of need should be carried out to avoid 'white elephant' experience of other park and ride sites.	Noted.	To liaise with Dorset County Council to ensure that an appropriate assessment of need and demand has been carried out.
Individual	Only ever needed for red arrow days.	Noted.	None.
Individual	Park and Ride to Studland is silly.	Noted.	None.
Individual	Subject to assessment of impact on AONB.	It is within the AONB and any planning application will need to demonstrate that it would not cause adverse harm to this designation.	None.
Individual	Provision of park and ride at Holton Heath should be considered to reduce traffic westward. Could also be used as commuter facility to reduce pressure eastward.	Noted.	To consider provision of a park and ride at Holton Heath.
Individual	Car parking in Corfe over summer and school holidays is inadequate. Agree with proposals but will only work with cooperation with national trust and access to visitor centre facilities, new pedestrian crossing, suitable access for less able.	Noted.	To ensure any park and ride facilities are accessible to all possible users.

Who said	Issue	Officer comment	Key action
Individual	Must be safe cycleway and pedestrian access from Norden roundabout to tourist office at foot of castle.	Well connected cycle and pedestrian links will be carefully considered.	To ensure appropriate cycle and pedestrian routes are incorporated into any proposal.
Individual, Swanage Town Council	Hoped will reduce traffic on roads at peak times and during events.	Noted.	None.
Individual	If located near Wareham would have less support.	Noted.	None.
Individual	Shuttle bus to Studland would be attractive.	Noted.	To consider linkages to key areas of the district.
Individual, Worth Matravers Parish Council	Why needed when underutilised at moment.	Noted.	To liaise with Dorset County Council to ensure that an appropriate assessment of need and demand has been carried out.
Corfe Castle Parish Council	Essential in view of increased number of buses servicing cruise liners at Portland. Proper facility to allow onward movement is essential.	Noted.	None.
Individual	Trains are expensive and buses infrequent.	Noted.	None.
Individual	Proposed site would be eyesore.	The design and landscaping of the park and ride site will be carefully considered so that it ties in with the existing rural setting.	To ensure the design of the proposed park and ride site ties in with the existing rural setting.
Individual	Better to encourage more public transport use from Poole and the rail services from Poole to Swanage.	Noted.	None.

Who said	Issue	Officer comment	Key action
National Trust	Weight should be given to views and setting of the castle and ridgeway – landscape and heritage terms – when deciding on scale, siting and landscaping of expansion area.	The design and landscaping of the park and ride site will be carefully considered so that it ties in with the existing rural setting.	To ensure the design of the proposed park and ride site ties in with the existing rural setting.
Individual	Would have to be at Bakers Arms Roundabout to have impact.	Noted.	To consider provision of a park and ride at Bakers Arms roundabout.
Individual	Better integration of existing road network required i.e. new link between Studland Road to Wytch Farm Road.	Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.	To ensure a transport assessment is carried out to assess the traffic impact of the development.
Dorset AONB Partnership	Broadly supportive if demand established and agreements with transport providers. Concerns in terms of views from Corfe Castle and Purbeck Ridge.	The design and landscaping of the park and ride site will be carefully considered so that it ties in with the existing rural setting.	To ensure the design of the proposed park and ride site ties in with the existing rural setting.
Individual	New park and ride should be close to Wareham station to integrate with Wareham – Swanage train services. Following huge investment in rail link and connecting train services to start in 2017, where is logic in expanding Norden?	It is logical to develop upon the existing park and ride facility at Norden.	None.
West Lulworth Parish Council	Who is going to pay for maintenance?	Noted.	None.
Studland Parish Council	Swanage corridor is preferred transport.	Noted.	None.
Individual	Needs more promotion / thought.	The site will be subject to detailed assessments of the likely impacts on landscape, ecology and archaeology.	To ensure appropriate assessments are conducted.

Who said	Issue	Officer comment	Key action
Individual	Unlikely to alleviate bottle neck through Corfe Castle	Currently provides a facility that eases congestion on the A351 and reduces parking demand in Corfe Castle and Swanage. It is intended this proposal with further relieve the pressures felt around Corfe Castle.	None.
Natural England	Proximity of site to castle and Purbeck Ridge are likely to make it highly visible in AONB, as well as loss of area. Further work should be considered to assess if option achievable given context.	The site will be subject to detailed assessments of the likely impacts on landscape, ecology and archaeology. It is within the AONB and any planning application will need to demonstrate that it would not cause adverse harm to this designation.	To ensure appropriate assessments are conducted.
Dorset Wildlife Trust	No concerns re heathland buffer and proximity of SNCIs.	Noted.	None.
Dorset County Council	Not improving situation north of Norden. Supportive if means more people will use Swanage railway or improved bus service to Swanage and Studland to take traffic off roads.	Noted.	None.

Appendix 49: Policy AH (affordable housing) – qualitative responses

Who	Comment	Officer response	Action
Home Builders Federation	<p>2016 updated viability study does not provide a definitive assessment of viability. Therefore, the Council should revisit its assessment before determining if the policy for 40% in the north and 50% in the south remains viable.</p> <p>Clarify that commuted sums are only payable on completion of development. The Council should consider implications of Government proposals for starter homes and changes in affordable housing mix.</p>	<p>Noted. Viability studies can only be carried out at a high level and the affordable housing % rates are set accordingly. The policy allows for negotiation on a site by site basis where specific issues may arise that impact viability. Policies set at a national level, e.g. commuted sums payable on completion, should not be repeated at a local level.</p>	None.
Defence Infrastructure Organisation	<p>May be a future need for military housing. Suggest that the first sentence of Policy AH is amended to read: but not including holiday accommodation or military housing.</p>	<p>Any provision of market housing will be subject to policy AH.</p>	<p>Consider amending policy AH to exempt military housing from the requirement to provide general affordable housing.</p>
Wool Parish Council	<p>It is unfair to build market housing in Wool, and then build affordable housing elsewhere. People in Wool deserve and need affordable and social housing.</p>	<p>The Council has mooted the idea for spreading the affordable housing requirement at Wool elsewhere in south west Purbeck, where there is the same landowner. The landowner has expressed</p>	<p>Continue to work with the Lulworth Estate to investigate the potential for the provision of part of Wool’s potential affordable housing allocation to be delivered elsewhere within the same landownership.</p>

Who	Comment	Officer response	Action
		an interest in exploring this further, but no decision has been taken yet.	
Swanage Town Council	There should be an element of affordable housing in all housing developments. Affordable housing to rent and buy are local priorities.	National legislation prevents the Council from requiring on-site affordable housing on sites of less than 11 dwellings. It permits a commuted sum under the conditions set out in the policy.	None.
Worth Matravers Parish Council	We want support for smaller developments.	Noted.	None.
Wareham St Martin Parish Council	There needs to be a mechanism to prevent a developer building 1-5 homes and then returning and adding another 1-5 homes to avoid paying the commuted sum.	Policy AH states that sites that are subdivided and developed separately will be considered by the Council as part of a larger scheme. Affordable housing will be provided in accordance with the combined site area. Wherever possible the Council will identify attempts to avoid the provision of affordable housing at planning application stage.	None.
West Lulworth Parish Council	Concern that % rates get over-turned at appeal in favour of development.	The provision of affordable housing can	None.

Who	Comment	Officer response	Action
		only be over-turned on the basis of viability.	
Arne Parish Council	Arne needs affordable housing for people with a strong local connection, or for workers employed locally in key service industries.	The eligibility and allocations criteria for affordable housing are set under housing policies and are not under the control of the local plan.	None.
Individuals	Support provision of affordable housing to buy as well as rent, especially for young people. Concerns that affordable housing to buy will ever be achieved, given the high house prices, the ability of some people to buy second homes and low local salary levels.	Noted.	None.
Individuals	Section 106 agreements should be enforced so locals get the housing first.	Affordable housing is allocated as per the Council's allocations policy which determines who becomes a tenant.	None.
Individuals	Affordable housing should be retained in perpetuity and not sold off.	The rules around the right to buy scheme are set nationally.	None.
Individuals	All new housing should be affordable.	The Council has to deliver a range of housing types, including market and affordable.	None.
Individuals	Higher proportion of affordable housing required, not lower. Should be more affordable housing. Focus on reducing housing lists.	The affordable housing policy for over 10 dwellings is determined by viability. National	None.

Who	Comment	Officer response	Action
		legislation prevents the Council from requiring on-site affordable housing on sites of less than 11 dwellings. It permits a commuted sum under the conditions set out in the policy.	
Individuals	Like to see low cost housing provided, particularly if it could be reserved for first time buyers.	Starter homes may become part of the affordable housing requirement in national legislation. Discounted sales housing would be allocated as per the Council's allocations policy.	The Council will consider the need for any updates in the viability study, as a result of national planning updates.
Individuals	Provide more shared equity.	A proportion of affordable housing will be shared equity, but the majority of need is for rented accommodation.	The Council will consider the need for any updates in the viability study, as a result of national planning updates.
Individuals	Developers claim can't make enough profit to deliver the affordable housing and we end up with second homes.	The provision of affordable housing can only be over-turned on the basis of viability.	None.
Individuals	The time someone has lived in the area before they qualify for a house has been reduced recently from 3 years to 2.	The policy is five years.	None.

Who	Comment	Officer response	Action
Individuals	Not as many as suggested. Need less affordable homes if they only go to local people.	Affordable housing is only for people in need and with a local connection to Purbeck.	None.
Individuals	Support small truly affordable developments.	Noted.	None.
Individuals	Set land price according to housing mix for development to keep costs down and deliver more affordable housing.	Sites will not come forward at less than the market rate, so developers and the Council have to work within those parameters.	None.
Individuals	Out of line with the aspirations and needs of residents and their communities. Affordable housing should not fall out of market housing growth.	Securing affordable housing as part of a market development is the most effective way of delivering affordable housing.	None.
Individuals	Review housing list annually.	The frequency of review depends on the banding: gold and silver are reviewed every year; and bronze every two years.	None.
Individuals	Unrealistic and unworkable with so little space to improve infrastructure.	Noted.	None.
Individuals	Affordable housing should only go to local people.	A local connection is required.	None.
Individuals	A steady iterative series of Planning Policy documents have almost totally eroded the concept of providing affordable rented	PLP1 increased the amount of affordable housing required from developers and the	None.

Who	Comment	Officer response	Action
	homes for local people who cannot possibly meet the cost of the market homes.	current review proposes to keep the same levels for developments of over 10 dwellings. Central government has legislated against smaller developments providing on-site affordable housing (the most effective way of securing affordable homes in Purbeck, mainly due to high land values).	
Agents	Recommends the Council commission additional evidence in order to demonstrate how much traditional affordable housing can truly be delivered in light of the proposed requirement for starter homes. All references to the definition of affordable housing to also incorporate Starter Homes and any other tenures introduced by statute.	Viability studies for plans and policies can only be carried out at a high level and the affordable housing % rates are set accordingly. The policy allows for negotiation on a site by site basis where specific issues may arise that impact viability. Paragraph 146 states that we will review the policy following any new legislation on starter homes.	The Council will consider the need for any updates in the viability study, as a result of national planning updates.
Agents	Do not support the pepper potting approach as it can make affordable housing difficult to manage and maintain for providers.	Pepper-potting is proposed to deliver a mixed community and	None.

Who	Comment	Officer response	Action
	Affordable housing can be well integrated with open market housing without rigidly requiring it to be distributed throughout a site.	avoid affordable housing ghettos.	
Agents	The Moreton Estate can see no evidence that supports the District Council's proposal to see 50% affordable housing delivered on site at Moreton Station as part of policy AH, or a lower level of 40% on greenfield land at Upton and Wool. Whilst we appreciate (and welcome) the fact that policy AH allows flexibility for developers to justify a lower level of affordable housing provision on viability grounds, the target level of provision identified in the consultation document needs to be realistic to start with.	Viability studies for plans and policies can only be carried out at a high level and the affordable housing % rates are set accordingly. The policy allows for negotiation on a site by site basis where specific issues may arise that impact viability.	The Council will consider the need for any updates in the viability study, as a result of national planning updates.
Agents	To improve viability, considers that there would be merit in policy AH being amended so that it specifically encourages or allows landowners to be able to provide housing for rent to local people on the district council's housing waiting list, without becoming registered providers.	Housing law requires affordable housing to be administered by registered providers. Landowners could become registered providers, but the Council would still retain nomination rights.	None.
Agents	The Rempstone Estate supports the rewording of policy AH to take account of case law and the national policy requirement for developments to be viable.	Noted.	None.
Agents	Bloor Homes states that the District Council will need to consider whether suitably	Delivering 40-50% affordable housing and	None.

Who	Comment	Officer response	Action
	<p>mixed and balanced communities can be achieved with this high proportion of affordable housing, on such large sites. Use of the term pepper-potting inappropriate when it makes up 50% of provision.</p>	<p>pepper-potting it will achieve mixed and balanced communities.</p>	
<p>Agents</p>	<p>The Lulworth Estate is considering the possible establishment of a Registered Provider and providing affordable homes outside the parish of Wool as part of its proposed development at Wool.</p>	<p>Noted.</p>	<p>Continue to work with the Lulworth Estate to investigate the potential for the provision of part of Wool's potential affordable housing allocation to be delivered elsewhere within the same landownership.</p>
<p>Agents</p>	<p>Provided the caveats around local need at the time of any proposal, prevailing economic viability and negotiation are available and open-mindedly considered by the Council at the time of any planning application then no objection to the proposed policy wording.</p>	<p>The policy is clear that affordable housing can be negotiated, where viability could be affected.</p>	<p>None.</p>
<p>Agents</p>	<p>In requiring affordable housing on site for developments of 11 units or more at a rate of 40% in the north of Purbeck and 50% in the south, the Council should adopt a pragmatic and flexible approach where circumstances indicate it would be more appropriate to make an offsite contribution or where issues of viability threaten delivery.</p>	<p>On-site provision of affordable housing remains the preferred option of the Council due to high land and property values in Purbeck. It is more viable to build a new affordable home than provide a commuted sum that would enable one to</p>	<p>None.</p>

Who	Comment	Officer response	Action
		<p>be built elsewhere or bought at market value. This is particularly the case in the south of the district. If viability dictates, it is possible to reduce the proportion on affordable homes accordingly.</p>	
Agents	<p>The Council should seek to increase the affordable housing supply by increasing the overall supply of housing to meet objectively assessed housing need</p>	<p>Paragraph 20 of the housing background paper discusses that affordable housing need is more than the Council is proposing to deliver, at 149 per year. However, this is not a realistic target, as most affordable housing is secured as a percentage of a development site and in Purbeck's case, the majority will be via settlement extensions, which evidence shows could support 40-50% affordable housing. Taking into account the wide range of factors that contribute towards an objectively assessed housing needs figure, the</p>	None.

Who	Comment	Officer response	Action
		<p>SHMA concluded that Purbeck’s overall housing target should be 238 dwellings per annum. Clearly, this does not reflect delivering 149 affordable homes as a percentage of the 238. If 149 homes were to represent 40-50% of the annual target, the annual target would be between 300 and 370, which is vastly different from the SHMA’s conclusions and would not reflect the various factors that SHMAs should take into account.</p>	
Agents	Affordable housing levels should be reduced on viability grounds.	Viability studies are carried out at a high level and the affordable housing % rates are set accordingly. The policy allows for negotiation on a site by site basis where specific issues may arise that impact viability.	The Council will consider the need for any updates in the viability study, as a result of national planning updates.
CPRE	Affordable housing is needed in order to retain and attract young people and key workers, and to support local employment	The Council can only work within the confines of national policy. The	None.

Who	Comment	Officer response	Action
	and skills. But neither national policy nor PDC's proposals address this need.	Council is looking to maximise affordable housing wherever possible, but it is important to bear in mind that the Council has to deliver market housing as well.	

Appendix 50: Policy RES (rural exception sites) – qualitative responses

Who	Comment	Officer response	Actions
West Lulworth Parish Council, individuals	Green belt and AONB should not be touched.	National policy does not rule out either designation for rural exception sites.	None.
West Lulworth Parish Council, Studland Parish Council	No market houses on rural exception sites.	National policy allows it and it features in the current local plan policy. The review simply provides a starting point for negotiations based on viability evidence.	None.
Worth Matravers Parish Council, individuals	No prior consultation on this. RES policy must be separately reviewed.	This was the consultation on the revised policy. There will also be opportunities to comment on any further revisions.	None.
Worth Matravers Parish Council	Will result in second/holiday homes on rural exception sites.	This matter is dealt with under issue 1 (second homes).	None.
Worth Matravers Parish Council, individuals	Without covenants and planning restrictions, the homes will not be occupied by local households. All homes on Rural Exception Sites should be affordable in perpetuity	The current and proposed future policy include the criterion: 'There are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.'	None.
Worth Matravers Parish Council, individuals	Adding in 30% market housing when there is already a policy for low cost market housing is unsupported by evidence.	The viability study indicates that 30% market housing is required to make exception sites viable.	None.
Wareham St Martin Parish Council.	Maximum 10% market housing. This policy is going to open up the countryside to inappropriate	The viability study indicates that 30% market housing is required to make exception sites viable.	None.

Who	Comment	Officer response	Actions
	development through allowing too many open market houses per site.	There are strict criteria that rural exception sites have to meet.	
Individuals	No exception sites.	Delivering affordable housing is one of the Council’s corporate priorities and exception sites are allowed under national policy.	None.
Individuals	No changes to rural exception sites.	The spirit of the original policy remains unchanged. The Council is just providing clarification as to the percentage of market housing that might be allowed.	None.
Individuals	Will result in second/holiday homes on rural exception sites.	The purpose of the market home element is to help pay for the delivery of the affordable homes and offer an incentive to landowners. Sites of 100% affordable housing give such poor returns to landowners that they very rarely come forward. The matter of second homes is dealt with under issue 1 (second homes).	None.
Individuals	The allowance of open market housing for viability reasons, together with an unspecified upper limit on site size could open the door to significant incursions into the Green Belt that would have been discounted as options through the Local Plan Review.	The policy clarifies that rural exception sites will be permitted in Green Belt, where they accord with the general RES criteria and where development would not harm the function or integrity of the green belt. The Council does not specify a limit, as that could	None.

Who	Comment	Officer response	Actions
		constrain the potential of some sites.	
Individuals	The proposed change allows for unrestricted small scale development in the AONB driving up land prices. Acceptable RES must be clearly identified as part of the process rather than left to individual speculations to promote.	It would not be unrestricted, as other planning criteria still apply, e.g. landscape impacts. Rural exception sites are just that: exceptions. Therefore, they are not allocated in a plan.	None.
Individuals	Developments that are solely for social housing should not be too large, within reach of local facilities, and not stuck out on a site away from settlements.	The criteria of the existing policy cover this and are proposed to be carried forward in the update.	None.
Individuals	Very good, in principle, but how to persuade land owners to be generous enough?	The market element of the housing will help sites come forward by increasing the viability of a site.	None.
Individuals	Market housing in rural exception sites destroys their worth.	The market element of the housing will help sites come forward by increasing the viability of a site. Without it, there is a danger of no rural exception sites coming forward.	None.
Agents	Support the principle of using viability assessment to inform the affordable housing provision.	Noted.	None.

Appendix 51: Policy AHT (affordable housing tenure) – qualitative responses

Who	Comment	Officer response	Action
South West HARP Planning Consortium	Support the removal of references towards the Private Rented Sector (PRS) in meeting affordable housing needs.	Noted	None.
Swanage Town Council	The likely tenure split of 77% to 23% is considered sensible.	Noted	None.
Swanage Town Council, agents	The flexibility of negotiation on a 'site-by-site' is considered sensible.	Noted	None.
West Lulworth Parish Council	It should be as always. 90% social rented and 10% intermediate. The actual need locally is for properly affordable rent and this should be met through L.A or Housing Association.	The Strategic Housing Market Assessment indicates the revised tenure mix is appropriate.	None.
Worth Matravers Parish Council	Tenure mix figure represents whole of Eastern Dorset Area and is not appropriate for Purbeck. Also should not be applied to Rural Exception Sites. How has PDC arrived at only 76% affordable rents? Why has the % of social rents not been specified?	The tenure mix for Purbeck happens to be the same as the average for Eastern Dorset.	Consider the need for any updates/additional viability studies that may be needed, as a result of national planning updates.
Worth Matravers Parish Council	Stick to current mix.	The Council believes it is appropriate to change the mix according to the latest	None.

Who	Comment	Officer response	Action
		evidence, but maintain flexibility.	
Worth Matravers Parish Council	Adding together the proposed market housing and intermediate low cost market housing, it would make circa 50% of a site market sales which makes RES the same as allocated sites.	The proposal is for Rural Exception Sites to be 30% market housing. Central government may make starter homes a compulsory part of affordable homes.	None.
Worth Matravers Parish Council	The allocations policy should be linked to and consulted alongside planning policies.	Allocations policies are unrelated to planning issues and stand alone.	None.
Individuals	Affordable houses for rent only.	The Strategic Housing Market Assessment indicates the revised tenure mix is appropriate.	None.
Individuals	Intermediate housing stretches people too far. Still not affordable on local salaries.	The Strategic Housing Market Assessment indicates the revised tenure mix is appropriate.	None.
Individuals	Development should include an element of smaller, less expensive houses to let people get on the ladder, as well as rented and part rented. Will also allow people to downsize.	Noted.	None.
Individuals	Should be looking at reducing the numbers of rentals and look more into 'shared ownership'	Noted. The proposed revisions to the policy would increase the proportion of intermediate housing (e.g. shared	None.

Who	Comment	Officer response	Action
	and 'Reduced Market Value' options.	ownership) as compared with the current policy.	
Individuals	Too many houses for sale. Local people need access to rented properties which they can afford.	The Strategic Housing Market Assessment indicates the revised tenure mix is appropriate.	None.
Individuals	Priority should be given to local needs at settlement level which support the actual settlement. Balance the community.	The proposed policy states that tenure of affordable housing will be negotiated on a site-by-site basis to reflect identified local need, with a likely split of 77:23.	None.
Individuals	A variety of housing is essential, it allows a variety of skills and professions if a community is to flourish.	Noted.	None.
Individuals	But the 'rent to buy' must be removed to maintain enough homes for the future.	Rent to buy is not on offer in Purbeck.	None.
Agents	Ashvilla Estates consider that this policy is not required. Whilst the tenure is important, it is likely to change over time. It might be better in a SPD which could be updated more regularly.	The policy is flexible enough to take account of most specific needs.	None.
Agents	Future versions of LPPR will need to reflect the introduction of starter homes as part of the affordable home spectrum.	Noted. Policy states that tenure of affordable housing will be negotiated on a site-by-site basis to reflect identified local need, with a likely split of 77:23.	Consider the need for any updates/additional viability studies that may be needed, as a result of national planning updates.

Who	Comment	Officer response	Action
		The Council acknowledges the forthcoming introduction of starter homes.	
Agents	It appears unjustified to ask for an increased in the rented tenure over intermediate housing.	The revised policy asks the standard position to be a reduction in social rented / affordable rented from 90% to 77% which will improve viability.	None.

Appendix 52: PO8 (self build housing) – qualitative responses

Who said	Issue	Officer comment	Key actions
Individuals	Should be 50% to help people on housing ladder and nurture needed practical skills.	The Council needs to provide a range of housing types. At the moment, there is not sufficient demand to consider such a ratio.	None.
Individuals, Wareham St Martin Parish Council	What happens if no-one takes the self-build housing? Does the developer build his own and get more profit?	Self-build is part of the market provision on site and if the developer builds out the plot then any profit will go back to the developer, as they have financed and carried out the work.	Consider a policy that allows the main developer to develop the plots if they are not sold within a specific timeframe, as long as they have been marketed thoroughly by the developer.
Individuals	Should be more affordable housing.	Amount of affordable housing is determined by viability study. The amount would still be 40-50%, in line with revised Policy AH.	None.
Individuals, Studland Parish Council	'Self-build' is not 'self-build'.	Self-build is defined in legislation and does not require an individual to physically build the house. It is housing commissioned and built by individuals or groups of individuals for their own use, either by	None.

Who said	Issue	Officer comment	Key actions
		building the home on their own or working with builders	
Individuals	Excuse for private single plot development.	Noted.	None.
Individuals	Opportunities to build should emanate from neighbourhood plans in all areas.	Neighbourhood Plans have limited coverage in Purbeck.	None.
Individuals	Prefer to see specific site set aside for self-build as in Holland.	This will be much more difficult to deliver but could be possible if sufficient self-builders get together to bring a site forward, e.g. as a community land trust. The earlier issues and options consultation indicated that self-build should be provided as part of settlement extensions.	None.
Individuals	More green lights for developers.	Self-build is part of the market provision on site.	None.
Individuals	Plots should be chosen on their own merits and would best represent e.g. micro conflict in villages	Noted.	None.
Agents	With no factual evidence or supporting framework the degree of provision to be sought and pinning of delivery through ordinary development sites is without foundation.	The earlier issues and options consultation indicated that self-build should be provided as part of settlement extensions. As at 1 st	None.

Who said	Issue	Officer comment	Key actions
		<p>April 2016, nearly 60 households had registered an interest in a plot on the Council's self-build register.</p>	
<p>Agents</p>	<p>The Council has undertaken research into the appetite for this type of development and found little demand even if it does expect demand to increase.</p>	<p>Demand is likely to increase when people realise plots are available. The Council is also required to provide self-build plots through legislation.</p>	<p>Review evidence of the amount of self build housing to be required.</p>
<p>Agents</p>	<p>Viability work to date is meaningless as the financial level at which self-build plots might be pitched is arbitrary.</p>	<p>The viability evidence shows that the provision of plots for custom-build has the potential to be a sufficiently profitable activity so as not to prove a significant drag on overall site viability. The report says that from review work undertaken so far, it would expect this type of housing to be at least neutral in viability terms on larger sites.</p>	<p>Consider whether there is a need for further viability work.</p>
<p>Agents</p>	<p>Citing example of Teignbridge is also meaningless as different economic and demographic profile and significantly different level of interest.</p>	<p>Noted</p>	

Who said	Issue	Officer comment	Key actions
Agents, Home Builders' Federation	Viability and other policy burdens must be considered to ensure deliverability.	The viability evidence shows that the provision of plots for custom-build has the potential to be a sufficiently profitable activity so as not to prove a significant drag on overall site viability. The report says that from review work undertaken so far, it would expect this type of housing to be at least neutral in viability terms on larger sites.	None.
Home Builders' Federation, Agents	Supportive of self-build but should be based on evidence of existing need and not evident in existing SHMA.	As at 1 st April 2016, nearly 60 households had registered an interest in a plot on the Council's self-build register. Demand is likely to increase when people realise plots are available. The Council is also required to provide self-build plots through legislation.	Review evidence of the amount of self build to be required.
Home Builders' Federation	Council should positively increase overall amount of new housing rather than by a restrictive policy requirement for inclusion of such housing on sites of more than 20 dwellings.	Self build forms part of the existing assessed housing need. It is simply another way of	None.

Who said	Issue	Officer comment	Key actions
		delivering the identified need.	
Home Builders' Federation, Agents	If plots are not developed by self-builder then unnecessary delay to delivery of homes. Policy should therefore include release mechanism with time limits to enable building by others who are not self-builders.	Issues around potential delays in delivery of self-build will be dealt with at planning application stage.	Consider a policy that allows the main developer to develop the plots if they are not sold within a specific timeframe, as long as they have been marketed thoroughly by the developer.
Home Builders' Federation, Agents	Consideration should be given to practicalities e.g. health and safety, working hours, length of build, efficiency, well designed schemes, etc. and should be subject to viability testing.	Self build housing will be subject to the same conditions and design requirements as other development.	None.
Home Builders' Federation	Should refer to East Devon Inspector's Final Report January 2016 which expresses reservations about this type of policy (para 46).	The report has a reservation based on seeing a self-builder as a rival, which is not particularly accurate.	Consider a policy that requires the self-builder to use it as their primary residence for a period of time.
Individual, Worth Matravers Parish Council	Where will land be provided?	All developments of 20 or more units will be expected to deliver self-build housing	None.
Individual, Worth Matravers Parish Council	Is it for people in need or anyone who registers?	Self build can be market housing or part of the intermediate affordable housing when it will be determined on a case by case basis.	
Individual, Worth Matravers	Will it be protected in perpetuity and sold at what discount?	It will be protected if it is developed as intermediate affordable	None.

Who said	Issue	Officer comment	Key actions
Parish Council		housing, but not if part of 5% self-build market housing.	
Individual, Worth Matravers Parish Council	Disagree with people without financial need being placed on the housing register as means to build RES in AONB. Artificially inflates housing need.	There are specific eligibility criteria for the Council's housing register.	None.
West Lulworth Parish Council	Self-build eat into affordable provision.	Affordable self-build is just one of the options in intermediate affordable housing provision.	None.
West Lulworth Parish Council	All self-build should be windfall.	There is no guarantee windfall will come forward as self-build.	None.
Individual	Should be at least 10%	At the current level of registered interest it would be difficult to justify doubling the requirement.	None.
Agent	Is not the role of housebuilders, through allocated sites, to provide self-build plots.	Noted.	None.
Individual	Who has time and skills for self-build?	The Council has started a register of people interested in self-build.	None.
Agent	Requirement should be subject to demonstrable need for plots in a particular area at the time a planning application is submitted. Without this,	This is worth considering.	Consider a policy that requires a demonstrable need for plots in a particular area at the time a planning application is submitted.

Who said	Issue	Officer comment	Key actions
	allocated sites may not deliver amount of housing expected.		
Individual	'Should aim to' is very weak. What measures will ensure developers comply?	Noted.	None.
Individual	Time limit for start and completion.	All applications are time limited and have to be started within 3 years of permission. There are no timescales set for the completion of any development and there are no ground to make self builds an exemption.	None.
Agent	Recommend policy requirement has element of flexibility built in to allow for negotiation over plots on basis of viability to ensure site delivery is not delayed or prevented from coming forward.	The proposed Housing Mix policy, which includes self-build provision, identifies that the mix can be negotiable based on viability.	None.
Agent	Any specific requirement should be tested through the Council's viability assessment of the Local Plan policies to ensure that the cumulative impacts of all proposed local standards and policy requirements do not put the implementation of the Plan as a whole at risk (paragraph 174 of the Framework).	All the policies have been viability tested.	Consider whether there is a need for further viability work.
Swanage Town Council	Cost implications and limited / expensive financing options from financial providers affect demand.	Noted.	None.

Who said	Issue	Officer comment	Key actions
Individual	Plots should be available for those otherwise unable to own or rent a home of their own.	Self-build plots will form part of intermediate affordable housing provision, as well as market provision.	None.
Individual	Should investigate scope for self-builders to purchase plots at their present use value.	Land for development by any means will not be forthcoming at current or existing use value.	None.
Individual	There is demand from current residents to downsize into self-build, releasing larger houses onto market and allowing older residents to stay in their community.	Noted.	None.
Individual	Only people able to afford such a project would be the older people.	Comment noted.	None.
Agent	Recommend terminology 'self' and 'custom build housing' is used in policy to better reflect national guidance.	Noted.	Ensure any policy wording is aligned to terminology used in national guidance.
Agent	Policy should reflect variety of delivery models.	The proposed policy approach would not prevent other models of delivery of self-build housing, for example plots for self-build units would still be able to come forward within settlement boundaries, subject to relevant local plan policies.	None.

Who said	Issue	Officer comment	Key actions
Agent	Is the district content to see sites built slowly, plot by plot, over a long period of time?	There is nothing stopping that happening now, as long as they start within 3 years of permission.	None.

Appendix 53: Policy HM (housing mix) – qualitative responses

Who	Comment	Officer response	Action
Home Builders' Federation	Supportive of self-build for its potential to provide further additionality to housing supply but there is no evidence for the amount needed. It should be in addition to housing numbers and not adding a restriction to sites over 20 houses;	The provision should be part of the assessed housing need – it is just an alternative way of providing market housing.	Review evidence of the amount of self build to be required.
Home Builders' Federation	Need a release mechanism if there's a delay in finding a self-builder or a self-builder completing.	The Council recognised this issue under PO8.	Consider a policy that allows the developer to develop the plots if they are not sold within a specific timeframe, as long as they have been marketed for self-build thoroughly by the developer.
Home Builders' Federation	It is not evident if the Council has undertaken appropriate viability testing of its proposed policy.	The viability evidence shows that the provision of plots for custom-build has the potential to be a sufficiently profitable activity so as not to prove a significant drag on overall site viability. The report says that from review work undertaken so far, it would expect this type of	None.

Who	Comment	Officer response	Action
		housing to be at least neutral in viability terms on larger sites.	
Home Builders' Federation	Accessible & Adaptable Homes standards: any proposals to introduce optional higher Building Regulation standards in Local Plan policies should be justified using the criteria set out in the NPPG and viability tested.	As stated in the options document; viability evidence shows that level 1 would be viable. Level 2 could be applied to 10% of dwellings on sites of 11 or more units. Level 3 would not be viable and therefore the Council could not insist on it. However, this would not preclude a site coming forward, should an applicant wish to do so.	None.
Swanage Town Council, individuals	Appears 'reasonable', particularly with regard to families, and the older population. However, it is felt that local Town/Parish Councils should have an input to the mix in the relevant town/parish, and should be based on the individual site in question/on a site by site basis, and not to a strict formula.	Without a policy setting out expectations, it could be difficult for a developer to know the Council's expectations. However, the policy contains flexibility, so that a developer can deviate from the requirements under some circumstances.	None.
West Lulworth	Housing mix vital to provide social mix.	Noted.	None.
Wareham St Martin Parish Council	Developers must abide by the policy and not expect to overturn numbers to help their profit margins.	Noted.	None.

Who	Comment	Officer response	Action
Individuals	Housing needs to be aimed at affordable housing for younger people in employment and not attracting further retirees to the county with bungalows	The Council is required to deliver a range of housing types. The SHMA recommends providing for all sections of the community.	None.
Individuals	Great need for identifying local needs, be they 1 bedroom or family housing. Truly affordable housing would be flats. There is no mention of this? There is no clear justification for more market housing of the scale currently being proposed in the mix. We need small terraces of 2 & 3 bed homes, not executive homes.	The Eastern Dorset SHMA recommends specific bedroom and dwelling type mixes, which reflects a need for 2-3 beds, and therefore family properties, for market housing, and a need for 1, 2 and 3 bed properties for affordable housing. 1 bed properties are generally flats. The Council will generally expect new affordable housing to include the mixes cited in the Eastern Dorset Strategic Housing Market Assessment.	None.
Agents, individuals	Bungalows a highly inefficient use of land, ill-conceived and damaging to the environment. There is no evidence for the percentage required. Life time homes instead.	The Council is required to provide a mix of housing and government guidance specifically cites bungalows. The national Housing Standards Review no longer allows councils to require Lifetime Homes.	Review evidence of the amount of bungalows to be required.
Individuals	Too much flexibility in the policy offering flexibility for developers	Planning policies are required to be flexible.	None.

Who	Comment	Officer response	Action
	to push for what they want rather than the local need.		
Individuals	Purpose built units with central facilities, sitting areas and central restaurant are, in my opinion perfect. They must, however, be co-located with the community to avoid isolation.	Noted.	None.
Individuals	More 3-4 bed market homes to allow upward mobility.	The SHMA recommends that larger homes are delivered through existing stock through older people down sizing.	None.
Agents	Overall policy too prescriptive and not supported by robust evidence base.	The Council considers the evidence base to be robust and the policy is flexible.	None.
Agents	Do not consider that a minimum threshold of 5% should be prescribed for all sites of 20 or more dwellings. No evidence for the percentage required.	The policy is flexible enough that a developer can put forward a robust case if they genuinely cannot comply with this requirement.	Review evidence of the amount of self build to be required.
Agents	The requirement for 20% market and affordable C3 specialist housing on strategic sites is inflexible and should be considered on a site by site basis.	The policy is flexible.	None.
Agents	C3 specialist housing includes people with dementia who normally require C2 housing. This element could be provided	Delivering 60-bed care homes at every settlement extension would significantly overprovide C2 housing and would not align to the SHMA. Viability evidence	Consider to what extent updated Policy D's requirements for adaptable and accessible dwellings overlap with the requirements of Policy

Who	Comment	Officer response	Action
	<p>by 60-bed care homes on each settlement extension. This leaves mainly people with mobility problems requiring specialist C3. This can be catered for in conventional C3 homes purpose built for people with mobility issues or with the potential for adaptation and bungalows, notwithstanding their land hungry nature.</p>	<p>shows that requiring all homes to be accessible and adaptable would render development unviable, which is why updated Policy D (Design) can only require this of 10% of sites of 10 or more dwellings.</p>	<p>HM. Make clear if Policy D's requirements could apply to one element of the housing mix (e.g. just bungalows) or a range of the housing mix.</p>
<p>Agents</p>	<p>Sheltered housing units, where residential units are self-contained but where there is access to communal areas (such as a lounge, laundry room and garden) and a warden, are also widely regarded as being a class C3 land use.</p>	<p>What is described here is specialist C3. The Council has specific targets for C2, normal C3 and specialist C3 accommodation. Paragraph 169 of the consultation document already provides clarity.</p>	<p>None.</p>
<p>Agents</p>	<p>Given that the delivery of each of these forms of housing units will have different implications for a site's viability, the Moreton Estate requests that proposed policy HM be reworded to provide a much greater level of clarity and certainty as to what Purbeck District Council is expecting each strategic settlement extension site to</p>	<p>The Council believes that the policy and evidence are already clear. Paragraph 169 of the consultation document already provides clarity.</p>	<p>None.</p>

Who	Comment	Officer response	Action
	deliver in terms of specialist C3 accommodation.		
Agents	Gladman would caution against the Council adopting policies that are too prescriptive with regard to the housing mix. In applying this policy, the Council should take a flexible and realistic approach, taking into account the constraints and opportunities of individual development sites and issues of viability. Any policy requiring a certain proportion of self-build plots should be flexible.	The policy is flexible.	None.
Agents	The housing mix policy is considered extremely restrictive and an unnecessary burden on developers, which could delay or even stop much needed houses being delivered in Purbeck. The viability of new housing schemes for house builders comes from the market housing, and given the high level of affordable requirements (within which is a high level of rented units), plus a requirement for self build properties, a requirement for bungalows and a requirement	The Council considers the policy to be justified because it aligns to the government’s requirements to deliver a mix of housing types; it complies with the SHMA; and viability evidence shows it would be deliverable. The policy is also flexible that a developer will be able to put forward a case if the mix is not a suitable requirement.	Consider whether there is a need for further viability work.

Who	Comment	Officer response	Action
	<p>for C3 accommodation it squeezes the amount of "standard" market housing a developer is actually able to build. For example a 100 unit scheme is South Purbeck would be 50 market units and 50 affordable units (39 rent and 11 intermediate). On top of this would be 5 starter homes, 10 bungalows and 20 C3 units (some of which can be affordable). This results in a total impact of out of a scheme of 100 units, only 25 units would be "standard" market units, which cannot be considered justifiable.</p>		
	<p>Windfall could provide opportunities for the self build.</p>	<p>No certainty about amount or potential for self-build in windfall.</p>	
<p>Agents</p>	<p>Instead refer to Lifetime Homes standards and / or Building Regulations Part M. This provides flexibility to meet the needs of an ageing population therefore aiding delivery but does not preclude bungalows from coming forward on suitable sites.</p>	<p>The Housing Standards Review means that the Council can no longer require Lifetime Homes. Revised Policy D (Design) refers to Part M.</p>	<p>None.</p>

Who	Comment	Officer response	Action
Agents	<p>The requirement for 10% of the market housing on such sites to be bungalows and on strategic sites for 20% of the total provision to be C3 specialist accommodation is an interference too far in the make-up of would-be housing sites and is made without evidence or, seemingly, consideration of the practicality or viability of delivery. The NPPF (173, 174) puts it clearly to the effect that: Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.</p>	<p>Viability has informed the percentage of all elements of the proposed housing mix. The proposal is flexible to allow viability to be challenged.</p>	<p>Consider whether there is a need for further viability work.</p>
Agents	<p>The Council's preferred Housing Mix policy is very prescriptive and could impact on the deliverability of sites coming forward.</p>	<p>The policy is flexible.</p>	<p>None.</p>

Who	Comment	Officer response	Action
	The policy results in only 25% open market 2 storey dwelling houses for sale.		
Agents	A more appropriate policy approach from the Council would be to identify specific sites for self-build plots, separate from larger scale developments delivered by a house builder to avoid difficulties with impact on design and delivery timescales.	It is unclear why this would be preferable. The Council has taken its steer from the issues and options results, where respondents preferred for the Council to allocate a proportion on settlement extension sites. The report on PO8 (self-build housing) contains actions to ensure that any policy on self build allows the main developer to develop the plots if they are not sold within a specific timeframe, as long as they have been marketed thoroughly by the developer. Normal design policies will apply.	None.
Agents	Provision of C3 specialist housing typically provided in low rise flatted schemes which may not be appropriate to the site. Could lead to conflict with neighbours. Should have a separate policy to deliver such accommodation across the district on separate sites.	SHMA recommends focussing on 1, 2 and 3 bed dwellings which could easily include flatted schemes, which can be designed to fit in with the overall development. The policy is flexible and specifically cites that the mix may not be required where there could be a conflict with the prevailing townscape character.	None.

Appendix 54: PO9 (care homes: site 19 Bovington Middle School; and site 20 land at Keyworth Drive and Camp Farm, Sandford) – qualitative responses

Who	Comment	Officer response	Actions
Natural England	All sites would be consistent with Dorset Heathlands Framework SPD advice around heathland avoidance and mitigation policies and be acceptable subject to detail of residents.	Noted	None
Dorset County Council	Welcome the care home allocation at Bovington Middle School but it is a large site and should be considered for mixed use, including employment and other D1 uses.	The Council has not ruled out mixed use at the site and acknowledge that there is capacity at the site for more than a 50 bed care home. Other use will need to be in accordance with the Dorset Heathlands policy and Dorset Heathland Framework SPD.	The Council will consider mixed use of the Middle School. If the site is allocated for a care home any other use would need to be appropriate.
Dorset Wildlife Trust and RSPB	Have concerns over proximity of all to heathland and suggest detailed ecological surveys carried out before site progressed further.	Natural England are happy for all sites to be taken forward as care homes. Ecological reports will have to be provided as part of the planning application process.	None
Home Builders Federation	One site allocation for 50 bed C2 use will not meet the need in full.	The housing background paper identifies a deficit of 46 units, based on the need identified in the SMHA, the Council's recent delivery of C2 housing and takes into account change of	None

Who	Comment	Officer response	Actions
		use from C2 back to C3. On the advice of providers of C2 developments we have identified 50 as the minimum units that would be provided.	
Winfrith Newburgh	Support provision in Bovington. Encourage the Council to pursue the release of the 400m zone.	Noted. The Council commissioned a review of current heathland protection and mitigation arrangement earlier this year and it demonstrated that 400m buffer zones could only be redrawn if access was restricted by a permanent barrier. The presence of MOD fencing would not meet this criteria as developers would be unlikely to be able to secure it in perpetuity, particularly as some of the heathland has access at the moment. Standard residential development would not therefore be supported.	None
West Lulworth, Wareham St Martin and Studland parish councils	All favour the Bovington Middle School site because: Sandford already has a new care home under construction; The Bovington area needs it especially as Marley House has closed, and	Noted	None

Who	Comment	Officer response	Actions
Individuals in favour of Bovington	It will have the least harmful effects.		
	More jobs		
	Easy access		
	Brownfield		
	Camp Farm has inadequate access		
	Lands at Keysworth Drive would remove recreation land.		
	Less severe impact at Bovington.	West Street, Wareham is retirement housing not a Care Home. The SHMA identifies the need for Care Homes.	None
	Too many already: Wareham West Street, Sandford School	Noted	None
	Develop a dementia village, like the model in Holland.	Noted	None
	Need to be integrated into the community.	Noted	None
	No current local provision of this kind. I believe this site is a valuable public asset that needs to be used to provide revenue and support the sale to a private enterprise.	Noted	None
	I fully support this site but believe it should also have a number of smaller feeder single or double occupancy bungalows as part of the twilight years of	The Council is also planning for other types of older peoples housing. It would not be possible to co-locate standard housing within the 400m zone.	None

Who	Comment	Officer response	Actions
	<p>care prior to moving to a full time care home environment.</p> <p>PDC should ensure that it uses the latest projections for the prevalence of dementia - latest research suggests that the incidence is falling, as people adopt more healthy lifestyles.</p>	<p>Noted</p>	<p>None</p>
<p>Individuals in favour of Sandford</p>	<p>Should use Bovington for housing.</p>	<p>Bovington Middle School is within the 400m buffer zone and not suitable for standard housing development. The presence of MOD fencing does not influence this as there is no guarantee that the fencing could be secured in perpetuity, particularly as some of the heathland has access at the moment. Standard residential development would not therefore be supported.</p>	<p>None</p>
	<p>Should use Bovington for employment or hotel</p>	<p>Employment could be considered but not tourist accommodation as it's within the 400m zone. Natural England's opinion is that it is unlikely to be able to secure appropriate fencing in perpetuity, particularly as some of the heathland already has access at the moment.</p>	<p>The Council will consider appropriate mixed use of the Middle School. If the site is allocated for a care home any other employment or D1 institutional use would need to be appropriate alongside the care home.</p>

Who	Comment	Officer response	Actions
	Bovington is not suitable, rumbling tanks as a neighbour and old people trying to spend the twilight of their lives in a relaxed and chilled place is not a clever mix	Noted	None
	No more private care homes. Care homes for rent.	Noted	None
Other individuals	Need both Sandford sites	Noted The housing background paper identifies a deficit of 46 units, based on the need identified in the SMHA, the Council's recent delivery of C2 housing and takes into account change of use from C2 back to C3. On the advice of providers of C2 developments we have identified 50 as the minimum units that would be provided.	None
	The proposal to turn Bovington Middle School into a retirement complex seems in view of its relatively remote location and the current lack of Public transport quite daft!	Care homes are not retirement complexes. Residents of care homes need a great deal of care. Assume the respondent is thinking more of C3 specialist housing where the older people are independent and not needing care, or sheltered housing.	None
	All sites needed.	The housing background paper identifies a deficit of 46 units, based on the need identified in	None

Who	Comment	Officer response	Actions
		the SMHA, the Council's recent delivery of C2 housing and takes into account change of use from C2 back to C3. On the advice of providers of C2 developments we have identified 50 as the minimum units that would be provided.	
	None - Why is the Council involved as care homes have had such a bad reputation for so long simply being sold and leased back to create large additional overhead costs and fees	The Council has a duty to plan for all housing needs.	None
	It is understood that Care Home providers operate on the basis of delivering a critical mass of 60 spaces. As such any forthcoming proposal may be slightly higher than the identified 50 spaces.	The housing background paper identifies a deficit of 46 units, based on the need identified in the SMHA, the Council's recent delivery of C2 housing and takes into account change of use from C2 back to C3. On the advice of providers of C2 developments we have identified 50 as the minimum number of units that would be needed to establish a care home..	None
Chapman Lily for Charborough Estate	It is understood that Care Home providers operate on the basis	Our information is that the critical mass is 50 bed spaces.	None

Who	Comment	Officer response	Actions
	<p>of delivering a critical mass of 60 spaces.</p> <p>The Partial Review options document sets out the need to identify further employment land, in addition to the sites safeguarded through the Purbeck Local Plan part 1. An additional option of Bovington Middle School being allocated for employment uses is identified.</p> <p>Sandford has an older demographic and is more easily accessible and Sandford should be the preferred location for a care home. Camp Farm should be selected over Keyworth Drive as development at Camp Farm would be consistent with the strong edge of development and would not represent urban sprawl into the green belt.</p>	<p>Purbeck has ample employment sites to select from.</p> <p>The site at Bovington is large enough to bring forward as a mixed use site if it is needed.</p> <p>Demographics and accessibility statements are noted.</p>	
<p>Terence O'Rourke for Moreton Estate</p>	<p>Need to plan for more units. A care home could be included in the Moreton Station development.</p>	<p>The housing background paper identifies a deficit of 46 units, based on the need identified in the SMHA, the Council's recent delivery of C2 housing and takes into account change of use from C2 back to C3. On the</p>	<p>None</p>

Who	Comment	Officer response	Actions
		<p>advice of providers of C2 developments we have identified 50 as the minimum units that would be provided.</p>	
<p>Pro-Vision for Charborough Estate</p>	<p>We consider that further investigation of the development opportunity is warranted, to explore if there is potential for a mix of housing and C2 accommodation utilising all or part of the Estate's land. It is also important to consider the viability issues associated with delivering a significant community facility, such as a care home.</p>	<p>The 400m heathland buffer zone prevents C3 housing development and the Council stands by its decision not to take the land at Sandford forward for standard C3 housing.</p> <p>A care home has just been delivered on a redevelopment site in Sandford. Re-development sites often have their own additional burdens influencing viability. In general green field sites are easier to deliver than brownfield sites.</p>	<p>None</p>

Appendix 55: PO10 (Gypsies, Travellers and Travelling Showpeople) – qualitative responses

Who said	Issue	Suggested criteria:	Officer comment	Key actions
Individual	As travellers pass through the district it would seem appropriate to find a site on a road passing through the district.		Noted	The Council will consider this suggestion as part of a criteria based policy.
Individual	Sites should be well cared for.		Noted	None
Individual	Gypsies and travellers are two totally different categories.		The Council is currently working jointly with other Dorset councils to update the evidence of need, to take account of changes to the Government's definition of gypsies, travellers and travelling showpeople.	None
Individual	Travellers want to settle where suits them.		Noted	None
Individual	Given provision has to be made – best approach.		Noted	None
Individual	Sites should be considered on independent basis but they need to be on travelling routes to be successful. Not near	Would need tenancy agreements with payment upfront for rent so any maintenance or clearance work required is already paid for.	Noted. Matters such as tenancy agreements and behaviour are beyond the remit of planning policy. However, the Council	The Council will consider the suggestions relating to numbers and impact on local communities when preparing a criteria based policy.

Who said	Issue	Suggested criteria:	Officer comment	Key actions
	residential areas and historic proof that travellers and static communities don't mix well.	Need to be clear boundaries on numbers, behaviour, standard of living and impact on local communities.	will consider the suggestions relating to numbers and impact on local communities when preparing a criteria based policy.	
Individual	Concerned about previous consultation as certain sites had been targeted without earlier local consultation and sites were omitted that should have been retained if only to spread options more widely, especially with larger urban areas where need and facilities better suited. Outcome of previous consultation unreported. Future site selection must have direct enforcement safeguards against site abuse and over population.	Proof of local origin and family ties to the area of South Dorset as per similar guidelines used for local housing needs.	Noted	The Council will consider this suggestion as part of a criteria based policy.
	Councils have not bothered to allow decent spaces for travelling peoples because of unremitting bias against		Noted but to date the Council has not been able to identify any deliverable sites in Purbeck.	None

Who said	Issue	Suggested criteria:	Officer comment	Key actions
	<p>them. If weren't so short sighted they would deem that caravan living, low impact housing and mobile homes are a way of solving some of the housing crisis. If there were decent spaces for nomadic people, or even for people who want to downsize, can't afford to buy a house, find it difficult to rent, and much more space was allocated for living vehicles or lodges then more people could utilize that way of life.</p>			
Individual	<p>Travelling and settled communities do not mix well but can happily be accommodated if there is enough space.</p>	<p>Site(s) should be on regular route that travellers go on through Purbeck, should be well screened, should be some tariff for use of the site to pay for the maintenance and a liaison officer on call at all times. The sites do not need to be near settled residents as long as access is</p>	Noted	<p>The Council will consider this suggestion as part of a criteria based policy.</p>

Who said	Issue	Suggested criteria:	Officer comment	Key actions
		available to shops, medical centres and education.		
Individual	Must be proper planning.		Noted	None
Individual	More meaningful dialogue with local communities needed.		Noted	None
Individual	Inadequate analysis of genuine need.		The Bournemouth, Dorset and Poole Gypsy and Traveller Travelling Showpeople Accommodation Assessment (2013) indicates that Purbeck needs 33 pitches. This study is currently being updated to take account of changes to the Government's definition of gypsies, travellers and travelling showpeople.	None
Individual	There are sufficient sites already.			
Individual	Justify the need first as there is little evidence of sites being used by 'travelling' people.			
Individual	Keep such site further inland.		Noted	None
Individual	Only if there is a specific site.		Noted	None
Individual	There are no sites that are suitable.		Noted. Agree we have found no sites to date but the Council still has a statutory duty to meet the accommodation	None

Who said	Issue	Suggested criteria:	Officer comment	Key actions
			needs of gypsies, travellers and travelling show people.	
Individual	Worth looking at criteria-based policies adopted by District Councils in South Buckinghamshire.	Sites should have full facilities, water, electricity etc and situated so children have reasonable access to Primary Schools	Noted	The Council will consider this suggestion as part of a criteria based policy.
Natural England	No sites within 400m consultation area around heathland.		Noted	The Council will apply Policy DH and The Dorset Heathland Planning Framework SPD to potential sites.
Agent	Important criteria are consistent with policy considerations applied to other forms of residential accommodation, including assessing the impact on amenity of neighbouring property.		Noted	The Council will consider this suggestion as part of a criteria based policy.
Borough of Poole	Concerned that preferred option is not to allocate sites to meet needs. Would like to work with Purbeck to identify a policy approach that requires developers of settlement extensions to provide a proportion of all homes to meet gypsy and		In terms of risking delivery of settlement extensions, the Council's previous consultation indicates otherwise. However, there could be merit in the Council exploring this option further, including investigating	Prepare a background paper to investigate options for gypsy, traveller and travelling showpeople provision, including investigating policy approaches used elsewhere. Background paper to be presented to the Partial Review Advisory Group with a recommendation as to how to address accommodation needs for

Who said	Issue	Suggested criteria:	Officer comment	Key actions
	traveller needs. Do not believe this would dissuade developers from bringing forward sites or risk delivery. Incorporating plots into new communities helps ensure inclusivity.		whether a similar policy approach has been used successfully elsewhere.	gypsies, travellers and travelling showpeople.

Appendix 56: PO11 (Morden country park) – qualitative responses

Who said	Summary of comment	Officer response	Action
Natural England	Natural England has provided advice to the promoter and authority and subject to agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park is generally supportive of the proposal and text as set out.	Noted	Continue to work with Natural England to agree details of SANG design and maintenance.
Dorset County Council	Impacts on A35 at Morden Park Corner junction would need mitigation. Further impact assessment on highway network would be required and presumably part of the planning process for holiday chalets would require a Transport Assessment of the site. TDM team would need to get involved at an early stage in any planning proposals and further consideration of trip generation from this land use would need to be looked at or shuttle bus could be provided for less mobile to reduce amount of traffic through the village.	A full transport assessment would need to be carried out by the agent/landowner and a traffic scheme agreed between Dorset County Council and the agent/landowner.	The Council will work with DCC to develop appropriate transport scheme.
Dorset Wildlife Trust	DWT welcomes the reduction in the number of holiday chalets but is concerned that the area of	Natural England has provided advice to the promoter and authority and subject to	The Council will continue to work with the landowner and Natural

Who said	Summary of comment	Officer response	Action
	<p>opportunity is still widely distributed across the site, covering approximately 50% of the total area. To minimise their impact on the nearby heathland these chalets should be concentrated on the north side of the site away from the main areas of wildlife interest. DWT opposes any development within the 400m zone and still has serious concerns regarding the impact of 70 holiday chalets and their occupants on the surrounding heathland, especially during the breeding season which, unfortunately, largely coincides with the main holiday season. Although the boundaries of the proposed site are still indicative, there are areas of SSSI, SAC and Ramsar within the proposed site, while Morden Park Lake and surrounding wetland, at the centre of the proposal, is an SNCI. As part of the proposed area is largely dense rhododendron and pine and of poor conservation quality, there may be potential here for habitat restoration work to create a SANG with substantial</p>	<p>agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park is generally supportive of the proposal and text as set out.</p> <p>The proposal does include the possibility of a limited number of chalets in close proximity to designated sites. At this time Natural England has advised the Council that suitable management options are present in principle to manage the potential recreational pressure from the proposed development. Further detailed work will be necessary to firm out the proposed options.</p> <p>NE is working with the landowner to look at possible habitat restoration works in the dense rhododendron and pine areas.</p>	<p>England to agree details of SANG design and maintenance. Further work is required by the landowner, advised by NE to develop acceptable design, layout and management of the holiday park.</p>

Who said	Summary of comment	Officer response	Action
	<p>biodiversity benefits and non-intrusive wildlife-viewing opportunities. A comprehensive survey of the areas birdlife and other wildlife is required before further consideration can be given to these proposals.</p>		
<p>RSPB</p>	<p>The proposal for creation of a country park at Morden with potential to function as a SANG is a positive step, but needs to be considered with caution to ensure that the proposal does not create additional or more convenient access to the SPA. Inclusion of significant areas allocated for tourist accommodation is also a concern. Further to this, the Plan includes development of tourist accommodation within the 400m heathland buffer to which RSPB must object. Self catering, touring and holiday accommodation has the potential to have similar impacts on heathland as residential development associated with residential occupancy and increased recreational pressure. The RSPB strongly advises that proposals for tourist accommodation within the</p>	<p>Natural England has provided advice to the promoter and authority and subject to agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park is generally supportive of the proposal and text as set out.</p> <p>The SANG would not come forward without the holiday park.</p>	<p>The Council will continue to work with the landowner and Natural England to agree details of SANG design and maintenance. Further work is required by the landowner, advised by NE to develop acceptable design, layout and management of the holiday park.</p>

Who said	Summary of comment	Officer response	Action
	<p>400m buffer are removed from the country park plans, but we would also request that the Council consider the possibility of allocating the site solely as a SANG without additional, potentially conflicting uses.</p>		
<p>Morden Parish Council</p>	<p>This proposal could be of major significance to Morden and requires full and detailed evaluation, should it progress. Conditions should ensure that the chalets do not become permanent dwellings. Use as wildlife holiday accommodation could be good for the local economy and employment. Environmental impacts must be investigated as this site is a unique resource must be protected from unsympathetic development. MPC is currently sceptical as to the merits of the site as a SANG as it is unlikely to attract visitors from the south who already use the forest but will increase traffic from the north such as Lytchett Matravers. The road junction of Morden Park Corner on the A35 is a danger spot particularly for those turning</p>	<p>Natural England has provided advice to the promoter and authority and subject to agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park is generally supportive of the proposal and text as set out. Should a planning application be submitted for holiday chalets, to ensure they remain for holiday purposes and not changed to permanent residential units, if the application is approved, it is likely that the Council will impose a planning condition aimed at restricting the use for holiday purposes only. A full transport assessment would need to be carried out</p>	<p>The Council will continue to work with the landowner and Natural England to agree details of SANG design and maintenance. Further work is required by the landowner, advised by NE to develop acceptable design, layout and management of the holiday park. The Council will work with DCC to develop appropriate transport scheme.</p>

Who said	Summary of comment	Officer response	Action
	right to the east or those using the B3075 as an alternative to the 351. Dorset Highways would have to greatly improve this junction to cope with the increased traffic.	by the agent/landowner and a traffic scheme agreed between Dorset County Council and the agent/landowner.	
West Lulworth Parish Council	Careful study needs to be done as to the impact of this holiday accommodation for other accommodation providers in the area. If business fails is this a change of use to replace chalets to dwellings as happened in Swanage.	<p>The business case is not a planning matter. Concerns over the potential future conversion to residential are noted.</p> <p>The Council is able to place conditions on the permission to ensure they remain for holiday use only.</p>	Should a planning application be submitted for holiday chalets, to ensure they remain for holiday purposes and not change to permanent residential units, if the application is approved, it is likely that the Council will impose a planning condition aimed at restricting the use for holiday purposes only.
Studland Parish Council	Adversely affects a rural area.	Noted	
Pro-Vision	The Charborough Estate strongly supports the provision of tourist accommodation at Morden Park, and emphasises the importance of tourism to Purbeck's economy.	Noted	
Chapman Lily Planning Ltd	<p>Have reservations on this site because:</p> <ul style="list-style-type: none"> a) two of the areas of lodges are partially located within 400m of the Dorset Heathlands Special Protection Area, and as 	Natural England has provided advice to the promoter and authority and subject to agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within	The Council will continue to work with the landowner and Natural England to agree details of SANG design and maintenance.

Who said	Summary of comment	Officer response	Action
	<p>such, are contrary to the guidance in the Dorset Heathlands SPD. Also the proposed SANG is partially within the 400m buffer; and</p> <p>b) access to the Country Park would be via a dangerous junction where there have been, unfortunately, previous fatalities</p>	<p>the park is generally supportive of the proposal and text as set out.</p> <p>A full transport assessment would need to be carried out by the agent/landowner and a traffic scheme agreed between Dorset County Council and the agent/landowner.</p>	<p>Further work is required by the landowner, advised by NE to develop acceptable design, layout and management of the holiday park.</p> <p>Work with DCC to develop appropriate transport scheme.</p>
Terence of Rourke	<p>For the avoidance of doubt on location it is recommended that the policy refers to the site as Morden Park Corner, south of the A35.</p>	Noted	<p>Consider name change for clarification purposes.</p>
Savills	<p>The Council is proposing to allocate a strategic SANG at Morden. The potential effectiveness of a SANG at Morden is unclear as it is remote from the areas where new residential development is proposed.</p>	<p>The HRA for PLP1 identified the need for a Strategic SANG to mitigate for people who travel beyond the immediate area to recreate. Morden Bog and Wareham Forest are strong attractions and this particular SANG is looking to divert some the pressure from these sites from people that travel.</p>	
Individuals	<p>Economic benefits – more visitors bringing in money</p>	Noted	
	<p>Requires improvement road layout at Morden Park Corner, e.g. roundabout. Increased traffic</p>	<p>A full transport assessment would need to be carried out by the agent/landowner and a</p>	<p>Work with DCC to develop appropriate transport scheme.</p>

Who said	Summary of comment	Officer response	Action
	at a dangerous junction and impact will be felt as far as the A351.	traffic scheme agreed between Dorset County Council and the agent/landowner.	
	Most of this land has the feel of a Country Park, with existing walks and rights-of-way.	Noted	
	Adds pressure on Morden Bog from the north which could also be under pressure from development in North Wareham. The purpose of a SANG is to divert pressure away from the heathland. The mitigation area suggested would fail to do this.	Natural England has provided advice to the promoter and authority and subject to agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park is generally supportive of the proposal and text as set out.	The Council will continue to work with the landowner and Natural England to agree details of SANG design and maintenance.
	Un-necessary	The HRA for PLP1 identifies the requirement for a Strategic SANG in the north of the district. The SANG would not come forward without the holiday park.	The Council will continue to work with the landowner and Natural England to agree details of SANG design and maintenance.
	This is sucking up to the rich landowners and providing little benefit other than a handful of local low-end jobs.	The HRA for the PLP1 identifies the requirement for a Strategic SANG in the north of the district. The SANG would not come forward without the holiday park.	The Council will continue to work with the landowner and Natural England to agree details of SANG design and maintenance.
	There are still issues to be resolved, especially those	Natural England has provided advice to the promoter and authority and subject to	The Council will continue to work with the landowner and Natural

Who said	Summary of comment	Officer response	Action
	highlighted in HRA, before proposal can be confirmed.	agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park is generally supportive of the proposal and text as set out.	England to agree details of SANG design and maintenance. Further work is required by the landowner, advised by Natural England to develop acceptable design, layout and management of the holiday park
	Adverse impact on a rural area; Destroying valuable habitat	Natural England has provided advice to the promoter and authority and subject to agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park is generally supportive of the proposal and text as set out.	The Council will continue to work with the landowner and Natural England to agree details of SANG design and maintenance. Further work is required by the landowner, advised by Natural England to develop acceptable design, layout and management of the holiday park
	The proposal seems more like a holiday village than a country park.	Noted	Consider name change to more accurately represent proposed use.
	Suggests a no pets policy in holiday lodges.	Unaware that many people want to take a cat on holiday. Not sure its appropriate to ban dogs when creating a SANG to	Will consult with Natural England on appropriateness of this suggestion.

Who said	Summary of comment	Officer response	Action
		cater for other dogs in the area.	

Appendix 57: PO12 (open space and green infrastructure) – qualitative responses

Who	Comment	Officer response	Action
Borough of Poole	We support the proposals to increase the amount of new public open space and SANGS. Encourage links between open spaces of all types between the council area, including paths and cycle ways.	The Council plans to prepare a Green Infrastructure Strategy for the district.	Develop the Purbeck Green Infrastructure Strategy
Dorset Wildlife Trust	DWT supports the provision of additional green space in the district, especially areas close to the main population centres. Although DWT supports the provision of open space and green infrastructure on each of the proposed housing sites, a more strategic overview of green space and ecological network is also required.	The Council plans to prepare a Green Infrastructure Strategy for the district.	
RSPB	The RSPB urges the Council to consider the provision of open space and green infrastructure as a material consideration in all planning decisions, in addition to heathland mitigation provision, and maximising opportunities for biodiversity gain.	Impact of development on existing open spaces and any requirement for additional open space is considered at the planning application stage, ie is a material consideration.	None.
West Lulworth Parish Council	Keep Purbeck rural and this isn't needed. There is plenty of access to our countryside, none further required.	Noted. Not all open countryside is legally accessible. Open space and green infrastructure is much broader than semi-natural freely accessible land and public rights of way, but	None.

Who	Comment	Officer response	Action
		includes play areas, sports pitches and allotments etc.	
Individual	Lytchett Matravers - any further developments require open spaces - particularly for sports, parks (for children and families). The rec is popular - but big events (like football) are chaos with parking (the centre of the village becomes clogged with cars) an alternative football pitch with parking space would be useful to address such issues.	Noted	The suggestions will be considered as part of the site templates of the sites that go forward to the next stage of the plan and/or in the development of the Purbeck Green Infrastructure Strategy.
	If a Natural green belt between the alternative site and Lytchett Matravers & Lytchett Minster can be created and protected - ie parkland with good landscaping and planting, following a garden city/village approach. A large conservation area between the villages (Lytchetts) which is protected from building work forever to prevent the villages combining.	Noted	The suggestions will be considered as part of the site templates of the sites that go forward to the next stage of the plan and/or in the development of the Purbeck Green Infrastructure Strategy.
	More access to the shoreline of Wareham Channel and Gore Heath and Wareham Forest around Sandford, Holton Heath and Keyworth.	All of these areas are sensitive and protected and it is not appropriate to encourage increased access.	
	The option for Wool must have open spaces incorporated between the existing and proposed areas. Any such areas must be protected from in-filling.	Noted	The suggestions will be considered as part of the site templates of the sites that go forward to the next stage of the plan and/or in

Who	Comment	Officer response	Action
			the development of the Purbeck Green Infrastructure Strategy.
	I believe a balance of improved existing facilities (eg Purbeck Sports Centre) combined with additional open spaces - in both the larger and smaller Wareham housing developments would be the best approach. Also consider promotion of green cycle ways and footpaths to encourage residents to use bikes/or walk as an alternative to the car.	Noted. The Council also plans to prepare a Green Infrastructure Strategy for the district.	The suggestions will be considered as part of the site templates of the sites that go forward to the next stage of the plan and/or in the development of the Purbeck Green Infrastructure Strategy.
	Allotments, leisure facilities, cafes, restaurants.	Noted. The provision of cafes and restaurants are not part of open space, green infrastructure or community facilities but market-led retail provision. Some of the site proposals include space for small retail outlet which may include eating facilities, if the proposal goes ahead.	The suggestions will be considered as part of the site templates of the sites that go forward to the next stage of the plan and/or in the development of the Purbeck Green Infrastructure Strategy.
	Any large development should include some open space and play areas for children - play parks for the younger ones and space to kick a ball around for the older ones. Make more of Rights of Way network.	Noted. The Council also plans to prepare a Green Infrastructure Strategy for the district.	The suggestions will be considered as part of the site templates of the sites that go forward to the next stage of the plan and/or in the development of the Purbeck Green Infrastructure Strategy.

Who	Comment	Officer response	Action
	They must be considered as part of the process and not left till after housing decisions are taken. Plan for inter-connection of areas.	Noted. The Council also plans to prepare a Green Infrastructure Strategy for the district.	None.
	All new developments should have space for bored young people!	Noted	The suggestions will be considered as part of the site templates of the sites that go forward to the next stage of the plan and/or in the development of the Purbeck Green Infrastructure Strategy.
	Is this not relevant for towns and cities	Play areas, sports pitches etc, not all countryside is accessible	None.
	Protect existing countryside including AONB and green belt by not building and there'll be no need for open space because we already have plenty of (free) natural spaces.	Not all open countryside is legally accessible. Open space and green infrastructure is much broader than semi-natural freely accessible land and public rights of way, but includes play areas, sports pitches and allotments etc.	None.
	Safeguard existing open space, don't let landowners develop on them.	Open space in terms of play areas, sports pitches and allotments etc are subject to PLP1's Community Facilities policy and require	None.

Who	Comment	Officer response	Action
		equivalent or enhanced provision before development would be considered.	
	Dorset Green has all this.	Noted	None.
	Open spaces and Green Infrastructure are green fields used for farming not artificial parks and as such cannot be created.	Not all open countryside is legally accessible. Open space and green infrastructure is much broader than semi-natural freely accessible land and public rights of way, but includes play areas, sports pitches and allotments etc.	None.
	Don't need any as disagree with house building proposals; no development	Noted	None.
	You can't say open space is important when parts of the proposal are to build on green belt.	Noted. Open space provision does not equate to green belt.	None.
	What evidence is there that SANGs are actually used and work? Please replace S.A.N.G. thrust - not suitable areas for rural Purbeck. The majority of people are tired of seeing these spaces at a distance from the development. The 'SANG' proposed in Lytchett Matravers is well outside the village on land that is accessible for the same recreational purpose.	Noted. Please see responses to comments on preferred option 6.	None.
Woodland Trust	The Woodland Trust strongly believes that trees and woodland are a key element of	Noted	The suggestions will be considered as part of the

Who	Comment	Officer response	Action
	natural green space provision for all new development.		site templates of the sites that go forward to the next stage of the plan and/or in the development of the Purbeck Green Infrastructure Strategy.
Sport England	Sport England welcomes the council's recognition of the benefits that sport can bring to the local community. However, there is no reference to the need to provide for indoor sports facilities. The council should undertake an up-to-date and robust assessment of their sports and recreational needs, covering the needs for both indoor and outdoor sports facilities, to inform a new policy.	The Council, in partnership with other Dorset rural councils, have agreed to commission a Built Facilities Strategy which will include sporting facilities	Ensure that any implications of the Built Facilities Strategy are taken into account when any future development proposals come forward.
Savills	The consideration of open space and Green Infrastructure provision on each of the proposed sites on a case by case basis is supported.	Noted	None.
Pro-Vision	We generally support the council's preferred option to consider the open space requirements on a case-by-case, or site-by-site, basis. We support the council's intention to prepare a green infrastructure strategy to provide a strategic approach.	Noted	None.
Gladman Developments	Encouraged that the Council's preferred approach is to consider open space and green infrastructure on a site by site basis. The policy should recognise that provision of open space and green infrastructure required as part of sustainable development could be	Noted. The opportunities for contribution to off-site provision are limited due to the pooling restriction which now applies to Section 106 obligations	None.

Who	Comment	Officer response	Action
	achieved through a financial contribution to provide facilities offsite where this would be more appropriate.	and the limited income from CIL.	

Appendix 58: Issue 2 (existing policies) – qualitative responses

Who	Comment	Officer Comment	Action
Policy CF – Community Facilities			
Theatres Trust	Supports the clarification in the supporting text to reflect paragraph 70 of NPPF. Suggests use of examples omits facilities and should rely on a succinct all-inclusive description.	The Council notes the Theatres Trust comments but feels the examples are useful and are worth keeping. The use of examples does not exclude other facilities and services.	None.
Sport England	Sport England recommend a separate policy developed specifically to ensure protection for existing sports facilities.	Officers believe that the protection afforded by national guidance and the Community Facilities policy is sufficient, especially as local plans are not supposed to repeat national guidance.	None.

Who	Comment	Officer Comment	Action
Swanage Railway Trust	<p>The plan is not positively prepared, justified, effectively or ultimately sound.</p> <p>They feel that the railway should not be part of the community facilities policy but have its own stand alone policy to ensure support for future expansion.</p>	<p>PLP1 includes transport and accessibility policies which cover public transport, with some revisions as part of the Partial Review policies which will go forward. The draft revised Community Facilities and Service policy would enable new facilities inside and outside the settlement boundary. Officers believe existing policies including any proposed revisions will support future plans for expansion of rail services, particularly those between Swanage and Wareham.</p>	None.
Policy CO - Countryside			
Pro-Vision	<p>Supports the proposed amendment to policy CO which will allow small scale developments in smaller settlements.</p>	Noted	None
Origin 3	<p>Support in principle the increased flexibility the proposed changes would bring to small settlements, but development must be focussed further up the hierarchy.</p>	Noted	None
Policy D - Design			

Who	Comment	Officer Comment	Action
Tetlow King for South West HARP	The Viability Study states that the dwelling sizes assumed for the purposes of the viability study "follow the new nationally described space standards". Tetlow King do not believe those assumptions set out within the Viability Assessment are not those contained in the Technical Housing Standards - Nationally Described Space Standard (2015).	The Council will check the study and with the consultants on the assumptions around nationally described space standards and update the viability study if required.	The Council will consider any potential updates of the viability study.
Policy FR – Flood Risk			
Woodland Trust	We would like to see the changes to the Flood Risk policy include a reference to woods and trees as a natural land use delivery tool for managing flood risk and the water environment.	The Council acknowledges the potential role for trees and woodland in managing water. The policy is deliberately flexible to allow developers to provide the most appropriate solution for their circumstance.	None
The Environment Agency	We support the amendments to the Flood Risk Policy as put forward in the document. This strengthens the flood risk outside of the mapped flood risk areas	Noted	None
Origin 3	Support the principle of directing new development away from the areas of lowest risk and avoiding inappropriate	Noted	None

Who	Comment	Officer Comment	Action
	development in the higher risk flood zones.		
Individual	I am concerned that the policy on flood risk had concluded: 'Flexibility added so that development could occur in areas at risk of flooding, subject to certain criteria'. This is an unacceptable statement given the growing evidence of climate change which will inevitably raise flood risk in ways that are as yet untested. Recent extreme high groundwater flooding that occurred across much of Dorset is an example. At the moment there is still no statutory protection offered or mitigation built in to avoid developing areas at risk. It is simply unsustainable to even contemplate that any development can be safely considered or mitigated against in favour of permitting it in flood plains.	The Council will consult with the Leading Local Flood Authority about possible further revision of the policy.	The Council will consult with the Leading Local Flood Authority about possible further revision of the policy.
Policy LHH: Landscape, Historic Environment and Heritage			
Historic England	The current Policy LHH unfortunately fails to provide the necessary strategic, robust and comprehensive policy to form a	The Council welcomes the comments from Historic England and will consider updating the policy accordingly.	The Council will consider updating the policy accordingly.

Who	Comment	Officer Comment	Action
	<p>clear and effective positive strategy for the conservation, protection and enhancement of the historic environment as explicitly required by the NPPF.</p> <p>HE suggest the following change to part two of Policy LHH. 'In considering the acceptability of proposals the Council will assess their direct, indirect and cumulative impacts relative to the significance of the asset affected. and balance them against other sustainable development objectives. Great weight will be given to the conservation of Purbeck's heritage assets. Any harm to their significance would require clear and convincing justification in accordance with the provisions of national planning policy for the historic environment.'</p> <p>The policy does not address how Scheduled Monuments or archaeology of equivalent national importance should be addressed. HE Proposes the following addition to the policy:</p>		

Who	Comment	Officer Comment	Action
	<p>'Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. Where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard.'</p>		
Policy MOD – Military Needs			
Defence Infrastructure Organisation	Change reference in document from Defence Estates to Defence Infrastructure Organisation.	Noted. The Council will make the appropriate changes.	None

Who	Comment	Officer Comment	Action
	<p>Although there is no currently identified military housing need that might be accommodated on the site, Bovington Garrison is important to the MOD and additional military units could potentially be located there in the future as a result of the ongoing rationalisation of the MOD's estate. They suggest wording for the policy which keep open the open for building at a later date.</p>	<p>The Council will look at the best way of retaining the potential for military housing in the future.</p>	<p>The Council will consider the best way of retaining the potential for military housing in the future.</p>
<p>Policy PH – Poole Harbour</p>			
<p>Environment Agency</p>	<p>Support the amendments to the Poole Harbour Policy as put forward in the document to prevent increase nutrients affecting the status, under the Water Framework Directive, of Poole Harbour designation.</p>	<p>Noted</p>	<p>None</p>
<p>Policy TA - Tourist Accommodation and Attractions</p>			
<p>Caravan Club</p>	<p>The Club supports the proposed alterations to policy TA: Tourist Accommodation & Attractions. The alteration of the existing policy to allow for the diversification of existing sites within the AONB and Green Belt is an important step in</p>	<p>Noted</p>	<p>None</p>

Who	Comment	Officer Comment	Action
	ensuring the continued viability and success of The Club' sites.		
General			
West Lulworth Parish Council	The government has a development agenda which is not reflective of actual need. Local policies and plans are impotent in the face of the appeal inspector.	Noted	None
Individuals	Agree with all.	Noted	None
	Impossible to answer this question without reference to the complete document.	Noted	None
	The Green Belt policy needs to be just that. No building on the Green Belt. Lytchett Minster was given GB Status in 2015 and had it removed in 2016. Absolute Rubbish!! The Green Belt should be just that.	Noted. The Council does not have its own green belt policy as this is covered by national policy.	None

Appendix 59: Policy CCMA (coastal change management areas) – qualitative responses

Who	Comment	Officer response	Action
Natural England	Natural England has no advice on this policy, but may wish to comment on locations shown within the proposals map as these become available.	Noted. Maps are available in the background paper and the Council will highlight this to NE.	None.
Environment Agency	We note that your Authority has included new policies on Coastal Management Change and Sustainable Drainage. We support the inclusion of these new policies.	Noted.	None.
National Trust	Broadly supportive. Asks that policy be flexible to allow moving existing development to a less vulnerable position within the CCMA. Asks whether beach cafes are included under point 2.	Subject to meeting the requirements of the CCMA policy and other policies, e.g. Dorset Heathlands, existing developments could be moved within the CCMA. Beach cafes could fit under point 2.	None.
Ministry of Defence	Support for permitting MOD installations within CCMA's, subject to the management of any material impacts on coastal processes, is supported, given the often unavoidable military need to locate there.	Noted.	None.
Dorset Wildlife Trust	Welcomes this approach. DWT may wish to comment on more detailed proposals when	It is unlikely that there will be any more detail. The maps to accompany the policy can be	None.

Who	Comment	Officer response	Action
	these become available, particularly in relation to potential impacts on biodiversity.	found in the background paper, as stated in paragraph 214 of the PLP1 Partial Review Options Document. The Council will highlight this to DWT.	
Swanage Town Council	Feels this is a sensible policy. It makes clear what is permitted, and is particularly relevant to Swanage, which is a very sensitive area.	Noted.	None.
Studland Parish Council	Current Shoreline Management Plan is unreliable and lacks community engagement.	The District Council and the partner organisations who produced it regard the SMP as fit for purpose.	None.
Individuals	A similar approach should be taken to fluvial flood risk.	This policy is specific to coastal change management areas. Policy FR (Flood Risk) of the Purbeck Local Plan Part 1 deals with flooding.	None.
Individuals	Keep our heritage sites and National Trust AONB as they are at the moment.	This policy does not propose any development.	None.
Individuals	The Shoreline Management Plan is flawed as it fails to assess 'national' ie non market price, assets.	The District Council and the partner organisations who produced it regard the SMP as fit for purpose.	None.

Appendix 60: Policy OD (occupational dwellings in the countryside) – qualitative responses

Who	Comment	Officer response	Action
Natural England	Wish to see wording in the supporting text referencing the need to protect the Dorset heathlands against residential development so that this policy cannot be misinterpreted as over-riding the Local Plan policy and SPD.	This policy does not over-ride the Dorset Heathlands policy	Consider additional text to clarify the protection afforded by the Dorset Heathlands policy
Swanage Town Council	All development proposals should be approved by the relevant Town/Parish Council, and not just on a 'consultee' basis.	Regulations don't permit town or parish councils to determine planning applications.	None
Wareham St Martin	The permanent occupational homes must be occupied appropriately for a lengthy time eg 20 years so that the occupants cannot be removed and the dwelling converted to a market house where it would not normally be given planning permission. Temporary occupational buildings should have a restriction of how long they remain on site eg 5 yrs and then they are removed and/or replaced with a permanent occupational home.	Noted. Not sure that it would be appropriate for temporary buildings to be converted to permanent dwellings.	Investigate the possibility of a condition that included longevity of occupancy.

Who	Comment	Officer response	Action
West Lulworth Parish Council	If it is provided for workers indefinitely and can't be turned to holiday lets when it suits the landowner.	Should a planning application be submitted for occupational dwellings in the countryside, to ensure they remain as such and not change to permanent residential units, if the application is approved, it is likely that the Council will impose a planning condition aimed at restricting the use for occupational dwelling purposes only.	Consider applying conditions at planning permission stage.
Individuals	Lack of awareness of policy	This is a new policy proposal, with details set out in the Partial Review Options consultation document.	None
	The LPA should use other evidence to design policies and set a scale of development that is appropriate to Purbeck. Addressing the lack of provision of rented affordable homes, putting a cap on the number of second homes and raising the second home taxes.	Noted. The Council is required to plan for all likely planning applications.	None
	Farmers can barely support themselves let alone more land based workers. This is simply creating a loophole for more AONB development.	Noted	None

Who	Comment	Officer response	Action
	Fails to fully recognise and meet the needs and aspirations of the residents in local communities.	The Council is required to plan for all likely planning applications. Rural workers are part of the community too.	None
Pro-Vision	Suggested adding word 'reasonable' to criteria d, e and j and 'necessary' to criteria k.	Noted	Consider amending the wording of the criteria.

Appendix 61: Policy SUDS (sustainable drainage systems) – qualitative responses

Who	Comment	Officer response	Action
Wessex Water	Wessex Water supports the use of Sustainable drainage systems for surface water disposal.	Noted	None
Environment Agency	We support the inclusion of this new policy.	Noted	None
Dorset County Council – Local Lead Flood Authority	The current wording of this policy is ambiguous. If infiltration methodologies are inappropriate other means of managing surface water should be incorporated. Suggest amendment to first sentence as a minimum: 'Where the Council considers SUDS techniques reliant upon infiltration to be inappropriate, such as the examples listed below, alternative methods of surface water management offering attenuation and regulated discharge, should be considered'	Noted	Work with the local lead flood authority to clarify the policy.
West Lulworth Parish Council	There should not be any development where there's a problem providing sustainable drainage systems.	The local lead flood authority recommends that where the Council considers SUDS techniques reliant upon infiltration to be inappropriate, alternative methods of surface water management offering attenuation and regulated	Consider the local lead flood authority advice to take each proposal on a case by case basis.

Who	Comment	Officer response	Action
		discharge, should be considered.	
Studland Parish Council	Not sustainable in respect of housing numbers.	Noted	None
Individuals	Concerns were raised over whether SUDS are appropriate in areas of high water table/ ground water levels/ they should be applied to areas of high groundwater also.	A high water table does not automatically rule out the use of SUDS. Detailed studies by developers will show if SUDS may be achievable in high water table areas.	None
	Drainage systems in our (Wool) area need to be completely revised before any additional dwellings are considered. Little thought has been given to the impact of proposed sites.	Noted. The local lead flood authority has been consulted and their advice will be considered.	Work with the local lead flood authority to find an appropriate way forward.
	Increased flooding because of more hard surfaces without consent. Not being enforced.	Noted	None
	Dubious reliability. Plant more trees to minimise run off	Noted. Tree planting may be considered as part of an attenuation scheme.	None
	PDC should double check claims from developers that a site is not prone to flooding. PDC should fund independent studies.	Noted. Studies to resolve flooding issues are led and funded by developers.	None
	Need to reference "must not exacerbate existing known flooding issues.	The NPPF highlights that flood management schemes should not increase flood risk elsewhere.	None

Who	Comment	Officer response	Action
	There should be no reason to develop areas where "sustainable" drainage might be necessary.	The use of SUDS is set down in the national planning guidance. Purbeck's SUDS policy sets out where use of them would be inappropriate.	None
	No development without public drainage and sewerage facilities	See above. All drainage and sewerage facilities are privately owned.	None

Appendix 62: Issue 3 (other planning issues) – qualitative responses

Who said	Issue	Officer comment	Key actions
Langton Matravers Parish Council	Words ‘sustainable’, ‘affordable’ and ‘need’ should be removed from document as do not reflect true meaning of words.	The words reflect the statutory meaning of all the terms, as defined in national policy and guidance.	None.
Langton Matravers Parish Council	Partial Review is undemocratic and does not reflect needs and concerns of Purbeck communities.	The Council involves communities as much as possible, but the local plan has to comply with national requirements. The Council has no discretion over this.	None.
Individual	Have a duty to protect Purbeck’s tourism, landscape, towns and villages. Proposed number of homes is unrealistic and unmanageable. Plan could destroy council’s strapline “thriving communities in balance with the natural environment”.	The Council will not allow development that could not mitigate its impacts.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
Individual	Council should consider benefits if enhancing the Quay in Wareham by removing the car park. Revenue could be replaced by holding events.	Car parking is already limited in the town. At the quay it is in the control of Dorset County Council.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
Individual	No mention of leisure centre or supermarkets to keep people local.	A recent retail study (2015) indicates that the Council may need to deliver around 600sqm (net) of retail floor space (about two-thirds of	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.

Who said	Issue	Officer comment	Key actions
		<p>Wareham Sainsburys) which can be provided through small scale shops mainly in the larger proposed settlement extensions.</p> <p>The Council, in partnership with other Dorset authorities, has commissioned a Built Sports Facilities Strategy.</p>	
Individual	Highways busy, require flyover.	<p>A recent transport study, published alongside the Partial Review Issues indicates that the proposed new development will not create a severe traffic problem.</p>	None.
Individual	Have not addressed partnership with landowners. Clearly document is developer led which is very lazy on your behalf or greedy?	<p>The Council is required to deliver development in accordance with national policy and guidance. This requires using available and deliverable land.</p>	None.
Individual	Nature of Wareham as small market town should be preserved.	Noted.	None.
Individual	Don't build on greenfield sites and open space.	<p>The Council's previously developed land study shows there is very little brownfield land available for development in Purbeck. In order to meet needs, the</p>	None.

Who said	Issue	Officer comment	Key actions
		Council has to consider greenfield sites.	
Individual	Sustainability is key.	Noted	None.
Individual	Accommodate daily parking needs in Wareham, additional leisure facilities especially 25m swimming pool.	Any infrastructure requirements for Wareham are addressed under sites 3 and 6.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
Individual	Whole document is skewed. Infrastructure needs to be considered first, employment availability next, and impact on existing residents should dominate – not AONB, SANG & heathland. Not consolation to those stuck in 3 storey houses with no view, garden or parking.	The process for developing a local plan is set down in national guidance, which the Council is required to follow. Essentially, local development plans begin with housing requirements, which takes into account economic growth. Infrastructure requirements result from the development, as does the need for a SANG. It is not possible to deliver infrastructure in advance of development because the development needs to pay for it.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
Individual	Roads and infrastructure plans must be part of complete policy, not 'outside its remit' as suggested to me.	An Infrastructure Plan was published alongside the Partial Review and will be reviewed before the next stage of the plan is published.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
Individual	Roads can't cope.	A recent transport study, published alongside the Partial Review Options	Commission further evidence to set out the immediate transport implications of options, in terms of the strategic road network. This should

Who said	Issue	Officer comment	Key actions
		indicates that the proposed new development will not create a severe traffic problem.	include looking closer at additional growth potential at Bere Regis.
Individual	Shops, service and facilities at capacity already.	A recent retail study (2015) indicates that the Council may need to deliver around 600sqm (net) of retail floorspace (about two-thirds of Wareham Sainsburys) which can be provided through small scale shops mainly in the larger proposed settlement extensions.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
Individual	CIL should be used to support current sports facilities / clubs and improve what is on offer.	Noted. CIL income is limited and unlikely to be able to support sports facilities but the Council will consider the request when drawing the Regulation 123 (CIL fundable projects) list together.	Consider using CIL to support current sports facilities / clubs and improve what is on offer.
Individual	Builders should be made to start and complete approved planned sites within a specified time. If they fail they should be fined and money used to compulsory purchase site and Housing Association given task of developing affordable homes on the site.	The Council has no power to require a finish date on developments, only a start date of within three years of permission. It is usually not in the interest of the builder to delay un-necessarily.	None.

Who said	Issue	Officer comment	Key actions
Individual	Concerned that Wessex Water site in Purbeck Road has been classified as windfall for 24 dwellings in spite of objections, haven for wildlife and potential damage to oak trees.	The issues identified could be overcome in theory.	None.
Individual	Use green belt to grow food. Build housing on brownfield sites close to rail network.	There are very few brownfield sites in Purbeck and they are expected to be taken up as part of the windfall element of PLP1. The Council is proposing development near to train stations.	None.
Individual	Have failed to deliver on infrastructure requirement proposed over 20 years ago. No confidence in government officials.	It is unclear what this comment is referring to.	None.
Individual	Will not bring sustainable jobs to area as no significant employers.	The Council is proposing to allocate an additional 7.5 hectares of employment land. Dorset Green is now designated as an enterprise zone.	None.
Individual	Cost of properties means large proportion will end up as holiday homes / lets that don't benefit community and drive up cost of living.	Noted. We are required to provide for all housing demand not just local affordable housing need.	None.
Individual	Where are all the cars going to go to leave Wareham?	A recent transport study, published alongside the	None.

Who said	Issue	Officer comment	Key actions
		Partial Review Issues indicates that the proposed new development will not create a severe traffic problem.	
Individual	Rents must not be too expensive so us people can live and eat.	The Council cannot control the price of market rents.	None.
Individual	Moved here because it isn't densely populated. Already impact on traffic and schools are over-subscribed. Build out of villages not on top!	The school system recently underwent a review because of surplus places. Developers of larger sites will be expected to contribute to school provision.	None.
Individual	More housing is result of increased population levels not because we are living longer. Fix immigration and housing will be solved.	The objectively assessed housing need brings all factors together influencing population growth. The general projected population growth for Dorset is 10.8% but the over 65's population is expected to grow by 50% over the same period. (Dorset for View statistics).	None.
Individual	Build new homes more strategically and not on large estates, crammed in, which destroys Dorset countryside.	The Council has taken a strategic over view when developing the proposed preferred options to deliver the most sustainable solutions, considering constraints and how it might	None.

Who said	Issue	Officer comment	Key actions
		secure infrastructure to support the development.	
Individual	Growing desire for Purbeck to become or be part of a Coastal National Park. Clear benefits given threats to habitat and landscape. Review of Councils in Dorset should consider idea with Purbeck District Council being nucleus, saving jobs and experience. This is one area where localism is fully justified. Any developer led approach would contaminate an otherwise carefully balanced happy medium enjoyed to date.	The Council will be considering the impacts of the proposal by the Dorset and East Devon National Park Team to secure National Park designation for the internationally important landscapes within Dorset and East Devon.	None.
Individual	Necessary to view all planning applications in one area together to get a view of the impact on the area and residents. All proposed planning developments at Moreton would change it to a conurbation instead of a beautiful semi-rural village. This would be same in other areas. Proposed Dorset looked at together to see how it would be changed by development.	The Council is committed to joint working with West Dorset and Dorset County Council to look at the cumulative impacts of development in this area.	None.
Individual	Range of issues in Purbeck need to be looked at as a whole	The Council has taken a strategic over view when	None.

Who said	Issue	Officer comment	Key actions
	<p>- poor rail links, bus services, poor roads, people in low paid work, high house prices, second homes, areas of outstanding natural beauty which support tourism, but complicate planning. In the spirit of localism, the people who live and work here fully understand the complication picture & whose assessment of housing need has been completely dismissed by more than doubling the allocation across the area.</p>	<p>developing the proposed preferred options to deliver the most sustainable solutions, considering constraints and how it might secure infrastructure to support the development.</p>	
<p>Individual</p>	<p>How many empty homes are there in Purbeck?</p>	<p>According to the most recent census about 14% are not occupied as a main residence</p>	<p>None.</p>
<p>West Lulworth Parish Council</p>	<p>Significant infrastructure investment required to support even modest development. West Lulworth sewer is not sufficient to cope with existing let alone extra demands.</p>	<p>The Council is working with Wessex Water to identify where improvements may be needed as a result of new development.</p>	<p>Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.</p>
<p>Dorset and Wiltshire Fire and Rescue</p>	<p>Paragraph 31 – Is it considered the Fire Authority is included implicitly within the 3rd bullet point, or would a separate paragraph, encompassing all emergency services perhaps, be more appropriate?</p>	<p>The Fire Authority is included in the 3rd bullet point as are all the other infrastructure providers. It would be unnecessarily cumbersome to start listing all infrastructure providers.</p>	<p>None</p>

Who said	Issue	Officer comment	Key actions
	Paragraph 43 – Is it considered the Fire Authority is included implicitly within the 3 rd bullet point, or would a separate paragraph, encompassing all emergency services perhaps, be more appropriate?	Fire Authorities are not one of the duty to co-operate bodies, as set down in statute but the Council will continue to work closely with them on infrastructure issues as set out elsewhere.	
Individual	Flooding has been glossed over. Neither PDC, DCC or the EA are prepared to take any initiative or offer guarantees that development will not exacerbate current flooding problems in our village.	Development that cannot mitigate its impacts will not be allowed.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
Individual	Local employment has reduced number of employees over last 30 years. Can't see where 3,500 new jobs will come from.	The Strategic Housing Market Assessment identified that just under 3,900 jobs are likely to be created, based on trends and local knowledge. The Council will be updating the key elements of the SHMA including projected employment growth, so the overall housing number could change.	None.
Individual	Further traffic delays can only damage the tourist industry and have implications for emergency services.	A recent transport study, published alongside the Partial Review Issues indicates that the proposed new development will not	None.

Who said	Issue	Officer comment	Key actions
		create a severe traffic problem.	
Individual	Absolutely appalling. Powers that be will not take our land. The whole idea is totally unacceptable full of their own importance.	Noted.	None.
Individual	What are people supposed to do to earn a living?	As well as safeguarding land at Dorset Green which has been designated an Enterprise Zone, the Council is proposing to allocate an extra 7.5ha of employment land.	None.
Individual	All services in and around Swanage need renewing & the roads before we put any more pressure on them. Sewer has tankers taking away to Prospect site. Victoria Avenue overloaded Sunday and Monday. Electric service cables always developing faults.	New development cannot fund solutions to existing problems but, in the right circumstances, providing additional infrastructure required to permit new development may solve existing problems.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
Individual	Opposed to plan to close Wareham hospital.	This was not part of the consultation.	None.
Individual	You try to cram as many houses in as possible. This is a rural area. Would be nice to see the housing have a small garden, private space, not have people walking past the window.	Noted.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.

Who said	Issue	Officer comment	Key actions
Individual	Why is it so difficult for quarries to get planning permission when the sand and gravel and stone from the quarries build the housing?	Planning for waste and minerals is carried out by Dorset County Council.	None.
Individual	Council must choose developers who build a proper mix of housing, not let developers make excessive profits, whilst Purbeck resident home-owners / voters see their house-values fall because of unwanted adjacent development that changes character of the community.	The Council cannot choose developers, but the Council does consider planning applications. House value is not a material planning consideration.	None.
Individual	Stop selling off social housing – Council houses – Housing Association.	The right to buy programme is established by central government.	None.
Individual	Community Land Trusts	The Council supports community land trusts but they are not going to be able to meet the total housing needs for the district.	None.
Individual	Council’s remit is to listen to what present council tax payers are saying, not destroy green and pleasant land with more buildings.	Local plans have to comply with national policy and guidance.	None.
Individual	A large development would destroy my hobby interest – broadcast radio reception from	Noted.	None.

Who said	Issue	Officer comment	Key actions
	around the world which depends upon the amount of electrical & electromagnetic interference.		
Individual	Document does not recognise severe access issues for the Isle of Purbeck especially the Corfe to Swanage corridor.	A recent transport study, published alongside the Partial Review Options indicates that the proposed new development will not create a severe traffic problem.	None.
Individual	Most people on Purbeck District Council's committee don't even live locally and I don't think they are best placed to comment on local housing needs.	All District Councillors live within Purbeck district.	None.
Natural England	PDC needs to bring forward proper policy consideration for the Poole Harbour Nutrient Neutrality SPD as well as the Poole Harbour Recreation avoidance strategy. A clear and consistent policy approach needs to be set out for applicants to work within to avoid unnecessary delay.	Noted. A first draft of the nitrogen reduction in Poole Harbour has been consulted on. The Council is aware of the need to progress with this and addressing recreational issues in Poole Harbour.	Continue to work in partnership with neighbouring authorities to finalise a nitrogen reduction SPD and develop a recreation SPD.
Environment Agency	Suggest a number of changes and additions in particular to SFRA and other supporting documents.	Noted.	Consider the suggestions made by the Environment Agency in relation to the SFRA and other supporting documents.

Who said	Issue	Officer comment	Key actions
Wessex Water	Suggest policy wording in relation to water supplies, sewage and waste water.	Noted.	Consider the suggestions made by Wessex Water in relation to water supplies, sewage and waste water.
Dorset Wildlife Trust	Full consideration should be given to direct and indirect effects of development on natural environment and wildlife. Should also recognise the high quality of environment makes a major contribution to economic capital of the district.	The Council will not allow development that could not mitigate its impacts.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
	Review provides opportunity to take more strategic and integrated approach to delivery of biodiversity improvements in accordance with government reviews and strategies. Dorset Local Nature Partnership's Planning Charter supports 'Biodiversity Offsetting' to secure financial or other compensatory measures where development impacts adversely on the natural environment and ensure robust mitigation implemented.	In addition to providing SANGs, developers are expected to meet Policy BIO: Biodiversity and Geodiversity. Due to the restrictions around pooling planning obligations from Section 106 agreements, it would be difficult to link contributions together to pay for mitigation. However, CIL money is currently being used towards heathland mitigation.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
	Request that Ecological Network maps for Purbeck (to be published autumn) are included within evidence base and inform Local Plan.	The Council will consider including these maps when they are published.	Consider including Dorset Wildlife Trust's ecological network maps in the local plan evidence base when they are published.

Who said	Issue	Officer comment	Key actions
Dorset County Council	Extension of settlement boundaries will conflict in a number of cases with MSA/MCA and should be discussed with Mineral Planning Authority.	The Council acknowledges the potential need for mineral extraction prior to development of some sites.	Continue to work with Dorset County Council to ensure mineral planning is taken into account when planning for development.
Home Builders Federation	Suggest amalgamating PLP1 and Swanage Local Plan into one document as no on-going justification for separate documents.	The documents are separate, meeting separate needs.	None.
Purbeck and Poole CPRE	CPRE has provided a number of supporting documents and comments to assist.	Noted.	None.
Wareham neighbourhood Plan	Questionable whether district has environmental or infrastructure capacity to accommodate level of development proposed.	Infrastructure plan published alongside the Partial Review Options document. Environmental constraints are considered as part of the SHLAA.	Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements. Consider commissioning a district-wide environmental capacity study.
Individual	To reduce burden on power and water supplies all new houses should have solar panels, geothermal heating and use recycled water.	Energy efficiency is no longer under the remit of planning and is now dealt with under the building regulations.	None.
Individual	Urge you to ensure that future development of our village will accord with the LMNP. Even more important than design guidance, I would want to see major investment in the village infrastructure coming forward in	Any significant housing development will be expected to provide infrastructure.	None.

Who said	Issue	Officer comment	Key actions
	tandem with new housing development.		
Individual	Supporting stance of PPAC and Purbeck District Council in accordance within information we were sent by them in their response document of which you are no doubt aware.	To clarify, the Council had no involvement in the document distributed by PPAC. It was put together and distributed by PPAC and CPRE.	None.
Agent	Lack of site specific policy for Winfrith to support the on-going decommissioning programme for the site. Certain development associated with the decommissioning is unavoidable during the plan period. Policy and supportive text should be included to support development associated with decommissioning as well as restoration of the site to open heathland. Suggested policy wording provided based on the Bournemouth, Dorset and Poole Draft Waste Plan (July 2015).	The Council will look into the merits of this.	Work with relevant stakeholders to consider the merits of including a new site-specific policy to support the on-going decommissioning programme for Winfrith.
Agent	Agree with Policy LD.	Noted.	None.
Wareham Town Trust	The SHLAA provides a starting point for identifying suitable areas for development and is only one tool. There may be other areas more suitable that would only be identified through	The Council carried out work to identify potential sites that had not been submitted as part of the call for sites and some sites were added to the SHLAA. The Council is happy	Discuss with Wareham Town Trust its suggestions for alternative and more sustainable sites in Wareham.

Who said	Issue	Officer comment	Key actions
	objective study of the area that takes into account environmental constraints. Town trust happy to discuss alternative and more sustainable sites in Wareham.	to discuss alternative site suggestions with the town trust. The Council is considering updating its housing windfall study to re-assess the potential for windfall to contribute more to the total housing required.	
Woodland Trust	Concerned about elements of review that could result in damage and loss of ancient woodland.	Unfortunately the Trust hasn't provided any detail on which elements of the plan concern them. Ancient woodland is protected in national legislation and under policy BIO in the Local Plan.	Contact the Woodland Trust to ascertain what its areas of concern are.
Individual	Sporting provision largely directed at young men. Please may some thought be given to sporting choices of women and the elderly wanting to take exercise.	There are many activities available for all ages in Purbeck through a variety of venues. However, the Council, in partnership with other Dorset authorities, has commissioned a Built Sporting Facilities Strategy to review provision and identify any short comings.	Incorporate the results of the Built Sporting Facilities Strategy to identify potential new sports provision.
Agent	Vital to Partial Review reflects fully any changes to the NPPF, recommendations of the Local Plan Expert Group if implemented, and any requirement relating to Starter	The Council is aware of the potential for new policy guidance that may come through and will reflect them if and when they are implemented.	Incorporate any changes to national policy and guidance as they arise.

Who said	Issue	Officer comment	Key actions
	<p>Homes once in effect. Also important to address changes around ensuring housing is delivered on land allocated in plans through introduction of a housing delivery test. Mechanism required to deal with sustained under-delivery in a timely fashion.</p>		
Agent	<p>Duty to co-operate should be built into the entire plan-making process as failure to do so cannot be rectified retrospectively.</p>	<p>A record is being kept of all the Council's work around duty to co-operate and it formed part of the consultation material.</p>	None.
Agent	<p>Council should ensure that results of SA clearly justify policy choices. Should be clear why some policies have been progressed and others rejected, with comparable and equal assessment for each alternative. Council's decision making should be robust, justified and transparent as failure to undertake satisfactory SA has resulted in plans failing the test of legal compliance or being subject to later challenge.</p>	<p>Noted. The Sustainability Appraisal informs policy choices, but it is not the only consideration.</p>	<p>Review the general approach to the SA to make sure that it is clear how the SA has informed policy choices.</p>
Agent	<p>The SA misinterprets relative merits. Halsall's site at Steppingstones Fields should</p>	<p>There is no need for the SA to reassess sites not taken forward through the SHLAA.</p>	<p>Review the general approach to the SA to make sure that it is clear how the SA has informed policy choices.</p>

Who said	Issue	Officer comment	Key actions
	<p>be allocated to deliver up to 50 dwellings. Plan should meet NPPFs tests of soundness. A Sustainability Appraisal (SA) has been prepared and appraises the wider development strategy and the preferred sites, crucially though it does not appraise all of the reasonable alternative sites identified by the SHLAA. Steppingstones Fields is one of these sites and accords with the development strategy of directing growth to the most sustainable settlements in accordance with the hierarchy. Housing growth in the region of 40-50 dwellings at this level of the hierarchy is not unreasonable in this regard. Sites 1-13 identified within the Options Report have been appraised on a site-by-site basis. There is no assessment of the reasonable alternative sites that should be assessed in the same level of detail as the preferred option. Some of the sites identified by the Strategic Housing Land Availability</p>	<p>In this case, land at Steppingstones was not taken forward, as the developable area would only deliver around six units. This fell below the Council’s threshold for sites to be taken forward in the Partial Review, as documented in the site selection background paper.</p>	

Who said	Issue	Officer comment	Key actions
	<p>Assessment (SHLAA) as having potential suitability have not been assessed within the SA, but have still been discounted or not taken forward as part of the Local Plan Partial Review. The SA appraises Alternative Option 2 (maximising housing in South-West Purbeck) and Alternative Option 3 (maximising housing in North-East Purbeck) as the reasonable alternatives, which is a flawed approach. The two alternative options only vary very slightly and there is no reasonable alternative assessed to growth at Wool, Lytchett Minster, Wareham Town, North Wareham and Upton. It is worth emphasising that the two options relating to the objectively assessed housing need, Preferred Option 2 (deliver the objectively assessed housing need) and Alternative Option 1 (delivering more than the objectively assessed housing need) perform identically within the SA. The approach taken in the SA work is not justified. It fails to justify</p>		

Who said	Issue	Officer comment	Key actions
	<p>the preferred development strategy Preferred Option 3, when considered against the reasonable alternatives. The fact that some strategy alternatives and sites have been discounted without apparent justification means that the plan is not based upon a proportionate evidence base and does not put forward the most appropriate strategy.</p>		
<p>Individual</p>	<p>Why no settlement boundaries identified around Holton Heath and Organford.</p>	<p>It would be inappropriate to introduce settlement boundaries in these locations because of nature conservation and green belt constraints. In particular, in Organford’s case, properties are so spread out, it would be impossible to draw an appropriate boundary.</p>	<p>None.</p>