

# Planning Purbeck's Future

Purbeck Local Plan Part 1

Adopted November 2012



Thriving communities in balance  
with the natural environment

## Foreword – ‘Planning Purbeck’s Future’

This Plan sets out the strategy for the delivery of development and supporting infrastructure in Purbeck for the period 2006-2027, in balance with the exceptional landscape and environmental setting. It is the culmination of seven years’ preparation and engagement with the local community.

The Plan will help deliver the aspirations of the community as set out in the Purbeck Community Plan and Town and Parish Plans. This is highlighted by the Council’s own Corporate Strategy objectives:

- Protecting and enhancing the natural environment
- Meeting the housing needs of local people
- Improving the local economy and infrastructure
- Enhancing local communities and involvement
- Being an efficient and effective council

The Plan includes new policies to improve the delivery of affordable housing, with a target of achieving around 780 new affordable homes for local people that will remain affordable in perpetuity. There is also plenty of opportunity for local businesses to expand and create jobs, and policies that will help protect and improve local services and facilities. Traffic congestion, particularly during the summer is a concern, but environmental designations mean that it is extremely difficult for us to build new roads. Much thought has gone into providing a package of measures paid for by the new development that will improve the choice of travel and reduce the reliance upon the car.

We would like to thank the local community for contributing to the preparation of this strategy. It may not satisfy everyone’s wishes, but we feel that this plan represents a pragmatic approach to the balance of development and protection of the environment we value so highly. Development undoubtedly brings pressures and difficulties, but it also presents us with opportunities. The challenge for Purbeck District Council is to manage development so that we can meet the needs of present and future generations.



Councillor Gary Suttle  
Leader of the Council

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# List of Spatial Objectives and Policies

Below is a list of the Purbeck Local Plan Part 1 policies against the most relevant spatial objective that the policy seeks to deliver:

<b><i>Spatial Objective 1: Respect the character and distinctiveness of Purbeck's settlements and countryside</i></b>	
Policy LD: General Location of Development	19
Policy NW: North West Purbeck	35
Policy SW: South West Purbeck	42
Policy CEN: Central Purbeck	48
Policy NE: North East Purbeck	56
Policy SE: South East Purbeck	67
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<b><i>Spatial Objective 2: Meet as much of Purbeck's housing needs as is possible</i></b>	
Policy HS: Housing Supply	23
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Policy GI: Green Infrastructure, Recreation and Sports Facilities	88
<b><i>Spatial Objective 5: Reduce vulnerability to climate change and dependence on fossil fuels</i></b>	
Policy FR: Flood Risk	89
Policy GP: Groundwater Protection	90
Policy CE: Coastal Erosion	91
<b><i>Spatial Objective 6: Ensure high quality, sustainable design</i></b>	
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Policy REN: Renewable Energy	95
<b><i>Spatial Objective 7: Conserve and enhance the landscape, historic environment and cultural heritage of the District</i></b>	
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# The Context for the Purbeck's Local Plan

## 1.1 Introduction

1.1.1 Part 1 of the Purbeck Local Plan is a District-wide plan, which sets out a long-term vision for the District and establishes strategic policies that will enable the Council and its partners to deliver that vision. Part 1 covers the period 2006-2027. The Council and local communities will prepare subsequent plans to cover more specific areas of the District. These will form further parts of the Purbeck Local Plan as follows:

- **South East Dorset Heathlands DPD**

Prepared jointly with local authorities in South East Dorset, the plan will provide strategic mitigation measures to implement housing growth up to 2027 that will ensure that there is no adverse effect upon the integrity of European protected sites<sup>1</sup>.

- **Dorset Gypsy and Traveller Site Allocations Plan**

Prepared jointly with local authorities in Dorset, the plan will provide a 5, 10 and 15-year supply of gypsy and traveller sites and policies to determine planning applications.

- **Swanage Local Plan**

Prepared jointly with Swanage Town Council and Swanage Community Partnership, the plan will allocate 200 dwellings on the edge of Swanage and provide new retail growth in the town centre.

- **Purbeck Site Allocations Plan**

The plan will review designations rolled forward in Part 1 of the Local Plan such as settlement boundaries, town centre boundaries, open spaces and safeguarded employment land.

- **Partial Review**

The Partial Review will further investigate ways of meeting affordable housing needs in Purbeck (further detail in section 1.2 below).

- **Neighbourhood Plans**

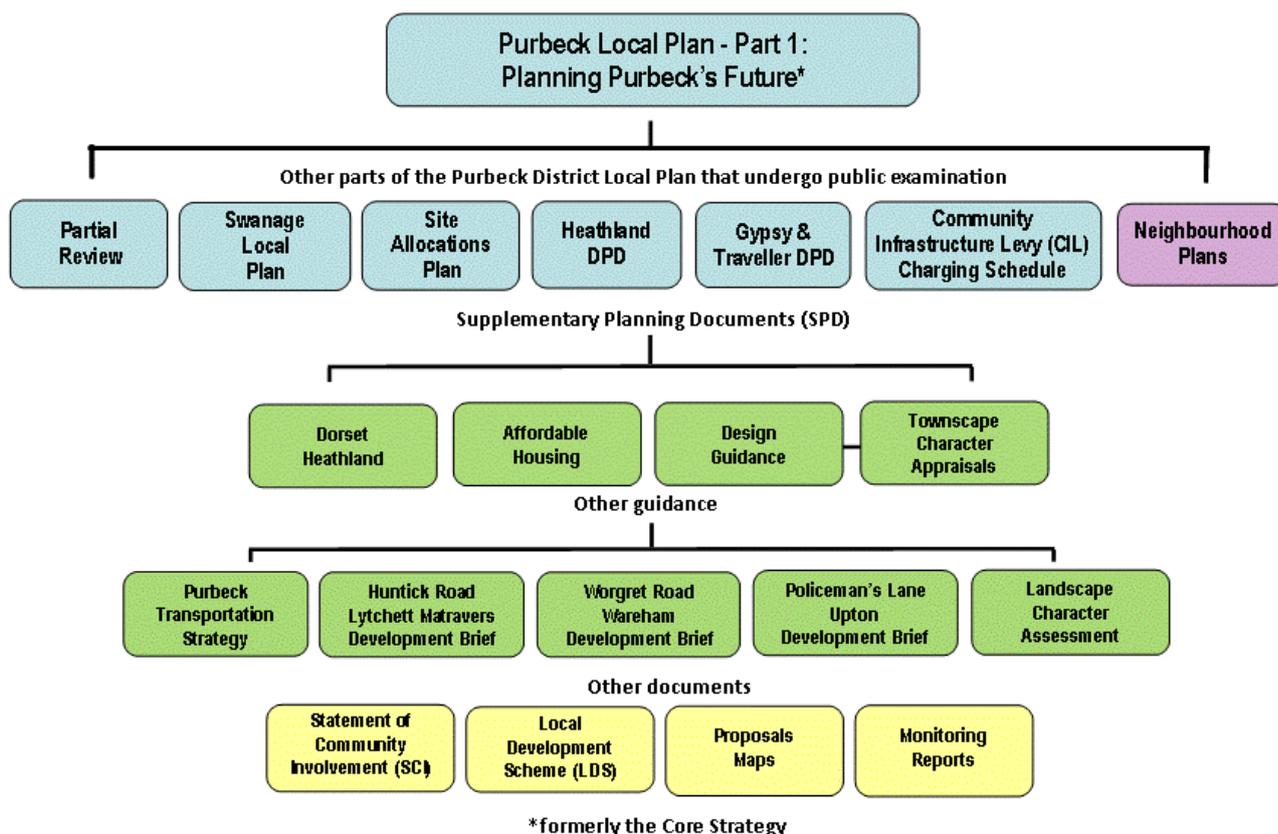
Prepared by local communities to directly influence new development in their community (further detail in section 1.4 below).

The hierarchy of plans is shown diagrammatically below:

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<sup>1</sup> A term used throughout the Local Plan to simplify the document. It refers to nature conservation sites which are subject to the requirements set out in the Habitats Regulations 2012, e.g. SPA and SAC sites and, as a matter of government policy, Ramsar sites (NPPF para 118)

## The Purbeck District Local Plan



1.1.2 The Purbeck Local Plan has to conform to national policy and to prepare a truly 'spatial' planning document, the Purbeck Local Plan should take forward the aspirations of the Purbeck Community Plan (June 2009) and other plans and strategies within Purbeck including Town and Parish Plans.

1.1.3 The Purbeck Local Plan is underpinned by an extensive evidence base, which must be kept up-to-date. The evidence base is set out below:

### The Purbeck Local Plan Evidence Base:

The Purbeck Local Plan is supported by 11 volumes:

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

- **Volume 10: Settlement Strategy** – sets out a hierarchy of settlements and includes an audit of community facilities and service provision for each settlement
- **Volume 11: The Habitats Regulations** – set out detail on the implications of the Habitats Regulations on growth in Purbeck

In addition to national guidance, the following evidence base specifically supports the Purbeck Local Plan policies:

- **Community** – Various Town and Parish Plans; Purbeck Community Strategy (2009)
- **Health** – Dorset Primary Care Trust Requirements; Dorset Healthy Weight Strategy (2009)
- **Education** – Statutory Notice for the Proposed Reorganisation of Schools in the Purbeck Area (2010)
- **Housing** – Residential Development Economic Viability Assessment (2008) and update (2010); Housing Needs Survey (2006); Strategic Housing Land Availability Assessment (2010); Strategic Housing Market Assessment (2008; 2012 update); Character Area Development Potential (2010); Dorset Traveller Needs Assessment (2007); Rural Exceptional Site Guidance and Checklist (2010); ‘Implications of Additional Growth Scenarios for European Protected Sites’ (2010); Development Briefs for Strategic Settlement Extensions at Lytchett Matravers, Upton and Wareham (2012)
- **Retail** - Market Town Health Checks (2010); Retail Study (2008); Retail Impact Assessment (2010); retail consultants’ statements (2010 and 2011)
- **Employment** - Employment Land Review Stages 1 and 2 (2010); SWRDA Workspace Strategy (2008; and update, 2012); Raising the Game 2005 – 2016 (2005); Bournemouth Dorset and Poole Local Economic Assessment (2011)
- **Climate Change** – Strategic Flood Risk Assessment (2011); Durlston Bay Coastal Strategy Study (2003); Report of the Durlston Bay Coastal Strategy Study Review Panel (2004), Durlston Head to Rame Head Shoreline Management Plan (SMP2) Consultation Draft (2009); Poole and Christchurch Bay Shoreline Management Plan (SMP2) Consultation Draft (2009); Revision 2020 – Proposed Regional Spatial Strategy Supplementary Planning Document – Renewable Energy (2005)
- **Heathlands** – Dorset Heathlands Supplementary Planning Document (2012), Dorset Heathlands Household Survey (2008)
- **Tourism** - Tourism Strategy (2008)
- **Transport** – Purbeck Transport Strategy (2004; 2010 update); Local Transport Plan 3; Development Contributions Towards Transport Infrastructure in Purbeck (2009); Purbeck Preliminary Transport Assessment (2010); Dorset Diamond - Purbeck LDF Development Impact Testing (2011); South East Dorset Transport Strategy (2011)
- **Open Space** – South East Dorset Green Infrastructure Strategy (2011); Sport and Recreation Audit and Assessment (2005); Recreation and Open Space Strategy
- **Landscape** – AONB Management Plan (2009); Green Belt Review (2011); Purbeck Heritage Strategy (2010); Landscape Character Assessment (2007); Landscape Change Study (2010), Jurassic Coast World Heritage Site Management Plan (2010)
- **Design** – District design guidance; Townscape Character Assessment (2010); Conservation Area Appraisals; Dorset Historic Towns Survey; Bournemouth, Poole and Dorset Residential Car Parking Strategy (2010)

1.1.4 The evidence base can be accessed at the District Council offices and on the Council’s website at <http://www.dorsetforyou.com/localplan/purbeck>.

## 1.2 Purbeck Local Plan – Future Partial Review

1.2.1 Purbeck District is exceptionally constrained. Around one-fifth of the District is internationally important for nature conservation (SAC, SPA or Ramsar); the coast is a natural World Heritage site; a large proportion of the District is designated

AONB or Green Belt; and the whole district is a Nature Improvement Area. The only designation missing is National Park status. In addition, the roads are congested, particularly during the holidays, and there is no possibility of building new roads to alleviate the congestion.

1.2.2 Achieving housing growth to meet local needs is therefore challenging. The previous Purbeck Local Plan (2004) was never statutorily adopted due to its failure to implement a strategic housing allocation at Holton Heath and Sandford bypass.

1.2.3 The Local Plan Part 1 makes provision for 2,520 dwellings for the period 2006-2027. The aggregated sum of housing proposed through the adopted or emerging plans of local authorities, is expected to more than meet the government's ONS forecast household growth for South East Dorset Housing Market Area (2010) for the period 2006-2026. In preparing this part of the Local Plan, the Council was unable to provide certainty that strategic housing development over 2,520 dwellings could be successfully mitigated and not have an adverse effect upon the integrity of European protected nature conservation sites. However, a considerable affordable housing need will not be resolved. The Strategic Housing Market Assessment (2012) for the Bournemouth and Poole Housing Market Area provides a projection of household change of 170 dwellings per year in Purbeck District, for the period 2011-2031 although it recognises that this level of development has yet to be tested against the Habitats Regulations. Therefore, following adoption of Part 1 of the Local Plan Part 1, the Council will, in the context of any strategic assessment of development requirements prepared under the Duty to Co-operate, undertake a Partial Review to further investigate ways of meeting housing needs. The Partial Review will plan for growth in the medium to longer term and will be started during 2013. The Partial Review will need to consider the following:

- A district housing target that seeks to address local housing needs as identified in the latest Strategic Housing Market Assessment, with associated mitigation measures, tested against the Habitats Regulations and transport constraints;
- The contribution Purbeck makes to meeting the housing and employment needs of Dorset, Bournemouth and Poole;
- The role of Purbeck in facilitating strategic growth at Crossways as proposed in the emerging West Dorset, Weymouth and Portland Local Plan;
- Additional settlement extensions to help satisfy Purbeck's housing needs;
- A longer term strategic view to Green Belt including the potential to identify land for future growth;
- Identifying opportunities to work with large landowners to ensure that the cumulative impact of new housing in the countryside provides opportunities to improve the sustainability of rural settlements, enhance landscape character and biodiversity and provide mitigation measures for European protected sites;
- The enhancement of biodiversity and habitats.

## 1.3 Important Considerations

1.3.1 Planning applications will be judged against national policy and the policies in this Purbeck Local Plan. Therefore, it is unnecessary for the Purbeck Local Plan to repeat national guidance.

1.3.2 Transport Policy and Minerals and Waste Policy are functions of Dorset County Council and therefore detailed policies are not included within the Purbeck Local Plan.

## **1.4 Neighbourhood Plans**

1.4.1 The Localism Bill was enacted in November 2011 changing the way planning policy is prepared. Local communities will be given the power to prepare their own neighbourhood plan and directly influence new development in their community.

1.4.2 Neighbourhood plans must be in general conformity with the Purbeck Local Plan. Neighbourhood plans can build upon work already undertaken in preparing parish plans. Future strategic plans will need to be mindful of the content of neighbourhood plans.

1.4.3 Parish Councils may wish to plan for and identify new housing, employment, retail and tourism within their community with the aim of making their community more sustainable. For example, plans are being prepared by the communities of Swanage and Bere Regis to find the housing sites that are proposed through this Local Plan.

1.4.4 Plans could also identify new housing and employment over and above the District wide target, provided that these proposals satisfy national policy and environmental requirements (e.g. The Habitats Regulations).

1.4.5 The Council will provide assistance where it is needed in the preparation of neighbourhood plans.

## **1.5 Duty to Cooperate**

1.5.1 The Council, through the duty to cooperate, will work with local authorities and other agencies in the Dorset Local Enterprise Partnership (LEP) area on an on-going basis to agree matters of a strategic nature that may steer any future review of Part 1 of the Local Plan. These councils are currently producing a memorandum of understanding to facilitate the duty to cooperate.

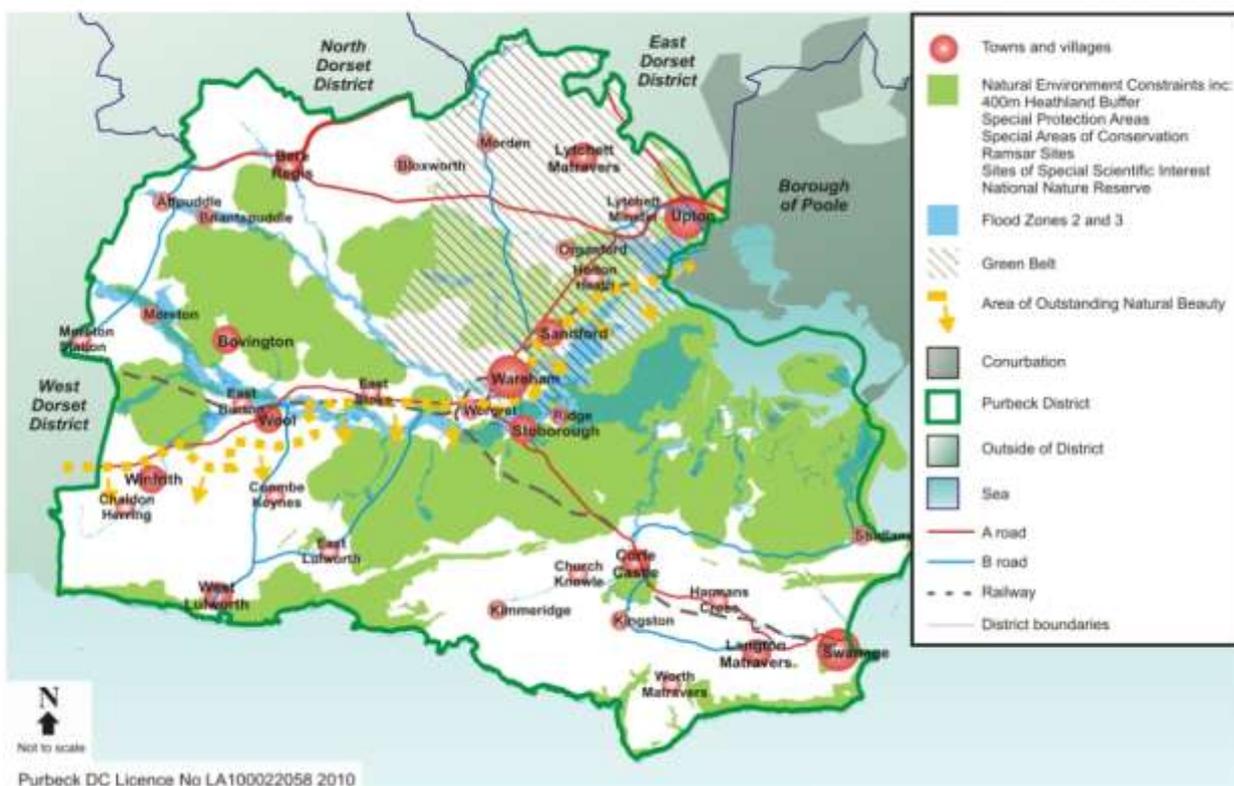
1.5.2 The Local Authorities in the Dorset LEP area are addressing the housing and employment growth needs of the area within their individual adopted and emerging development plans. Therefore, there is no requirement for Purbeck District Council to meet development needs arising outside its own area before 2027.

1.5.3 West Dorset District Council (WDDC) is proposing strategic growth at Crossways. The Council will work with WDDC to help deliver the associated infrastructure that is required in Purbeck District, in particular links to Moreton railway station.

## 2. Characteristics of Purbeck

2.1 Purbeck is a rural district located within the South West region. It is one of six districts within the county of Dorset and has close associations with the Unitary Authorities of Bournemouth and Poole. Purbeck is part of 'South East Dorset' and falls within the Bournemouth and Poole Housing Market Area.

Map 1: Purbeck in Context



### Population

2.2 The District has a population of 45,795<sup>1</sup>, 60% of which is in the largest settlements of Swanage, Wareham and Upton. Of these, Swanage town contains the largest population of around 9,900. The District has a predominantly white British ethnic composition with 3.3% Black or Minority Ethnic<sup>2</sup>. Population growth is actually created by people moving into the area with 0.9% growth expected for the period 2006-2027. However, the working age population (16-64) is projected to decrease by nearly 13% and the number of older people (over 64) increase by over 50% during this time. The number of people aged over 80 is expected to increase by over 90% during the plan period<sup>1</sup>.

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

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

## Settlements

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

## Socio-Economic Profile

- 2.5 Tourism makes a significant contribution to the Purbeck economy and the population swells in the summer months. Studland and Shell Bay in the south east reportedly receive an estimated one million visitors every year and nearly half a million visitors a year go to Lulworth Cove in the south west<sup>3</sup>. Average income is 9% lower and average house prices are 19.4% higher than national figures, which means that the average house price (£288,439) is over 12 times the average median wage (£23,738) of individuals living in the District<sup>4</sup>. The highest average house prices are in the coastal areas of the south east and south west, with the least expensive in the north east of the District. 7.3% of dwellings in the District are second/holiday homes, the highest percentage in Dorset. In some parts of the District this is considerably higher (Worth Matravers village 42%<sup>5</sup>, Studland Parish 25% and Chaldon Herring Parish 21%). The cumulative effect is that there is a lack of housing affordable to local people in Purbeck.
- 2.6 The principal industrial estates at Holton Heath and the Dorset Green Technology Park (Winfrith) are not well related to residential populations due to their former uses. Holton Heath is located along the A351 corridor, between Wareham and Upton/Poole. Dorset Green is west of Wool, where UKAEA still maintains a presence managing the decommissioning of a former nuclear facility at Winfrith. The MOD is a major employer in the District and has a notable presence in south west Purbeck at Bovington and Lulworth.

## The Natural Environment

- 2.7 The geological context underlies the District's outstanding and distinctive built and natural environment and remains hugely influential in the life of the community and the work of the District Council. The habitats reflect the underlying geology, with heathland occurring over acidic tertiary rocks, calcareous grassland over chalk and limestone, and natural grassland over Gault clay. The geology also resonates through to the present day in the continuing stone industry, the Wytch Farm Oilfield

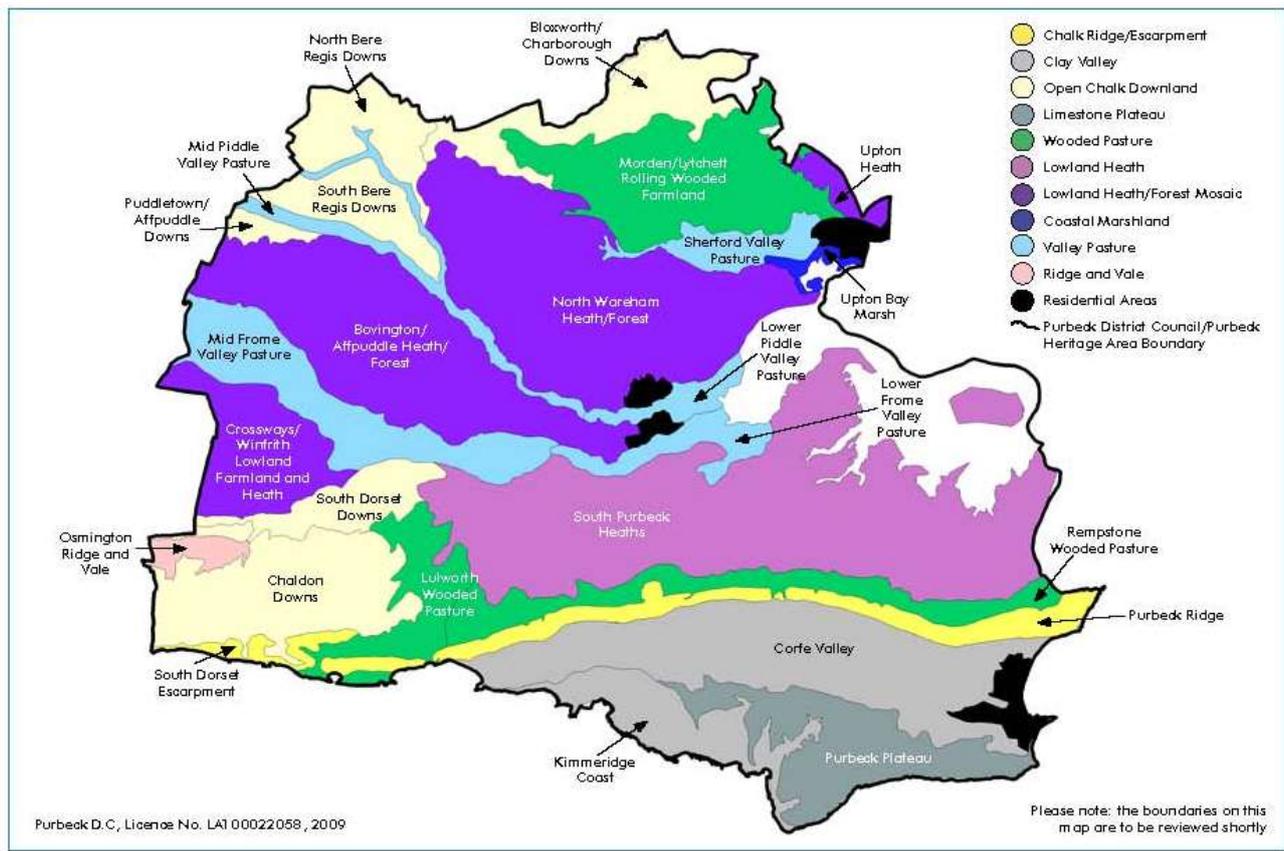
<sup>3</sup> Purbeck Heritage Strategy (2010)

<sup>4</sup> Dorset County Council (2012)

<sup>5</sup> Purbeck District Annual Monitoring Report (2010)

(the largest on-shore field in Western Europe) and, critically, in the geology of the coastline. This has long attracted students worldwide and forms a significant part of the Jurassic Coast World Heritage Site that begins at Old Harry Rocks in the south east of the District and stretches westwards for some 95 miles into Devon. Virtually the entire coastline of Purbeck is Heritage Coast and over half of the District is within the Dorset Area of Outstanding Natural Beauty (AONB). Map 2 highlights the character of the Purbeck landscape.

**Map 2 Landscape Character Areas of Purbeck<sup>6</sup>**

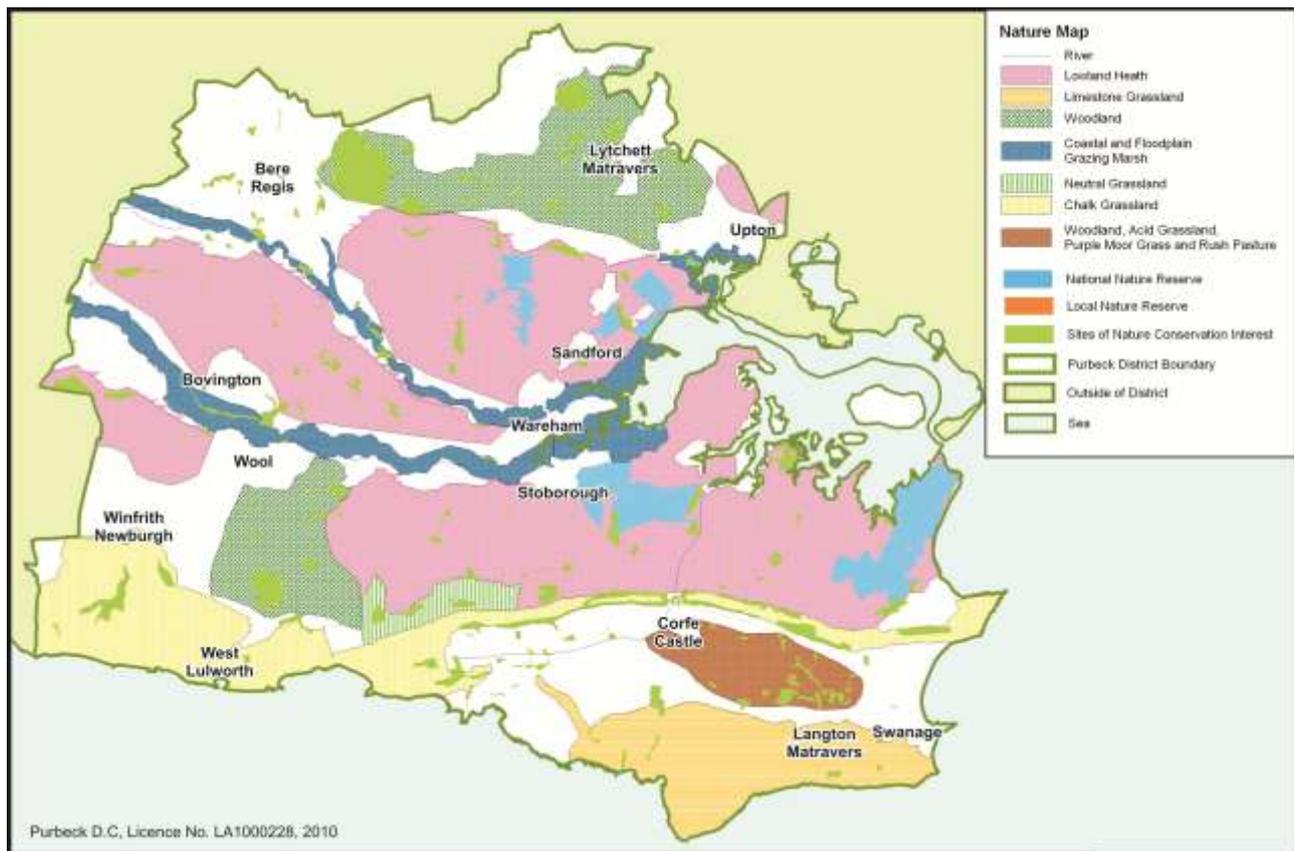


2.8 The north east of Purbeck is mainly a wooded (with ancient woodland) and pasture landscape. The north west and south west consists largely of open chalk downland with intensive arable agriculture. Central Purbeck is predominantly lowland heath with open valley pasture of the rivers Frome and Piddle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

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

<sup>6</sup> Purbeck Heritage Strategy (2010)

## Map 3 Nature Map<sup>7</sup>



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

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

2.12 Limited human activity along the southern shores of Poole Harbour means that the salt marshes, reed beds and heaths are relatively undisturbed, enabling ground nesting birds to breed successfully. Recreational pressures such as public access, campsites and boating must be carefully managed to ensure the long-term protection necessary for these areas.

<sup>7</sup> South West Regional Biodiversity Partnership (2005)

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

- The Dorset AONB Management Plan (2009-2014) sets out the AONB Partnership’s vision for the area, which provides a planning and management framework to help guide decision making..
- The Dorset and East Devon Coast World Heritage Site Management Plan (2009-2014) sets out a vision that will allow natural processes to continue enhancing the geology for science, education and public enjoyment.
- The Conserving Character: Landscape Character Assessment and Management Guidance for the Dorset AONB and Landscape Character Assessment and Management Guidance Areas Outside the AONB (2008) are documents that identify the features that give a locality its sense of place. They also set out management objectives, such as restoration opportunities.
- The Purbeck Heritage Strategy (2010) sets out issues and opportunities across the District relating to landscape, biodiversity, geodiversity, coast/sea, and the historic/built environment
- The Heathlands Supplementary Planning Document (2012) provides a means of mitigating the impacts of new dwellings on Dorset heaths. This interim policy will be formalised through the Heathlands DPD.
- The Dorset Biodiversity Strategy (2002) makes recommendations on, for example, highlighting actions, raising awareness and monitoring of biodiversity.
- Wild Purbeck is a new initiative which promotes the strengthening of existing wildlife corridors and reconnecting fragmented habitats. This initiative led to Purbeck District being designated as a Nature Improvement Area in 2012.
- The Poole Harbour Aquatic Management Plan (2011) aims to promote the safe and sustainable use of Poole Harbour, balancing the need to maintain sustainable levels of economic and social activity, whilst protecting its natural environment.
- The Dorset Coast Land and Seascape Assessment aims to develop a holistic approach to coastal and marine planning, addressing new development, climate change and pressures from interests such as shipping, commercial fishing, minerals extraction, recreation and renewable energy

## **Historic Environment**

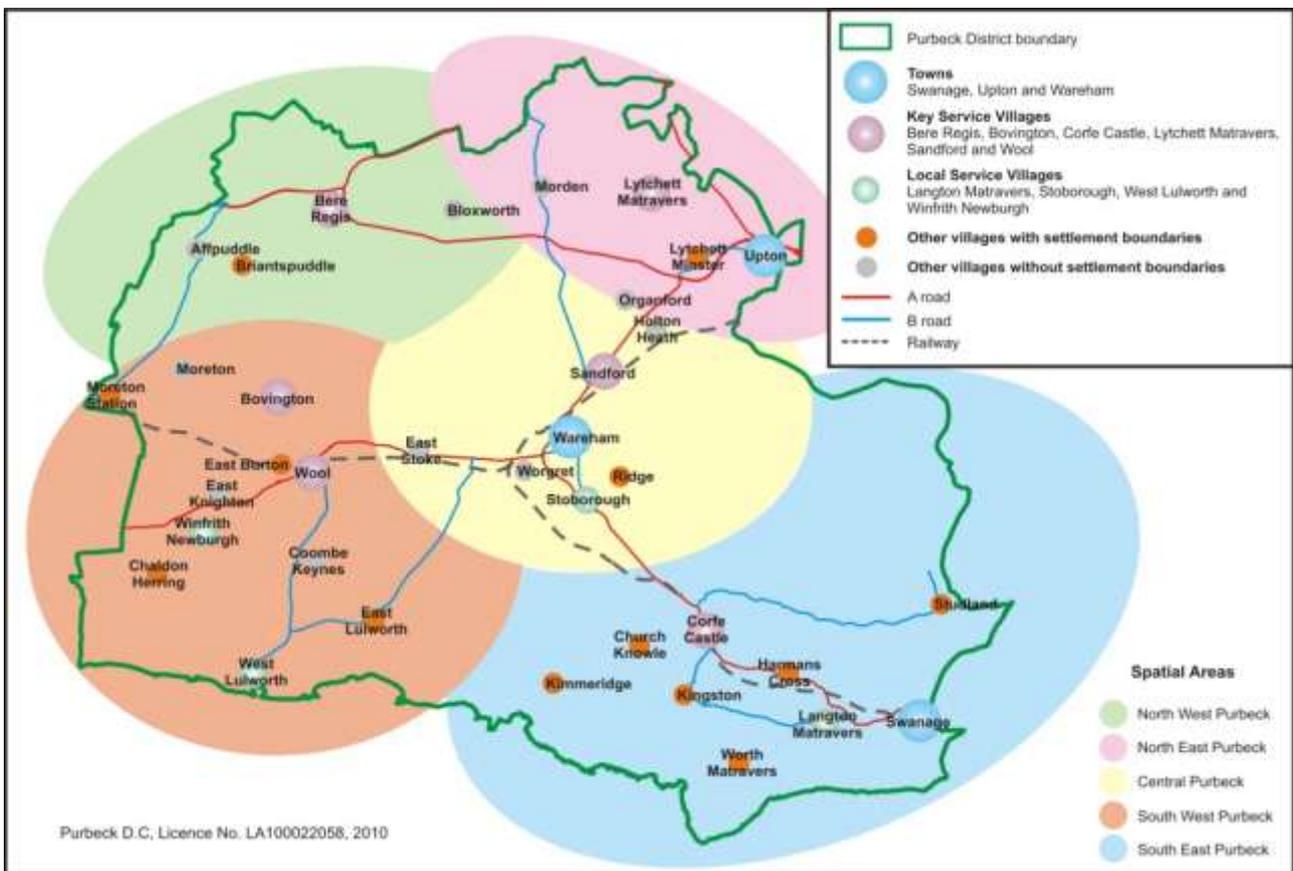
2.14 The historic environment forms a crucial cultural asset. Purbeck has 265 Scheduled Ancient Monuments, 1,424 Listed Buildings, 25 Conservation Areas and 6 Registered Parks and Gardens. Amongst such assets are the iconic Saxon walls of Wareham and the ruins of Corfe Castle, though it is the many historic domestic and agricultural buildings which contribute most to the character of Purbeck’s built heritage.

2.15 The traditional buildings which characterise the District's historic towns and villages are anchored to their localities through use of materials sourced from their underlying geology, providing local distinctiveness and identity. For example, in the south east of Purbeck the use of Purbeck limestone strongly characterises traditional development, whilst in the north west, use of cob and thatch is frequent. In former heathland areas, use of ironstones is common and even flint may be found in use within the far south west of the District. Variation in brick reflects the various types of clay historically exploited within Purbeck. Further detail on how the historic environment contributes to Purbeck's character and distinctiveness is given in the Purbeck Heritage Strategy (2010). This document also highlights important opportunities to respond to issues that are threatening cultural assets.

### Spatial Areas

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

**Map 4 Purbeck's 5 Spatial Areas**



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

## Climate Change

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

- Poole Harbour: the rising sea level and managed realignment will increase flood risk and have implications for recreation, commercial use and the impact on shoreline SSSI, SPA and Ramsar sites. Some tidal banks around the harbour are no longer going to be maintained. This will allow managed retreat of the shoreline, nearer to property in Wareham and changes to shoreline habitats.
- Swanage: The beach requires a regular recharge to maintain the sand on the beach and was last undertaken in 2006. There are concerns over coastal defences, in particular overtopping of the sea wall. The centre of Swanage is susceptible to flooding from sea, river and surface water and an INTERREG project called Living with a Changing Coast (LiCCo) is currently looking at raising awareness of climate change and how communities can adapt successfully. In the longer term, the policy option in the Shoreline Management Plan not to protect the coastline in North Swanage from erosion, may lead to loss of property. A Pathfinder project explored adaptability to climate change from the local community's perspective and from this a Swanage Coastal Change Forum has been set up. Further information on coastal erosion will be available to the public through the forthcoming National Coastal Erosion Risk Mapping project.
- Studland: The beaches at Studland attract a significant number of tourists, and the combination of sea level rise and increasing number of easterly storms are eroding the shoreline. The landowner, the National Trust, is managing this retreat, but the future replacement of lost car parking has yet to be resolved with implications for tourism.

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

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

## 3. Issues and Challenges

### 3.1 How can we?

- Accommodate housing growth without harm to the built, natural and cultural environment of the District?
- Optimise the provision of affordable housing (of all sizes) in new development, providing a mixture of low cost market housing, social rented accommodation and shared ownership accommodation to help meet local needs?
- Live with the consequences of second home ownership and in-migration on the housing market and consequently the District's demographic structure?
- Maintain active communities and ensure that housing development is supported by the social and physical infrastructure required to meet the needs of future occupiers?
- Attract and provide suitable employment opportunities that reduce the need to travel?
- Provide sufficient land and premises to support the tourism industry without harm to the built, natural or cultural environment?
- Resist the loss of hotels and other important services to alternative uses like housing?
- Reduce the disparity between low local wages and high house prices?
- Address climate change and its effect on agriculture, coastal erosion and flooding?
- Further enhance the ecological and landscape value of the District?
- Respond to the changing demographic make up of the District, with an increasing proportion of elderly persons and decreasing number of children?
- Address traffic congestion, whilst recognising that future development could place additional pressures on the road system, in particular the A351?
- Provide new employment, shops, community facilities and services that are accessible for those without a car?
- Provide an integrated transport system within the District?
- Ensure everyone has access to countryside and open space to benefit health and well-being?
- Adapt to a decline in oil production (Peak Oil) and the growth of renewable energy?

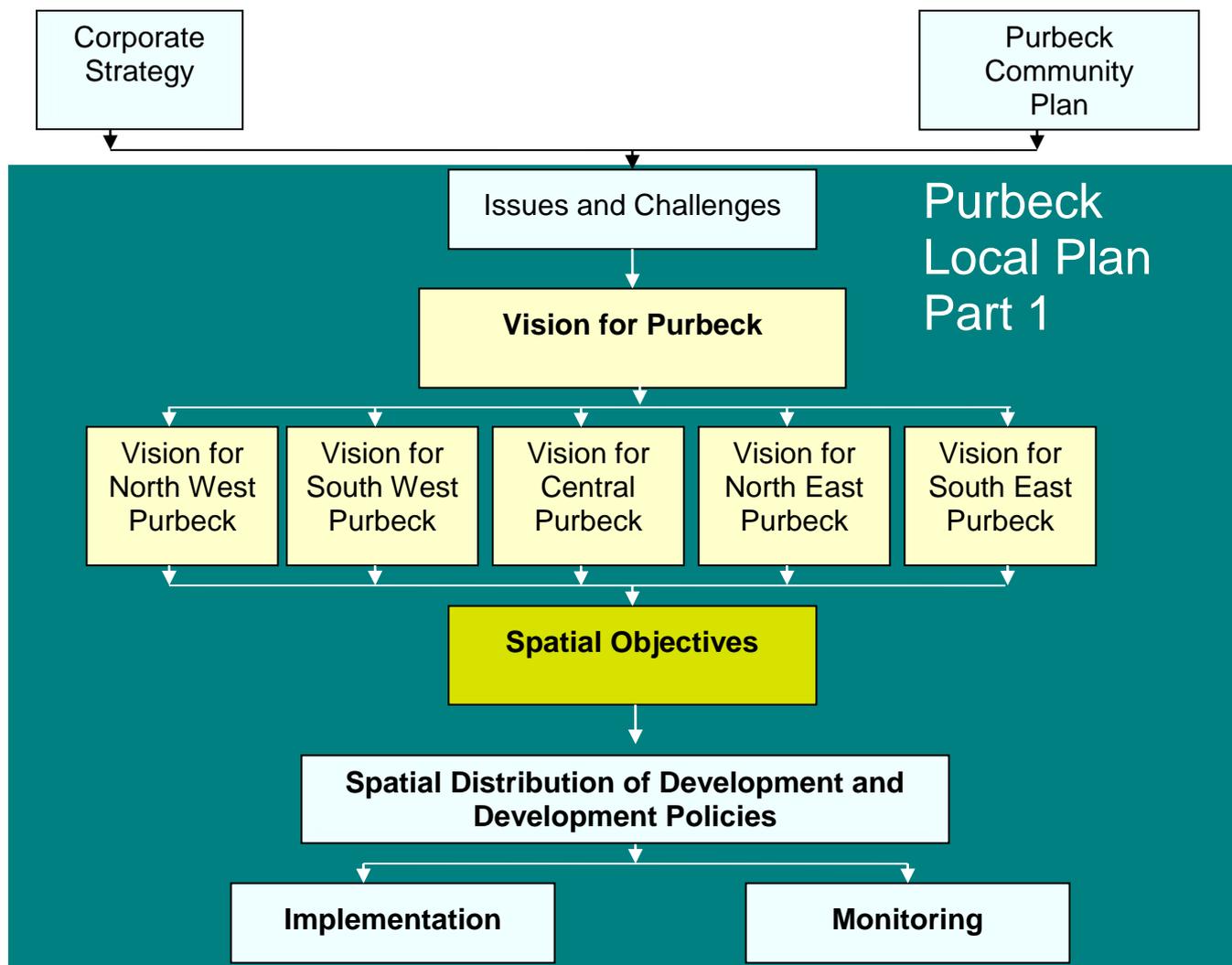
The main challenges facing Purbeck are:

- 1) Providing housing people can afford.**
- 2) Protecting and enhancing the natural environment.**
- 3) Relieving traffic congestion on the A351.**
- 4) Improving the range of employment opportunities.**
- 5) Helping people access services and community facilities locally, including shops.**

## 4. Vision and Spatial Objectives

### 4.1 Introduction

4.1.1 The Purbeck Local Plan looks to other plans and priorities in the development of its vision and spatial objectives. The flowchart below sets out the processes involved in bringing together all the different aspects of the Purbeck Local Plan Part 1. The flowchart is not exhaustive but indicates the main documents and stages involved.



4.1.2 The Purbeck Local Plan starts with the Purbeck Community Plan and its Priority Areas, which are as follows:

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

4.1.3 Taking each Priority Area in turn, a spatial interpretation of this is set out in the right-hand column of the table below:

**Table 1: Spatial Interpretation of the Purbeck Community Plan Priority Areas**

<b>Priority Areas</b>	<b>Spatial Interpretation - <i>Purbeck in 2027 will be a place where:</i></b>
Accessibility	<i>People can easily access services, leisure, opportunities, work and learning through a range of sustainable options</i>
Community Safety	<i>Residents, workers and visitors feel safe and secure</i>
Housing for All	<i>Good quality, affordable homes are available to suit the needs of all age groups</i>
Healthy Living	<i>People are given opportunities to improve their health and well-being</i>
Local Prosperity	<i>An enterprise culture is supported, with high quality local employment opportunities</i>
Environment	<i>The special quality of the environment is enhanced and appreciated</i>
Strong & Active Communities	<i>Facilities and services are provided for all community needs</i>

4.1.4 The Purbeck Local Plan also looks to many other sources of evidence, in particular the relevant Corporate Priorities of Purbeck District Council’s Corporate Strategy.

## **4.2 Vision for Purbeck**

4.2.1 Taking into account the Purbeck Community Plan Priority Areas and the Corporate Strategy, an overall Vision for Purbeck is:

<b>Vision for Purbeck</b>
<p><i>Purbeck will be a place where the distinctive characteristics of the five spatial areas will be enhanced, whilst improving the quality of life for the whole community. Swanage, Wareham and Upton will continue to thrive, with good access to facilities to meet everyday needs. Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool will retain their facilities and services for surrounding villages, while the more rural areas will retain their functional character.</i></p> <p><i>To achieve this, the Council will plan a mix of housing types, sizes and tenures which are affordable and suitable in meeting local needs first and those of the wider housing market. New development will have high standards of sustainable design and will respond positively to Purbeck’s rich diversity of local architectural traditions, helping sustain the special character of the District and the distinctiveness of places in it.</i></p> <p><i>The local population will have a wider access to well-paid and diverse employment opportunities. Agriculture, farm diversification, estate management and Purbeck stone quarrying will play a role in retaining small rural communities, the wider rural landscape and the function of the countryside.</i></p> <p><i>Local organisations will continue to enhance Purbeck’s exceptional landscape and internationally important habitats in the face of modern pressures, including the effects of climate change. At the same time, its excellent tourist facilities will serve its world-famous visitor sites and will continue to draw visitors to its coast, beaches, historic towns and villages.</i></p>

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

### 4.3 Spatial Objectives

4.3.1 The District Vision can be achieved through the following spatial objectives. These have been developed and refined throughout preparation of the Purbeck Local Plan Part 1 and link with the Purbeck Community Strategy (2009).

#### Spatial Objectives

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

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

4.3.2 Policies in this Purbeck Local Plan have been ordered according to these spatial objectives. An overview of policies and the associated spatial objective is set out in the contents section.

# 5. Principles & General Location of Development

## 5.1 Presumption in Favour of Sustainable Development

5.1.1 At the heart of national policy is the presumption in favour of sustainable development.

### Policy SD: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

When applying this presumption, the Council will consider all proposals carefully against their potential adverse effect upon European protected sites and, if necessary, ensure the developer provides effective mitigation.

5.1.2 To achieve sustainable development, new development should be located in the most sustainable locations with the aim of minimising car trips and the subsequent impact on climate change.

5.1.3 The Settlement Strategy (2010) incorporates a review of community facilities and services, a summary of spatial areas and a review of settlements, establishing the role of each settlement. Wareham and Swanage should be the focus of the majority of development as befits their respective roles as market and coastal towns. Upton is somewhat of an anomaly in that although it has second highest population in Purbeck, it has few facilities relative to population due to the proximity of Poole.

5.1.4 Villages are designated 'Key Service Villages', 'Local Service Villages' or 'Other Villages' depending on the number of types of facilities. Key Service Villages have the highest level of services and population and should be the focus of development, while Local Service Villages have been identified as needing some growth to sustain vital rural services, principally the village school. The 'Other Villages' category has been split to provide continuity with the Purbeck Local Plan Final Edition (2004). Development will continue to be permitted in settlements that

have a settlement boundary and restricted in villages without a settlement boundary. For the purposes of this policy 'other villages' has been defined as having a minimum population of 70. Villages and hamlets not listed in Policy LD will be classed as falling within the open countryside and development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside'.

- 5.1.5 Settlement boundaries will be reviewed through subsequent plan(s), to be prepared after the Purbeck Local Plan is adopted. In the interim, for the settlements under 'Towns', 'Key Service Villages', 'Local Service Villages' and 'Other Villages with a Settlement Boundary' (as listed in Policy LD below); the settlement boundary from the Purbeck Local Plan Final Edition (2004) will be used for development management purposes.

## 5.2 Development Strategy

- 5.2.1 Nine potential options for the location of development have been assessed. These were reduced to three reasonable options that were put forward for public consultation in autumn 2009. There is clear support (63%) for the Council's Preferred Option of distributing development around the towns and key service villages. Options for concentrated growth at Wareham (20%) and Swanage (9%) proved less popular. Further consultation in summer 2010 concentrated on finding sites for settlement extensions around the Towns and Key Service Villages. During the process, settlement extensions at Corfe Castle and Bovington were also considered.
- 5.2.2 The resulting strategy proposes settlement extensions at Upton, Swanage, Wareham, Bere Regis, Bovington and Lytchett Matravers, which will include the provision of affordable housing to meet local needs at each of these settlements. Settlement Extensions that require a change to the South East Dorset Green Belt are considered strategic and must be allocated in the Purbeck Local Plan. These are Policeman's Lane, Upton (approximately 70 dwellings), Worgret Road, Wareham (approximately 200 dwellings) and Huntick Road, Lytchett Matravers (approximately 50 dwellings).
- 5.2.3 All other settlement extensions are passed down to subsequent plan(s) that will be prepared following the adoption of the Purbeck Local Plan. During the preparation of those plans, all potential sites for extensions to those settlements will be reconsidered, including new sites that have come forward since previous consultation. Settlement extensions are discussed further in Chapter 7: Spatial Distribution of Development.

***Spatial Objective 1: Respect the character and distinctiveness of Purbeck's settlements and countryside***

**Policy LD: General Location of Development**

Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:

**Towns:**

Swanage, Upton and Wareham

**Key Service Villages:**

Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool

**Local Service Villages:**

Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh

**Other Villages with a Settlement Boundary**

Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Moreton Station, Studland, Ridge and Worth Matravers

**Other Villages without a Settlement Boundary:**

Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret

New development should be concentrated within the settlement boundary of the Towns, Key Service Villages, Local Service Villages and Other Villages with a Settlement Boundary. New retail development should be focussed within town centres or local centres as shown on the Proposals Map.

Land outside of settlement boundaries will be classed as 'countryside' (including Other Villages without a Settlement Boundary) where development will be permitted only in exceptional circumstances as set out in Policy CO: Countryside. For example, an exception is made for existing employment sites that do not fit within this hierarchy, yet remain a focus for new employment growth, such as Holton Heath and Dorset Green.

Settlement boundaries in Lytchett Matravers, Upton and Wareham are amended to reflect the location of the settlement extensions proposed in these settlements. These amended boundaries are set out in Appendix 4: Changes to the Proposals Maps, Inset Maps 1, 2 and 6.

All other settlement boundaries, town centre and local centre boundaries will be carried forward as set out in the Purbeck District Local Plan Final Edition 2004 until they are reviewed through the Swanage Local Plan, neighbourhood plans, or the Site Allocations Plan.

## 6. Supply of Housing, Employment and Retail Growth

### 6.1 Housing Land Supply

- 6.1.1 The Council has a critical need to deliver affordable housing in the District with 2,029 households currently on the waiting list (November 2011). Population growth and affordability issues stem from the number of people moving into the area, often for retirement. The average house price is 11 times the median wage (£23,738)<sup>7</sup>. The Survey of Housing Need and Demand (2011), carried out as part of the Strategic Housing Market Assessment), sets a requirement to provide in Purbeck 520 affordable units annually over the five year period 2011-2016 if all needs were to be met. It is not possible to meet needs by building the requisite number of dwellings within the existing settlement boundaries. There are simply too many environmental constraints. Instead, policy needs to place greater emphasis on increasing the proportion of affordable housing to maintain sustainable communities through a new supply of family housing in settlement extensions, the lowering of thresholds for the provision of affordable housing on infill sites and greater use of exception sites.
- 6.1.2 Habitats Regulations Assessment and preliminary transport assessment have indicated that provision could be made for 2,520 dwellings across the District for the period 2006-2027 (120 dwellings per annum), provided that suitable mitigation is put in place. This is lower than government household projections (2009), which indicate a demand for 4,000 dwellings in Purbeck for the same period. Meeting these higher-level growth needs is extremely difficult. Over the last decade, proposals for strategic growth at Holton Heath and at Lytchett Minster have failed to satisfy Habitats Regulations and have been abandoned.
- 6.1.3 The Council has investigated strategic growth proposals put forward by landowners at Lytchett Minster, Wool and Wareham to see whether the development could be satisfactorily mitigated to meet the requirements of The Habitats Regulations. The findings are set out in a study entitled '*Implications of Additional Growth Scenarios for European Protected Sites*' (Sept 2010). The study concludes that growth of 500 dwellings at Wareham or 500 dwellings at Lytchett Minster over and above 2,520 dwellings for the plan period has limited opportunities for successful mitigation. It 'cautiously suggested' development of 1,000 dwellings could be mitigated at Wool. Further investigation will be undertaken through the Partial Review of the Local Plan. However, the Council has other concerns over the suitability of Wool for strategic housing growth as set out below.
- 6.1.4 Wool is not at the appropriate level in the settlement hierarchy set out in Policy LD: Location of Development. The RSS omitted reference to Dorset Green Technology Park and its potential in delivering strategic economic growth for Dorset, principally due to the distance from Poole. This lead helped determine the strategy for the delivery of housing set out in the Council's Development Options report (June 2009), which discounted the option of strategic growth at Wool. Recent housing growth at Purbeck Gate, Wool has not led to any increase in employment growth at Dorset Green despite the aspiration of the Purbeck Local Plan Final Edition 2004.

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<sup>7</sup> Dorset County Council (2012)

The transport infrastructure would be unlikely to support the potential increase in vehicles and bids for regional funding for a Wool Bypass were unsuccessful. As there is an abundant supply of employment land elsewhere in Purbeck, the delivery of new employment growth at Dorset Green is not essential to the delivery of the Purbeck vision.

- 6.1.5 In view of the potential shortfall in housing supply over the plan period, it is intended that, in addition to annual monitoring, a cycle of more comprehensive monitoring and review of the Local Plan housing provision is established with review dates of 2016 and 2021. Review processes would start in advance of the review dates to enable any new policies to be adopted in a timely manner. The Council's Partial Review of Part 1 of the Local Plan is scheduled to commence at the latest by the end of 2015. All available evidence sources, including demographic forecasts and actual provision in the intervening years, as well as the outcome of any strategic assessment of development requirements agreed under the duty to cooperate, will be examined. If the evidence suggests that additional housing is required, the Partial Review will assess the potential adverse effect of this housing upon European protected sites to ensure that a revised housing target can be successfully mitigated.

## 6.2 Character Area Development Potential

- 6.2.1 A large proportion of past housing development in the District has been met through infilling and intensification within built up areas, referred to as 'windfall'. Windfall rates for the period 1994-2010 were 136 dwellings per annum. It is realistic to expect that windfall will continue to form an important part of the housing supply, but predicting where and when this will occur is difficult.
- 6.2.2 In 2010, the Council carried out a capacity analysis for Upton, Swanage, Wareham and the Key Service Villages to estimate the potential for further housing re-development and intensification within the current settlement boundaries. Similar opportunities to replicate recent planning permissions were analysed based upon character areas identified through the Townscape Character Assessment (2010). Character Area Potential has not been calculated for the District's local service villages, other villages or the countryside, but sites submitted through the Strategic Housing Land Availability Assessment process (SHLAA) have been included.
- 6.2.3 The analysis identified a potential for 1,524 dwellings. A 50% reduction has been made to reflect some of this potential not coming forward and figures were then rounded down to the nearest 10 dwellings. The resulting 710 dwellings (47 dwellings per annum) is significantly lower than past windfall rates of 136 dwellings per annum, but reflects uncertainty in the future of the housing market, fewer opportunities for infill and the potential impact of introducing new affordable housing thresholds.

## 6.3 Housing Trajectory

- 6.3.1 The housing trajectory illustrates how the housing requirement will be delivered for the period 2006–2027. 830 dwellings have already been built during the first five years and the trajectory provides an indication of how the outstanding housing requirement will be provided over the remaining years. In line with the NPPF, the

Council can demonstrate a five year supply of housing with an additional buffer of 5%. This is without even including an allowance for windfall.

- 6.3.2 The Council is expecting strategic sites allocated in the Local Plan Part 1 at Wareham, Upton and Lytchett Matravers to commence around 2013/2014. The timing of the delivery of non-strategic sites at Swanage, Bere Regis and Bovington is dependent upon the preparation of subsequent plan(s) including neighbourhood plans.
- 6.3.3 Monitoring of housing delivery and the success of mitigation measures are crucial to ensure that there is no adverse effect upon protected habitats. If housing growth is likely to exceed 2,520 dwellings or a higher rate of windfall occurs in certain locations it may be necessary to restrict further house building. The Partial Review of the Local Plan will assess growth over 2,520 dwellings and the potential to provide effective mitigation. The housing trajectory is set out below:



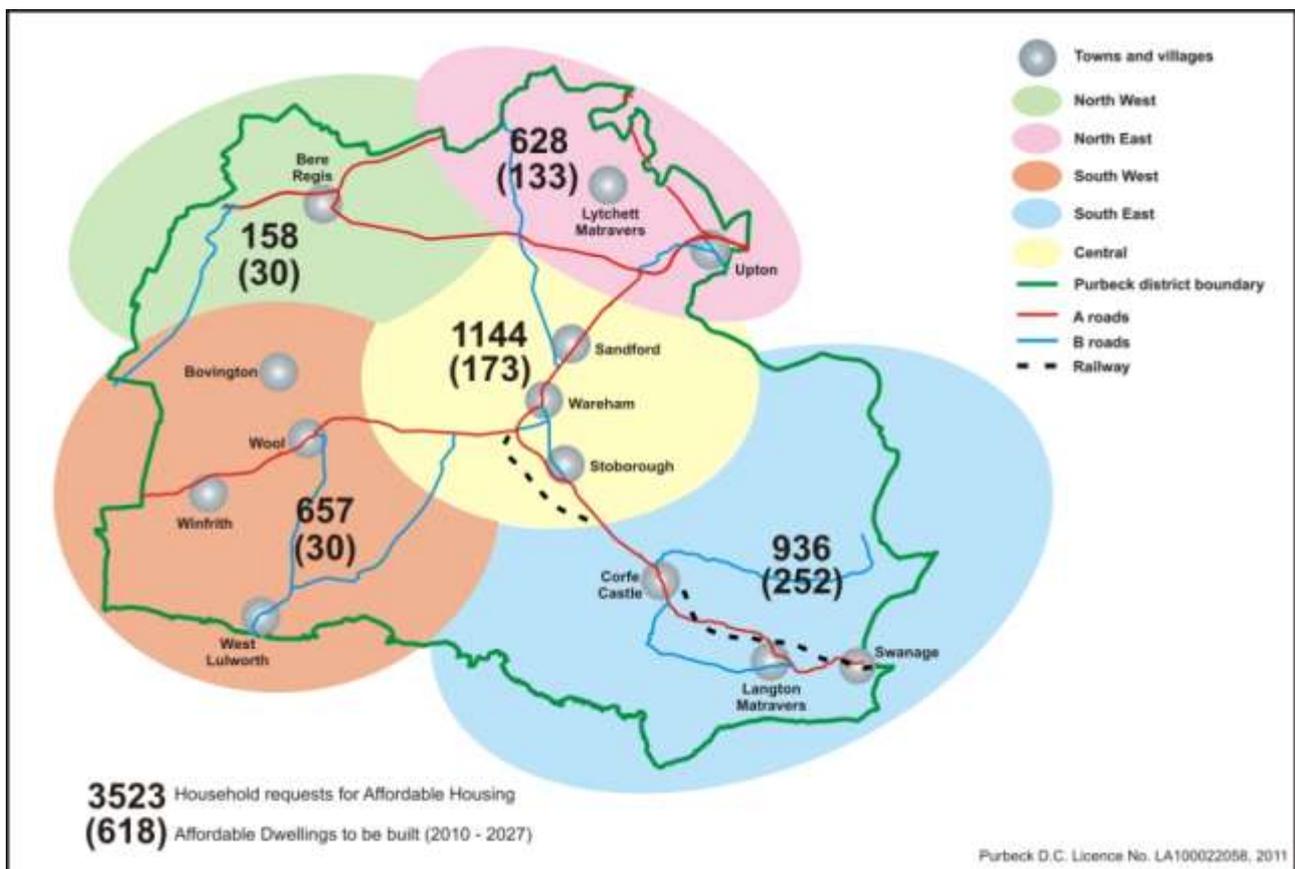
## 6.4 Affordable Housing Supply

- 6.4.1 Since 2006, 161 affordable housing units have been built in the District and a further 40 are awaiting completion. Settlement extensions proposed in this Plan of around 570 new dwellings on greenfield sites will provide family housing and will be required to provide affordable housing of around 273 units.
- 6.4.2 The Character Area Development Potential study (see section 6.2) identified the potential for around 710 new dwellings coming forward during the Plan period. Of these, many would be from a site large enough to trigger a need for affordable housing and around 310 affordable dwellings could come forward from these sites.

6.4.3 The combined completions, commitments, settlement extensions and character area development potential means that around 780 affordable units should be delivered during the Plan period, approximately one third of total housing supply.

6.4.4 The total affordable dwellings that are yet to be built (i.e. excluding completions) is shown spatially on Map 5. The higher number indicates the number of households that have requested a property in that spatial area from the 2,029 households on the housing register (November 2011). Multiple requests are allowed so there is some duplication, but the picture is clear: the number of affordable dwellings proposed through the Local Plan Part 1 will fall short of current need, but as discussed this is due to environmental constraints.

**Map 5: Distribution of Affordable Housing Requests and Proposed Supply by Spatial Area (at 1<sup>st</sup> April 2011)**



**Spatial Objective 2: Meet as much of Purbeck's housing needs as is possible**

**Policy HS: Housing Supply**

Provision will be made for 2,520 dwellings to meet housing needs over the plan period 2006–2027. Housing development will be directed to the most sustainable locations in accordance with Policy LD: General Location of Development. Housing development will be distributed as follows:

Spatial Area	Form of residential development	2006-2012	2013-2017	2018-2022	2023-2027
			(1-5yrs)	(5-10yrs)	(11-15yrs)
North West	Completions	30			
	Commitments	5	5		
	Character area potential			15	5
	Settlement extension at Bere Regis*		25	25	
	Windfall				10
South West	Completions	240			
	Commitments	20	20		
	Character area potential			50	20
	Settlement extension at Bovington**				30**
	Windfall				10
Central	Completions	50			
	Commitments	15	25		
	Character area potential			110	50
	Council-owned sites		10		
	Settlement extension at Worgret Road, Wareham***		200		
	Windfall				15
North East	Completions	230			
	Commitments	10	20		
	Character area potential			125	75
	Settlement extension at Huntick Road, Lytchett Matravers***		50		
	Settlement extension at Policeman's Lane, Upton***		70		
	Windfall				25
South East	Completions	280			
	Commitments	30	130		
	Character area potential			170	90
	Council-owned sites		40		
	Settlement extension(s) at Swanage*		50	150	
	Windfall				20
<b>TOTAL</b>		<b>910</b>	<b>645</b>	<b>645</b>	<b>320**</b>

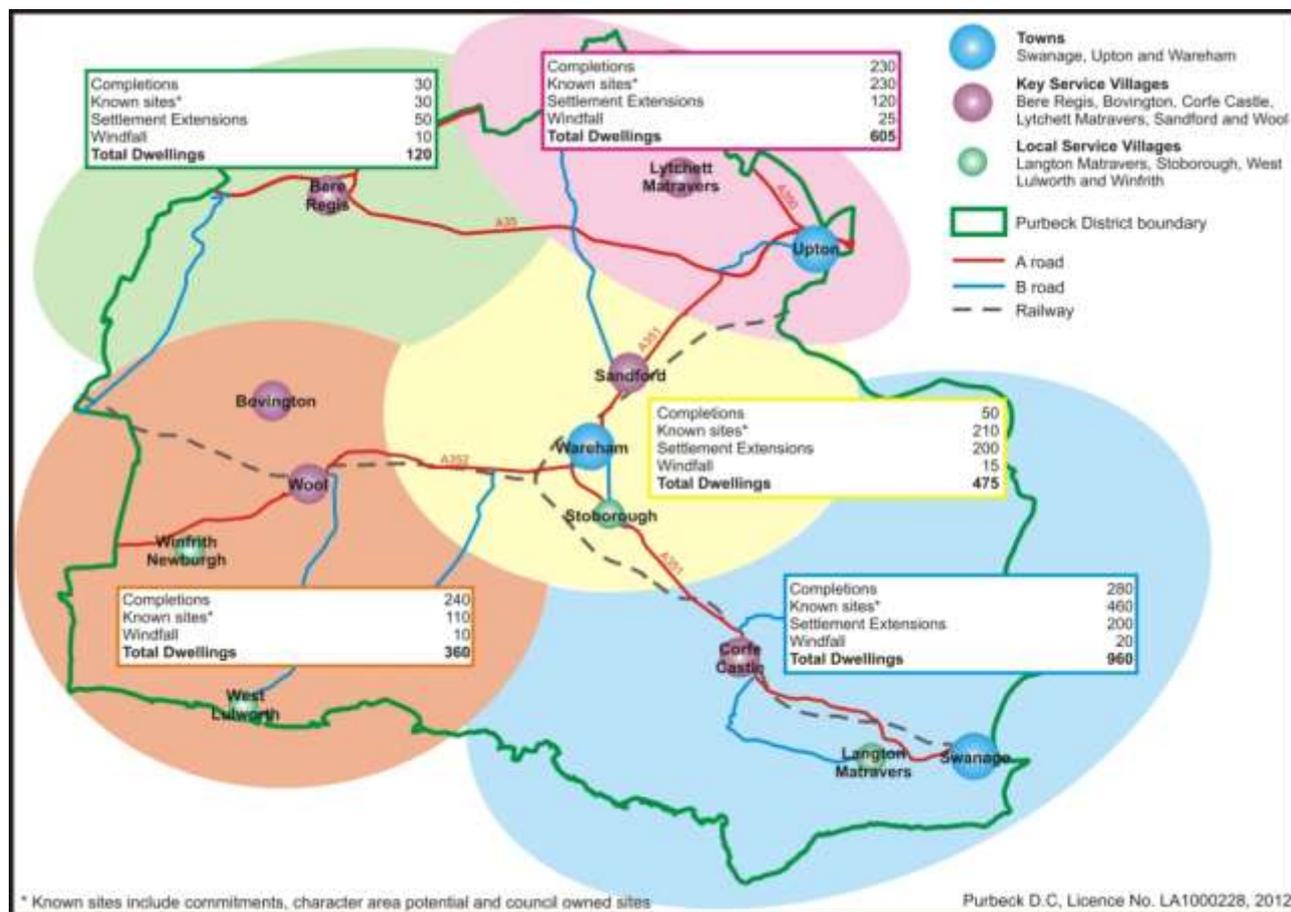
Monitoring of housing development is critical to ensure that sufficient housing is provided there is no risk of an adverse impact upon protected habitats. The appropriate number of new homes will be reviewed in 2016 and 2021. Currently, the Habitats Regulations Assessment has indicated that 2,520 dwellings are achievable with suitable mitigation. If the 2,520 dwelling target is likely to be exceeded during the plan period and monitoring indicates that it cannot be ascertained that there would not be an adverse effect on the integrity of the internationally designated sites, the precautionary principle will be applied and further housing development will not be permitted until suitable mitigation measures can be identified and brought forward.

Notes for table:

- \* Non-strategic allocations to be identified through the Site Allocations Plan, Swanage Local Plan, or neighbourhood plans
- \*\* A settlement extension at Bovington is not included in the total figures because dwellings will be military housing and not for sale on the open market
- \*\*\* Strategic allocations in the Purbeck Local Plan Part 1

6.4.5 The spatial distribution of the 2,520 dwelling target for 2006-2027 is shown on Map 6.

**Map 6: Distribution of Housing Supply 2006-2027 (at 1<sup>st</sup> April 2011)**



## 6.5 Employment Land Supply

### 6.5.1 Dorset Workspace Strategy

6.5.1.1 The Dorset Workspace Strategy (2008; 2012 update), undertaken by the former South West Regional Development Agency (SWRDA), sets out recommendations for key employment development by Travel to Work Area (TTWA). This is supported by the Purbeck Employment Land Review Parts 1 and 2 (2010), which sets out local employment needs.

6.5.1.2 The 2012 Dorset Workspace Strategy has identified a figure of 15,435 jobs to be created over the period 2006-2026 for the Poole TTWA. Purbeck forms part of the Poole TTWA. The Borough of Poole itself is committed to providing a total of 13,700 jobs. This will require a total of 1,735 jobs to be created within the remainder of the Poole TTWA. Purbeck will work with neighbouring authorities to manage the supply of employment land and to deliver the balance of jobs required.

6.5.1.3 The Dorset Workspace Strategy identifies a market demand of 11.5 hectares over the plan period principally for office uses (6.5 hectares) and warehousing (5 hectares), as traditional industrial employment is projected to decline. This

decline will provide redevelopment opportunities within existing sites where these are no longer fit for purpose.

6.5.1.4 In terms of supply, the Workspace Strategy recommends that Dorset Green Technology Park should have 5 hectares of land made available for local uses and a further 15 hectares for inward investment opportunities.

6.5.1.5 The Dorset local authorities have reviewed the 2008 Workspace Strategy to update employment land projections based on changed circumstances including economic growth assumptions. The 2012 update is not a new employment strategy. Instead it sits alongside the 2008 Workspace Strategy as updated evidence. For the period 2011-2031, a requirement for 260 hectares of employment land has been identified for Bournemouth, Dorset and Poole, compared with an existing supply of 277 hectares. However, there are spatial variations that will need addressing. Through the duty to cooperate, local authorities will work together to agree a future employment strategy to address the implications of the updated evidence.

## 6.5.2 Current Employment Land Supply

6.5.2.1 Table 2 includes a breakdown of the existing employment supply across the District and shows a total of 35.15 hectares of employment land that is currently available. The majority of this land is serviced and available for development in the short term. This table is shown spatially on Map 7.

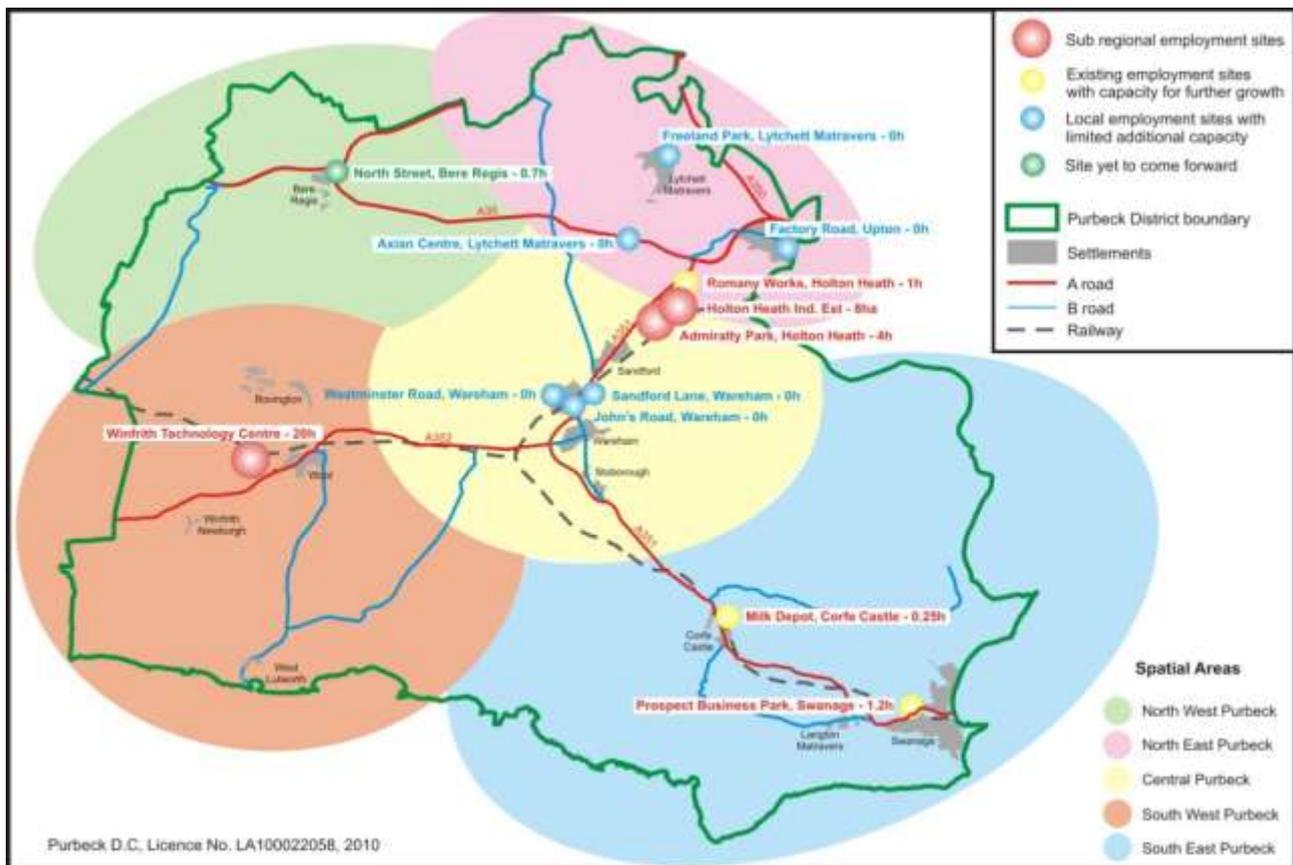
**Table 2: The Distribution of Existing Employment Land (at 1<sup>st</sup> April 2011)**

Site	Settlement	Spatial Area	Total Site Extent (ha)	% of Total Provision	Estimated Remaining Availability (ha)
Westminster Rd	Wareham	Central	5	3.46%	0
Sandford Lane	Wareham	Central	9	6.22%	0
John's Road	Wareham	Central	0.3	0.21%	0
Factory Road	Upton	North East	3.9	2.70%	0
Prospect Business Park	Swanage	South East	1.2	0.83%	1.2
Victoria Avenue	Swanage	South East	2.4	1.66%	0
Holton Heath Industrial Estate	N/A	Central	35	24.19%	8
Admiralty Park	N/A	Central	12	8.29%	4
Romany Works	N/A	Central	1.6	1.11%	1
Wareham Road	Lytchett Matravers	North East	0.6	0.41%	0
Dorset Green Technology Park	N/A	South West	72	49.76%	20
Milk Depot	Corfe Castle	South East	0.4	0.28%	0.25
North Street	Bere Regis	North West	0.8	0.55%	0.7
Axian Centre	Rural	North East	0.5	0.35%	0
<b>Total Provision</b>			<b>144.7 ha</b>	<b>100%</b>	<b>35.15 ha</b>

### 6.5.3 Holton Heath and Admiralty Park

6.5.3.1 Holton Heath Industrial Estate was allocated through the previous Purbeck Local Plan Final Edition (2004). It has been identified as a key employment site in South East Dorset. There are currently about 8 hectares of available land remaining, which has planning permission.

**Map 7: Distribution of Existing Employment Land – Estimated Remaining Availability (ha) (at 1<sup>st</sup> April 2011)**



6.5.3.2 Admiralty Park lies adjacent to Holton Heath Industrial Estate. It is partially designated as a Site of Nature Conservation Interest (SNCI), a Scheduled Ancient Monument and is covered by an Area Tree Preservation Order. However, within this nature conservation area are clusters of buildings that have been granted a Certificate of Lawful Use for employment. It is estimated that there is around 4ha of employment land at the site that could be made available.

6.5.3.3 These sites occupy an attractive location near to the A35, but there are traffic congestion issues on the A351 that must be overcome. Both sites are also adjacent to internationally protected heathland. The landowner has purchased land that will allow access to Admiralty Park through the Industrial Estate, which could reduce reliance upon the unsuitable Holton Heath Crossroads. The site is adjacent to Holton Heath Railway Station and makes use of previously developed land.

#### 6.5.4 Dorset Green Technology Park

- 6.5.4.1 This site is a campus-style business park that was developed to support Government Nuclear Research, which is being phased out, but the Nuclear Decommissioning Agency (NDA) still maintain the facility to the west of the site. In the Purbeck Local Plan Final Edition (2004) the site was allocated for research and development or related uses within the Weymouth and Dorchester TTWA. Permitted uses include B1 (light industry and offices), B2 (general industry) and B8 (ancillary warehousing) which do not adversely affect the attraction of the site as a prestigious location for specialist firms. The entire site is 72 hectares, but the Dorset Workspace Strategy (2008) has suggested that only 20 hectares are identified in the plan period, 5 hectares of which are to meet local employment needs and the remainder to attract inward investment.
- 6.5.4.2 By allowing a small amount of general employment development on the site, it could harm the prestige of the site and generate additional HGV movements, but it would increase the flexibility of the site to attract a wider range of users and provide for the surrounding employment needs in adjacent parts of the District.
- 6.5.4.3 The landowner has selected a development partner who is now actively looking to promote the site for additional employment development with the aspiration of creating a zero carbon employment site. The development partner is exploring means of producing renewable energy on site.
- 6.5.4.4 The site area is partly constrained by internationally protected heathland, has flood risk implications and there is concern over traffic congestion at the level crossing by Wool railway station.

### 6.6 Provision of New Employment Land

- 6.6.1 An objective of this Local Plan is to diversify the existing economic base by encouraging new office and commercial development to improve skill levels and wages. Bearing in mind the potential for redevelopment and intensification on existing sites and the demand for 11.5 hectares of employment land, it is anticipated that the current supply of employment land (35.15ha) will provide sufficient flexibility and choice of sites to cater for employment growth.
- 6.6.2 The current distribution of employment land does not relate directly to the main settlements, as the principal employment sites of Dorset Green Technology Park and Holton Heath are more the result of historic development. Most of the existing employment allocation within the Holton Heath area has either planning permission or is already in use. In addition, Admiralty Park has a Certificate of Lawful Use and supports an increasing level of occupation. In order to reduce the need to travel along the A351, it will be necessary to develop improved sustainable transport links with the residential areas.
- 6.6.3 The nature, scale and location of employment allocations at Holton Heath and Dorset Green Technology Park will be determined following ecological and heritage impact assessment work, which will feed in to the Employment Land Review Part 3, subsequent plan(s), master plans and development briefs. These subsequent plans and briefs will ensure that the nature, scale and location of employment allocations at Holton Heath and Dorset Green Technology Park will be such as to enable the

Council to ascertain that there will not be an adverse effect on the integrity of any European site or heritage asset.

- 6.6.4 There are currently only 1.2 hectares of employment land available in Swanage, which should be built out within ten years. There is no available land left within the employment allocations at Wareham.
- 6.6.5 Purbeck Local Plan Final Edition (2004) allocations at Corfe Castle and Bere Regis have yet to come forward. These allocations will be reconsidered through the Employment Land Review Part 3 and subsequent plan(s).

### ***Spatial Objective 8: Promote a prosperous local economy***

#### **Policy ELS: Employment Land Supply**

Provision will be made for a minimum of 11.5 hectares of employment land over the plan period 2006–2027. New employment development will be focused at the most sustainable locations in accordance with Policy LD: General Location of Development and existing employment sites that do not fit within the settlement hierarchy such as Holton Heath and Dorset Green. In rural areas, small scale employment use will be encouraged to help rural regeneration and improve the sustainability of communities

The employment land supply will be assessed through Employment Land Review Part 3 and allocated accordingly in the Site Allocations Plan, Swanage Local Plan, or neighbourhood plan. In the interim, existing employment sites as set out in table 2, will be safeguarded for employment uses. The safeguarded sites as designated in the Purbeck Local Plan Final Edition will be carried forward on to the Proposals Map.

## **6.7 Retail Floor Space Supply**

- 6.7.1 The Retail Study (2008) recommends a hierarchy of centres and identifies a need for additional retail floor space of 4,000sqm over the plan period. Of this, 2,000sqm is for food and 2,000sqm for non-food.
- 6.7.2 A Retail Impact Assessment (RIA) (2010) was undertaken to assess the implications of 2,000sqm net of food floor space. It includes a sequential test, which evaluates sites in terms of their relationship with the town centre, where town centre sites should be chosen first ahead of edge of centre and then out-of-centre sites. The RIA also includes an assessment of the impact of a new 2,000sqm food store at Wareham upon Swanage and Wareham town centres.

### **6.7.3 Food Shopping**

- 6.7.3.1 Consideration was given during preparation of this Local Plan to the allocation of a 2,000sqm food store on the edge of Wareham. However, Swanage and Wareham Town Councils, some local businesses and public are very concerned that an out-of-town site at Wareham would have a negative impact upon the character and setting of Wareham and Swanage town centres. The potential to adversely impact upon the economy of Swanage and Wareham town centres cannot be ruled out. Purbeck District Council has resisted out of town shopping in its market towns and this is valued by the local community. Therefore in order to

continue to protect the local distinctiveness of Purbeck's market towns, no allocation for a strategic food store is proposed in this Local Plan.

6.7.3.2 An update from the Council's retail consultants (November 2011), to reflect the latest forecast population growth from housing targets set out in Local Plan Part 1, has identified a need for food floor space of around 1,250-1,300sqm for the plan period. Of this around 900-950sqm should be met in Swanage and around 50-60sqm in Wareham with the balance met in other town centres and local centres. The retail consultants' update concludes that the dispersed population growth across the District is not sufficient to require a specific food store allocation within the Purbeck Local Plan Part 1. Instead, opportunities will be explored in subsequent plan(s), including the Swanage Local Plan, to identify new food floor space in town centres or local centres that would help strengthen existing centres and sustain communities.

#### 6.7.4 Non-food Shopping

6.7.4.1 Non-food shopping would be met through extensions to the main shopping areas in Swanage, Wareham and Upton. In Swanage, there is potential at either end of the main shopping areas where new focal buildings could be provided at the Pier Head to the east and adjacent to the railway station to the west. In Upton there is potential to improve the facilities offered in the centre. Opportunities to improve the retail offer in key service villages will also be encouraged to help create sustainable communities.

### ***Spatial Objective 4: Support local communities***

#### **Policy RFS: Retail Floor Space Supply**

Provision will be made for retail floor space over the plan period 2006-2027 as follows:

- 2,000sqm (net) of non food retail floor space and
- 1,300sqm (net) of food floor space.

This new food and non-food retail floor space will be focussed principally in Swanage town centre. The remaining floor space will be met in town centres and local centres in accordance with Policy LD: General Location of Development and Policy RP: Retail Provision. Sites will be allocated through the Swanage Local Plan or the Site Allocations Plan(s).

# 7. Spatial Distribution of Development

## 7.1 North West Purbeck

Town(s):	None
Key Service Village(s):	<b>Bere Regis</b>
Local Service Village(s):	None
Other Villages with a settlement boundary:	Briantspuddle
Other Villages without a settlement boundary:	Affpuddle, Bloxworth,
Schools	First/Primary: Bere Regis, Puddletown, Crossways.
	Middle: Puddletown.
	Upper/Secondary: Dorchester, Lytchett Minster
Major Employment/Retail:	Poole, Dorchester, Blandford

7.1.1 As illustrated by Map 8, the village of **Bere Regis** (population of 1,500<sup>7</sup>) stands at a major road junction where the A31, A35 and C6 meet. Purbeck’s fifth largest village includes shops, public houses, village hall and a school. Bere Regis fulfils the role as a Key Service Village for local residents and for the surrounding settlements in the adjoining parishes of Affpuddle and Turnerspuddle, Bloxworth and nearby North Dorset villages such as Winterborne Kingston.

7.1.2 The **Bere Regis Parish Plan** indicates that the doctors’ surgery is popular but needs additional space as an urgent priority, confirmed by the practice itself. There is currently no consensus on whether a new community hall should be built. There is opposition to large-scale development but open-mindedness to steady, measured growth to meet local need and where this would maintain the vitality of the community.

7.1.4 The **Bloxworth Parish Plan** includes an extensive action plan to enable community spirit to flourish with the provision of additional activities and classes. While surface water flooding is listed as an item for action, other potential actions related to Local Plan issues have not been noted in the parish plan.

7.1.5 The **Affpuddle and Turnerspuddle Parish Plan** supports consideration of provision of affordable housing to satisfy any demonstrated local need. There is general satisfaction with present community facilities, although special attention could be given to provision of a sports field/play park for general use.



### 7.1.6 Vision for North West Purbeck

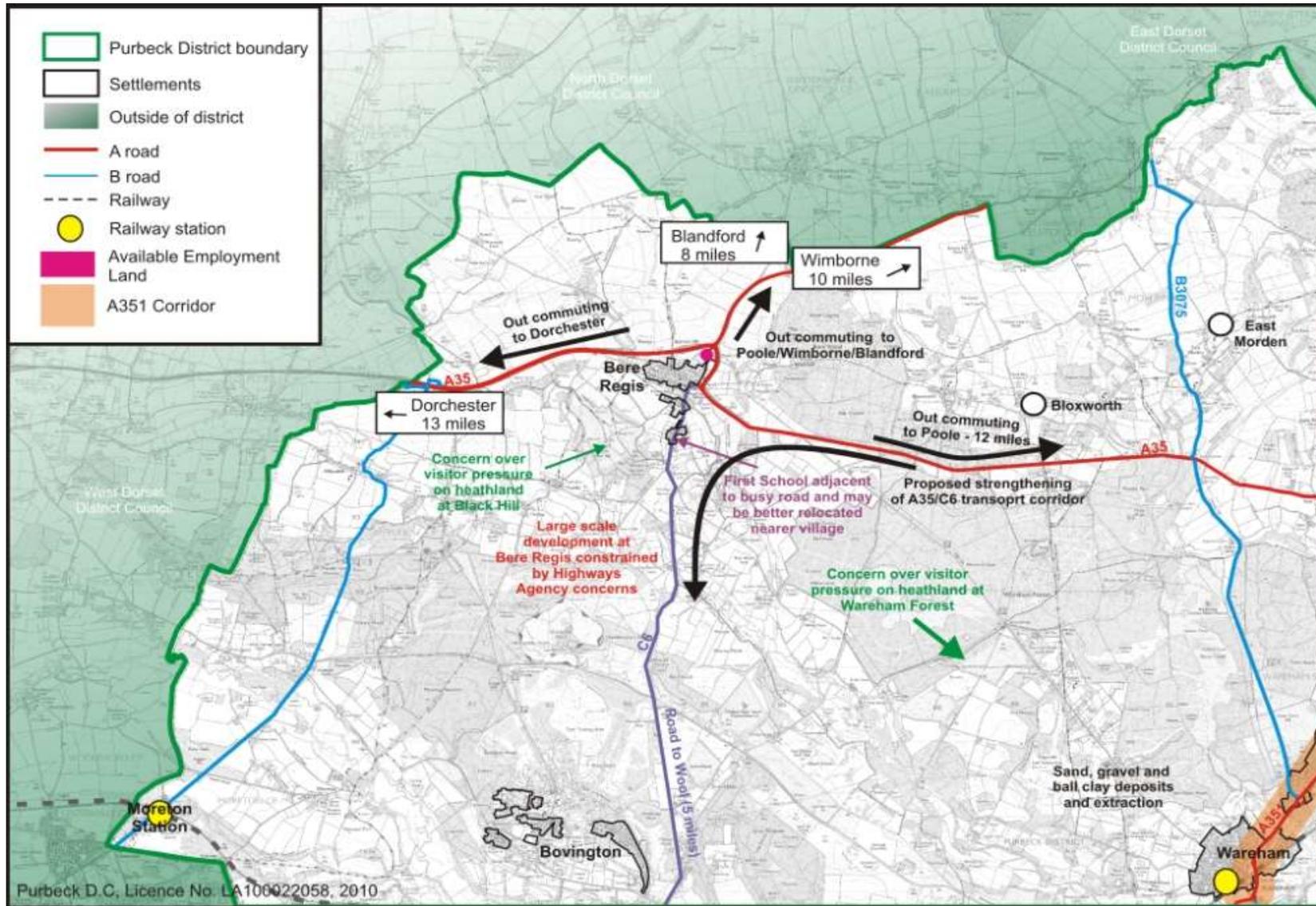
#### Vision for North West Purbeck

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

<sup>7</sup> FHSA Patient Register Data, 2010

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

## Map 8: Context in North West Purbeck





### 7.1.7 Development Proposed in North West Purbeck

#### Policy NW: North West Purbeck

In North West Purbeck, **Bere Regis** will provide the focus for service provision, where development will be managed through the use of a settlement boundary. Around 120 dwellings are required to meet housing supply needs from 2006-2027, of which around 40 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in North West Purbeck outside of the Bere Regis and Briantspuddle settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Bere Regis Neighbourhood Plan or the Site Allocations Plan.

New residential development will be expected to contribute towards mitigation measures for European protected sites. The housing allocation will be expected to provide SANGs to provide an alternative to Black Hill. The SANGs should include an area where dogs can run freely off the lead linked to walks along the Bere stream. Other residential development will contribute to the Heathlands DPD, which will provide a range of mitigation measures including strategic SANGs between Bere Regis and Upton. Guidelines for the design of SANGs are set out in Appendix 5.

#### **Bere Regis**

The role of Bere Regis will be supported through the allocation in the Bere Regis Neighbourhood Plan of:

- A new supply of family and affordable housing within a settlement extension of approximately 50 dwellings (40% affordable). The allocation will need to provide new public open space (SANG) to mitigate potential impacts upon nearby heathland and mitigation measures to ensure that the development including the SANG is nitrogen neutral. The proposals will need to consider the opportunity to provide a larger health centre, employment site and community meeting space and the opportunity to relocate the school as part of Dorset County Council's proposals to expand Bere Regis first school into a primary school. Proposals that include the 50 dwelling allocation will be considered favourably where they have regard to the results of the '*Where shall we build in Bere Regis 2010-2026?*' consultation (June 2010) and should have the support of Dorset County Council, Purbeck District Council and Bere Regis Parish Council.
- A new employment site at Bere Regis to provide for local job opportunities linked to the housing growth. The existing allocation at North Street will be safeguarded on the Proposals Map and reviewed through the neighbourhood plan.

#### **Elsewhere in North West Purbeck (includes Affpuddle, Briantspuddle and Bloxworth)**

Small scale proposals for rural economic regeneration, community facilities and affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.



### 7.1.8 Delivery of Proposed Development

**Service Provision** - Dorset County Council is presently restructuring Bere Regis First School to a primary school. The current site is far from ideal in terms of location and there is community support to relocate the school to a site closer to the centre of the village. Dorset County Council intends to pursue this proposal in the latter phases of the reorganisation. Funding is currently uncertain and depends upon the cost of reorganisation. Both of the major landowners at Bere Regis have declared their interest in providing land for a new school as part of an overall strategy for the village that includes a settlement extension of 50 dwellings. A new school would need to be in place during 2013, to allow transfer of pupils from the first school.

Bere Regis health centre has aspirations of expanding the practice to allow greater provision of services, but the existing site is too small. Currently there is no funding available and there is uncertainty over healthcare arrangements following the recent government white paper. However, if land is made available for a settlement extension, the possibility of providing new premises should be considered.

Community meeting space and car parking is limited at the Drax Hall. A new school should look to incorporate a large room that can be used for parish events

**Housing** - The Bere Regis Neighbourhood Plan is expected to identify the settlement extension(s) and the extent of the settlement boundary. Sites submitted by landowners for housing development will be the starting point for analysis. A consultation on sites has already been undertaken in Bere Regis, with clear support for the development of 50 dwellings to replace the existing school on a new site nearer the village centre. If this option comes forward, delivery would be expected in the period 2012-2016. There is also clear support for housing if the school option is dropped. If the Neighbourhood Plan does not allocate a site, the Site Allocations Plan will, with housing delivery expected post 2016.

**Employment** - 0.7 hectares of employment land was allocated at North Street through the Purbeck Local Plan Final Edition (2004), but has yet to come forward for development. Further consideration will be given to the provision of new employment land in the Employment Land Review Part 3. In the interim the existing North Street allocation as set out in the Purbeck Local Plan Final Edition will be carried forward on the Proposals Map and safeguarded for employment uses. The landowner has indicated a desire to bring land forward the North Street site by 2027. It is important that new employment growth supplements housing growth to improve self-sufficiency and overcome the concerns of the Highways Agency of increased commuting from Bere Regis to Poole and Dorchester.

**Addressing impacts on European protected habitats and wildlife** - Mitigation measures are essential to ensure that new development does not have an adverse impact upon protected sites. In North West Purbeck these are:

- Dorset Heathlands SAC/SPA - visitor pressure, water abstraction, water quality and air quality
- Poole Harbour SPA/Ramsar Site – water quality

Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. A measure includes management of visitor access to heathland and coastal sites.

Consideration will be given through the Joint Heathlands DPD to the management of access to heathland and the provision of suitable alternative natural green space (SANG). The DPD should be adopted by 2014. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that mitigation is put in place before the occupation of new housing development. Alternatively where suitable mitigation for individual developments sites cannot be secured, contributions from all housing development will be used to implement mitigation measures. The DPD will investigate the potential for SANGs between Bere Regis and Lytchett Matravers. The proposed residential allocation(s) at Bere Regis will need to provide adequate mitigation, which is helped by two private landowners controlling a considerable landholding around the village in which to secure suitable mitigation.

**Green Infrastructure Provision** - North West Purbeck is not included in the South East Dorset Green Infrastructure Strategy. However, provision of green infrastructure will be encouraged when development comes forward at Bere Regis, depending on the wishes and requirements of the local community. Green infrastructure provision could include additional provision of footpaths, allotments, planting of street trees, groups of trees/shrubs, hedges and woodland, new play areas, management of areas at flood risk and enhancement of biodiversity.

**Transport** - Transport improvements will be provided through development contributions with the aim of providing alternative forms of transport to the car, reducing carbon emissions and traffic congestion, and to improve and help minimise air quality impacts upon protected heathland. The types of schemes to be delivered through the Purbeck Transportation Strategy (PTS) within this area are:

- Signing strategy to divert traffic from Poole/Bournemouth travelling to the Wool / Lulworth area away from the A351 and on to the A35/C6
- Traffic management/safety improvements along the A35 (between Poole and Bere Regis) and C6 and through Bere Regis
- Improvements to community transport for rural areas
- Improvements to the Rights of Way / green infrastructure network to encourage walking and cycling.

Contributions will be collected by the Council and passed to Dorset County Council for implementation of the PTS.



## 7.2 South West Purbeck

Town(s):	None
Key Service Village(s):	<b>Bovington, Wool</b>
Local Service Village(s):	Winfrith Newburgh, West Lulworth
Other Villages with a settlement boundary:	East Burton, East Lulworth, Moreton Station
Other Villages without a settlement boundary:	Coombe Keynes, East Knighton, Moreton
Schools:	Primary: Bovington, Wool, Winfrith Newburgh / West Lulworth
	Secondary: Wareham
Major Employment/Retail:	Dorchester, Weymouth, Wareham, Poole, Dorset Green Technology Park

7.2.1 As illustrated by Map 9 below, **Wool** is located on the A352 between Dorchester and Wareham and along the Weymouth to Waterloo railway line. The second largest village in Purbeck (population of 2,290<sup>8</sup>), it includes a mainline railway station, a variety of shops and public houses, schools, a library, youth club and a village hall. To the west of Wool lies Dorset Green Technology Park which accommodates a cluster of research and development companies. Wool fulfils its role as a local hub for surrounding settlements such as East Burton, Winfrith Newburgh, and Coombe Keynes. The convergence of several strategic road links and the railway in Wool serves to enhance its importance as a key transport interchange in the District.

7.2.2 Located to the north of Wool, **Bovington** was originally developed as a Ministry of Defence facility. The pockets of residential development now provide a mixture of housing that meets the needs of both a transient army population and a resident population. The 1,515<sup>8</sup> residents benefit from a small parade of shops, a purpose-built convenience store, doctors' surgery, schools, and open space/recreation facilities. The Tank Museum and Monkey World provide major tourist attractions. The MOD focus is evident by the village having significantly the highest proportion of children (25%), the highest working population (67%) and significantly the lowest number of over 65s (7%).

7.2.3 The **Wool Parish Action Plan** (which includes East Burton and Bovington) sets out a list of new or improved community facilities and services that are required. The plan states that the majority of residents want Wool to retain its village status. Any future housing development should be to meet the housing needs of the parish and should be small scale, conforming to the general character of Wool. Wool residents report that they regularly travel by train and would welcome enhancement of the station.

7.2.4 The **Winfrith Newburgh and East Knighton Parish Plan** states that the cost of housing was of great concern, and in its actions request that a percentage of new homes should be affordable housing provided by a social housing provider. It also supports the development of Dorset Green Technology Park. The level crossing at Wool and the amount of traffic on the A352 were also of concern, with support being for cycle paths in the village and from Winfrith to Wool.

7.2.5 The **West Lulworth Parish Plan** states that it wishes to be fully involved in any additional development in the village and supports affordable housing and shared

<sup>8</sup> FHSA Patient Register, 2010

equity affordable housing, as well as rural exception sites and other schemes such as Community Land Trust schemes. The Parish Plan wishes to ensure that such housing will meet parish needs in perpetuity. It wishes to seek effective public transport to and from Wool to suit the major working hours.

7.2.6 The **Chaldon Herring Parish Plan** supports working with housing enablers to provide accommodation as close to the village of Chaldon Herring as possible, considering whether a nearby town could ring fence some accommodation for residents and look at a small scheme in the village itself, providing that some form of transport can be maintained to get residents to facilities. Local transport itself was also listed as a concern, in particular timetables and reliability. One solution was put forward for voluntary transport schemes.



## 7.2.7 Vision for South West Purbeck

### Vision for South West Purbeck

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

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

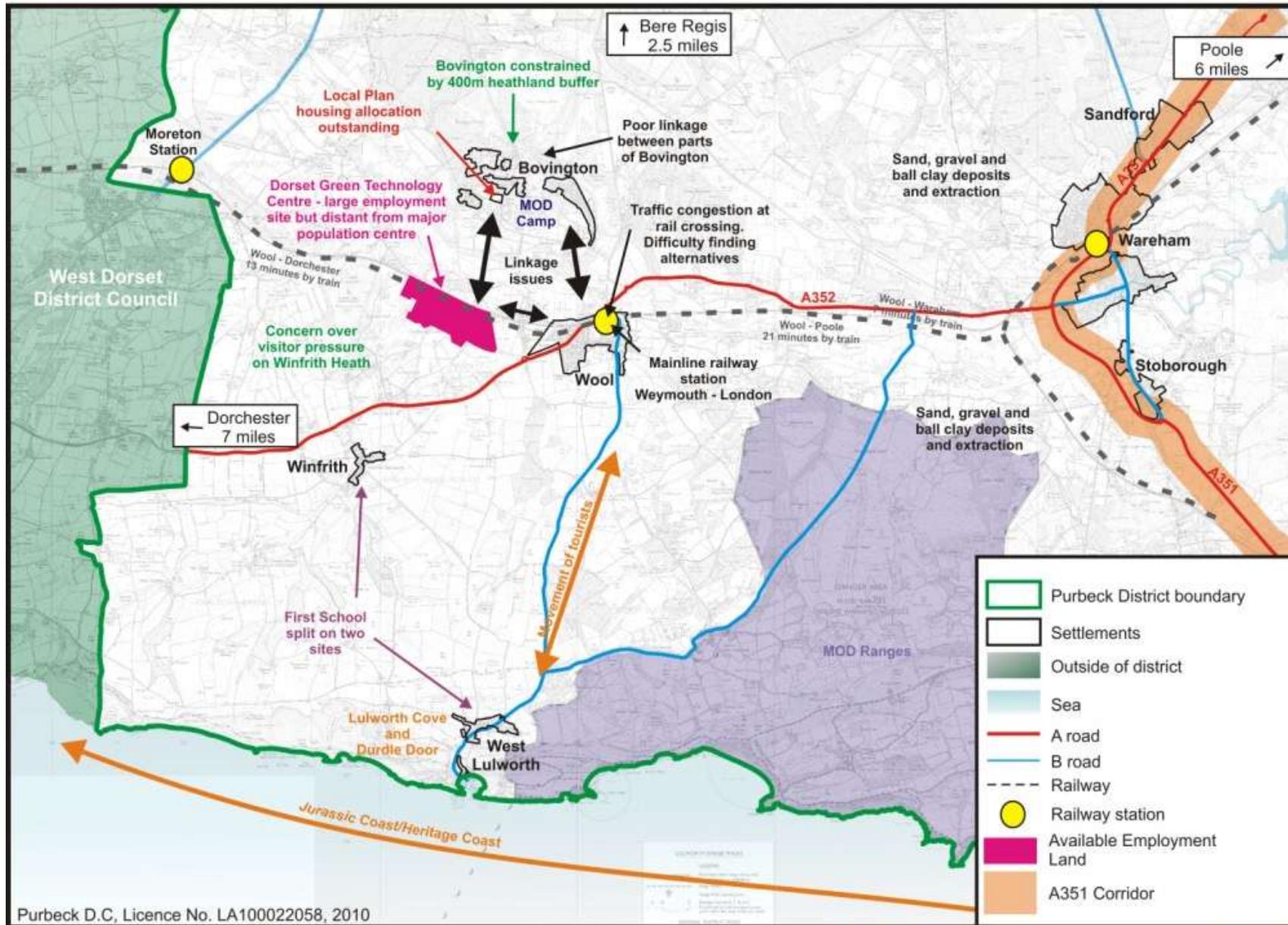
**Wool** will develop its role to provide enhanced facilities for everyday needs with excellent rail links to Dorchester, Wareham and the Poole/Bournemouth conurbation for wider service, employment and retail provision. Wool will retain its identity as a village while providing important facilities for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

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

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

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

Map 9: Context in South West Purbeck





## 7.2.8 Development Proposed in South West Purbeck

### Policy SW: South West Purbeck

In South West Purbeck, the settlements of **Wool, Bovington, Winfrith Newburgh** and **West Lulworth** will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 360 new dwellings are required to meet housing supply needs for the period 2006-2027, of which around 133 dwellings should be affordable for local people.

New employment development will be focused at Dorset Green Technology Park to provide both local and wider job opportunities, supported by improved public transport links with Wool. The existing allocation will be safeguarded on the Proposals Map and reviewed through the Partial Review of the Local Plan, the Site Allocations Plan or a neighbourhood plan.

In order to ensure that new development is focused in the most sustainable locations, proposals in South West Purbeck outside of the Wool, Bovington, Chaldon Herring, East Burton, East Lulworth, Moreton Station, Winfrith Newburgh and West Lulworth settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through neighbourhood plans or the Site Allocations Plan.

New residential development will be expected to contribute towards a range of mitigation measures for European protected sites implemented through the Heathlands DPD. The plan will investigate opportunities to provide access by car and foot to Combe Wood, North Wood and surrounding fields as a potential strategic SANG. Guidelines on the design of SANGs are set out in Appendix 5.

#### **Bovington, Chaldon Herring, Coombe Keynes, East Burton, East Knighton, East Lulworth, Moreton, Moreton Station, West Lulworth, Winfrith Newburgh and Wool**

- Small scale proposals for rural economic regeneration, community facilities and affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.
- The role Moreton Station plays in facilitating strategic growth at Crossways will be explored with West Dorset District Council
- The role of the MOD Bovington will be supported through the continued development within the camp boundary to meet the operational requirements of the MOD. A new supply of military housing as a settlement extension to Bovington of approximately 30 dwellings will be allocated through the Site Allocations Plan or a neighbourhood plan.
- Bovington First, Lulworth, St Marys, Wool First and Winfrith First schools will become primary schools.

## 7.2.9 Delivery of Proposed Development

**Service Provision** - Dorset County Council is presently remodeling the educational provision to create a new two-tier education system with Wool, Bovington and Winfrith/Lulworth schools changing from first to primary. Bovington Middle School is surplus to requirements and the County Council will investigate a suitable re-use.

**Housing** – Recent major housing development at Purbeck Gate, Wool meets housing growth requirements for the plan period, without the need for a further settlement extension. There was clear support from the local community for new housing development on MOD land at Bovington, although this will be for military housing needs and is therefore not included within the 2,520 dwelling target. The allocation will be considered through a future plan(s), with housing delivery expected post 2016.

**Employment** - Dorset Green Technology Park is owned by the Homes and Communities Agency and a development partner has been contracted to bring forward new development of the site. The site is fully serviced and being actively marketed. Due to the significant extent of the site and the ambitions of the developer, the site could provide for wider needs if businesses can be attracted to re-locate to this rural area. Any significant growth would need to provide new public transport infrastructure including better linkage with Wool railway station to ensure there is not a large increase in traffic travelling through Wool and increasing congestion at the railway crossing when the barriers are down. There is already a sufficient supply of employment land in Purbeck, West Dorset and South East Dorset, so large-scale growth at Dorset Green Technology Park is not considered essential to the delivery of the vision or required to meet Dorset employment needs. The existing allocation at Dorset Green as set out in the Purbeck Local Plan Final Edition (2004) will be carried forward on the Proposals Map and safeguarded for employment uses. The site will be re-assessed through Employment Land Review part 3 and the longer term potential for the site explored through the Partial Review of the Local Plan.

**Addressing impacts on European protected habitats and wildlife** - Mitigation measures are essential to ensure that new development does not have an adverse impact upon protected sites. In South West Purbeck these are:

- Dorset Heathlands SAC/SPA - visitor pressure, water abstraction, water quality and air quality
- Isle of Portland to Studland Cliffs SAC – visitor pressure
- Poole Harbour SPA/Ramsar Site – water quality, recreational pressure

Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Measures include: (i) management of visitor access to heathland and coastal sites; and (ii) avoiding adverse effects to water quality in Poole Harbour.

Consideration will be given through the Joint Heathlands DPD to the management of access to heathland and the provision of SANGs. The DPD should be adopted by 2014. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that mitigation is put in place before the occupation of new housing development. Alternatively where suitable mitigation for individual developments sites cannot be secured, contributions from all housing development will be used to implement mitigation measures. The settlement extension at Bovington will need to provide adequate mitigation within the larger MOD landholding.

Further employment development at Dorset Green Technology Park will be determined following ecological assessment work, which will feed in to subsequent master plans and development briefs. These subsequent plans and briefs will ensure that the nature, scale and location of the development will be such as to enable the Council to ascertain that there will not be an adverse effect on the integrity of any protected site.

**Green Infrastructure Provision** - South West Purbeck is not included in the South East Dorset Green Infrastructure Strategy. However, provision of green infrastructure will be encouraged when any development comes forward, depending on the wishes and requirements of the local community. Green infrastructure provision could include additional provision of footpaths, allotments, planting of street trees, groups of trees/shrubs, hedges and woodland, new play areas, management of areas at flood risk and enhancement of biodiversity.

**Transport** - Transport improvements will be provided through development contributions with the aim of providing alternative forms of transport to the car, reducing carbon emissions and traffic congestion and to improve and help minimise air quality impacts upon protected heathland. The types of schemes to be delivered through the Purbeck Transportation Strategy (PTS) within this area are:

- Signing strategy to divert traffic from Poole / Bournemouth travelling to the Wool / Lulworth area away from the A351 and on to the A35 (between Poole and Bere Regis) / C6
- Traffic management / safety improvements between Bere Regis and Wool along the C6
- New bus service X43 Swanage – Harmans Cross - Wareham - Wool - Lulworth - Weymouth
- Cycleway Wool – Dorset Green Technology Park
- Wool rail station interchange improvements – encourage use of rail, bus, cycling, walking
- Improving access to Dorset Green Technology Park through the Travel Plan

Contributions will be collected by the Council and passed to Dorset County Council for implementation of the PTS.



## 7.3 Central Purbeck

Town(s):	<b>Wareham</b>
Key Service Village(s):	<b>Sandford</b>
Local Service Village(s):	Stoborough
Other Villages with a settlement boundary:	Ridge
Other Villages without a settlement boundary:	East Stoke, Holton Heath, Organford, Worgret
Schools:	Primary: Sandford, Stoborough, Wareham
	Secondary: Wareham, Lytchett Minster
Major Employment/Retail:	Wareham, Holton Heath, Dorset Green Technology Park, Poole, Dorchester

7.3.1 **Wareham** as illustrated by Map 10 is a historic market town that lies on the A351 and is served by the Weymouth to Waterloo railway line. Wareham is divided into two main parts split by the River Piddle, with the historical Saxon-walled town to the south that contains the retail and administrative centre, and post-war suburban estates to the north. Wareham (town population of 5,605<sup>9</sup>) is much smaller than Swanage and Upton but, due to its geographic location in the centre of the District, it includes a higher level of facilities and services, including a secondary school, sports centre, District Council offices, community hospital and medical centre, emergency services, library, two medium sized supermarkets, cinema and three industrial estates. Wareham has a similar demography to Swanage with an older population of over 65s (23%), working age (61%) and a low proportion of children (15%).

7.3.2 **Sandford** is located north east of Wareham on the A351. The third largest village in Purbeck (population of 2,010<sup>9</sup>), its facilities include a small number of shops, public house, school, doctors' surgery and village hall. Sandford has a wide range of services to serve its residents on a day-to-day basis and fulfils the role of a local hub for surrounding settlements such as Holton Heath and Organford. The village is closely located to Holton Heath industrial estate.

7.3.3 The South East Dorset Green Belt helps maintain the distinct separation of Wareham, Sandford, Organford, Holton Heath from Upton. Part of the Green Belt was removed through the Purbeck Local Plan Final Edition (2004) to accommodate Holton Heath strategic housing proposals. A Planning Inspector subsequently deleted these strategic housing proposals, but the Green Belt boundary was not amended accordingly. The revised Green Belt boundary is shown on the Changes to the Proposals Maps in Appendix 4.

7.3.4 The **Wareham Community Plan** encourages shopping within Wareham and for local people to be involved in discussion about any additional housing development. The plan supports the use of brownfield sites for affordable housing, which should remain affordable in perpetuity.

7.3.5 **Wareham St Martin** is currently producing a household, business and young persons' survey, the results of which will form the basis of the Parish Plan.

7.3.6 The **Arne Parish Plan** supports encouragement of affordable housing, local sheltered housing and a nursing home for older people. It also supports

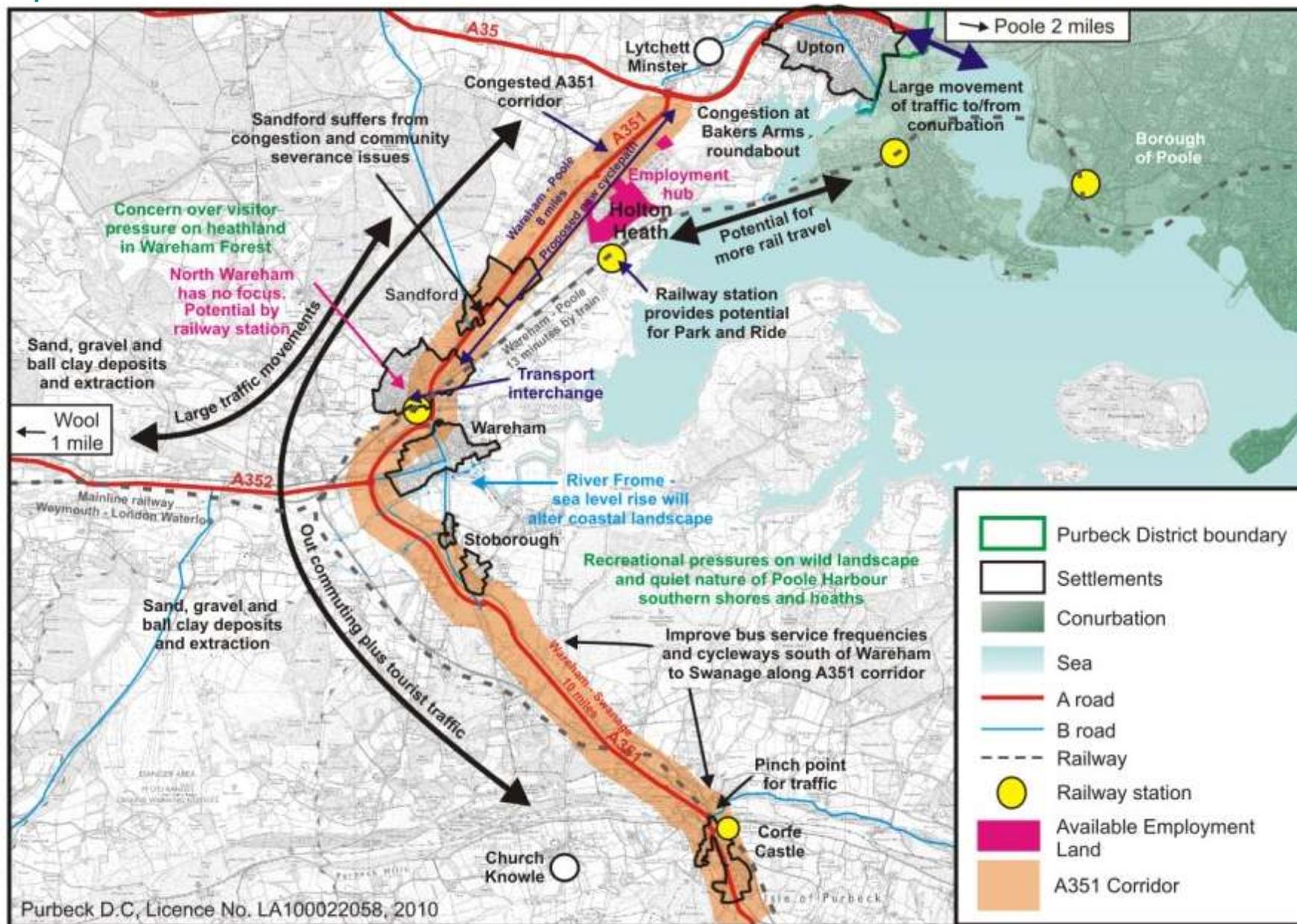
<sup>9</sup> FHSA Patient Register, 2010

encouragement of local employment and new local businesses. The results of the Arne Parish Survey 2010 – 2011 show an increase in the number of people working from home from 9% (2002 survey) to 24%. The survey shows that there is a preference for small scale affordable housing developments.

- 7.3.7 The **East Stoke Parish Plan** has drawn up a list of goals including the need for a new village hall or meeting room, promotion of tourism within East Stoke, provision of affordable housing for local young people and new employment provision.



Map 10: Context in Central Purbeck





### 7.3.8 Vision for Central Purbeck

#### Vision for Central Purbeck

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

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

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

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

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



### 7.3.9 Development Proposed in Central Purbeck

#### Policy CEN: Central Purbeck

In Central Purbeck, the settlements of **Wareham**, **Sandford** and **Stoborough** will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 475 dwellings are required to meet housing supply needs for the period 2006-2027, of which around 170 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in Central Purbeck outside of the Wareham, Sandford and Stoborough and Ridge settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan or neighbourhood plans.

New residential development will be expected to contribute towards mitigation measures for European protected sites. The housing allocation will be expected to implement strategic SANG at Holme Lane, Stoborough, with support provided from contributions from other development. The SANG should include an area where dogs can run freely off the lead and include circular walks. Guidelines on the design of SANGs are set out in Appendix 5.

New employment development will be focused at Holton Heath to provide both local and wider job opportunities, supported by improved public transport links with Wareham. Existing employment sites at Westminster Road, Sandford Lane, Johns Road, Holton Heath, Admiralty Park and Romany Works will be safeguarded on the Proposals Map and reviewed through the Site Allocations Plan or a neighbourhood plans.

### **Wareham**

The role of Wareham will be supported through:

- Realignment of the settlement boundary to enable the allocation of a mixed-use settlement extension along Worgret Road as shown on Map 11 that will include:
  - Approximately 200 dwellings of which a minimum of 50% dwellings are 'affordable' for local people;
  - New open space (a SANG) to mitigate potential impacts upon nearby heathland in accordance with paragraph 7.3.8 and Appendix 5;
  - Contributions for transport and open space/recreation provision;
  - Highway improvements;
  - Improvements to walking, cycling and public transport access to the site;
  - New or improved community and education facilities;
  - Investigating the potential for the creation of an integrated health care facility and/or new police/fire services;
  - Investigating the potential for a combined heat and power facility that could link with nearby public buildings along with exemplar energy consumption proposals for all built development;
  - Mitigation measures that will ensure the development including the SANG is nitrogen neutral;
  - The Wareham Middle School playing fields will be safeguarded for recreation needs, unless equivalent or better replacement facilities in terms of quantity and quality are provided in a suitable location. In the event that suitable replacement facilities are provided, the playing fields should be re-used for housing or public buildings; and
  - Minimising impacts of recreation on Wareham Common SSSI.
- Provision in the Site Allocations plan or a neighbourhood plan for new retail floor space in Wareham town centre.
- The expansion of The Purbeck School with provision for an arts centre, to supplement teaching areas on the main school site, provided on the site of the Wareham Middle School. A primary school will replace The Lady St Marys First School.

### **Elsewhere in Central Purbeck (includes: East Stoke, Holton Heath, Organford, Ridge, Sandford, Stoborough and Worgret)**

- Small scale proposals for rural economic regeneration, community facilities and affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.
- There will be primary schools in Sandford and Stoborough

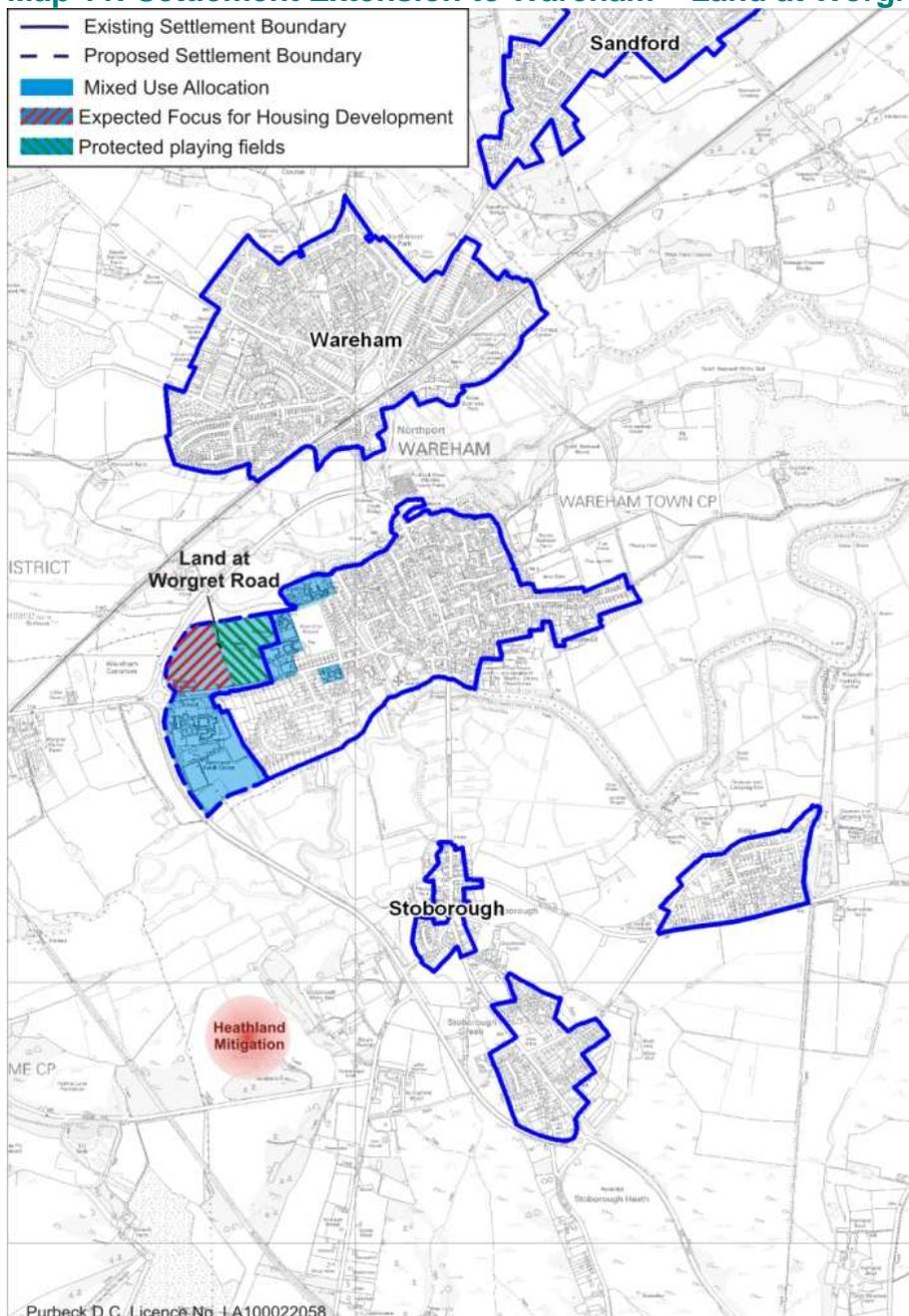
### South East Dorset Green Belt

The extent of the South East Dorset Green Belt in Purbeck will be maintained subject to the following alterations:

- Redefining the southern and western boundaries of the Green Belt to provide a more robust and justifiable boundary;
- Accommodation of the settlement extension at Worgret Road, Wareham;
- Addition of Green Belt at Sandford and Holton Heath where the previous plan's housing proposals were abandoned;
- Minor boundary re-alignment to coincide with OS Base map.

The extent of the revised South East Dorset Green Belt boundary is set out on the Key Diagram and Changes to Proposals Maps in Appendix 4.

**Map 11: Settlement Extension to Wareham – Land at Worgret Road**



### 7.3.10 Delivery of Proposed Development

**Masterplanning** - A development brief scoping report has been prepared for part of the Worgret Road allocation, specifically where the housing growth is expected to be, as shown on Map 11. The development brief scoping report sets out the detailed requirements for the site following consultation workshops with the local community and will guide the developer(s) in working up a scheme.

In the short term it is likely that both the housing and redevelopment of the schools will take place. Dorset County Council and the housing developer should work together to ensure that the adjacent developments maximize the opportunity to enhance the entrance to Wareham. In the long term, other landowners within the allocation may consider development opportunities. These are Dorset NHS, Police, and Fire services.

**Service Provision** - Dorset County Council is presently remodelling the educational provision to create a new two-tier education system, which will necessitate the closure of Wareham Middle School. Currently, it is expected that the site will be reused as an arts centre for The Purbeck School. The playing fields will be reapportioned with some of the land being assigned to the first school. The remaining playing field is not linked to the other provision at the Purbeck School, but nevertheless should still be protected for use by the local community. In the event that playing fields are deemed surplus to requirements with the approval of Sport England, provision should be made for improvements to the Sports Centre and the surplus land reused as new sites for public buildings or housing.

The Purbeck Locality Review is considering the potential for the better use of public buildings. NHS Dorset has aspirations for an integrated health care facility, which may require a new site. The NHS is consulting on changes to the provision of health care in Purbeck during 2012. If required, a new site(s) may be allocated through the Site Allocations Plan or a neighbourhood plan. There is also the potential to include the Police and Fire Services in any new public sector buildings, freeing up underused land south of Worgret Road. Currently, no funding has been identified or timing for development to take place.

There is potential to create a children's hub. Existing facilities along Worgret Road – the Children's Centre, nursery and youth centre – could be combined within a new building. There is no funding available and would be reliant upon contributions from the settlement extension development. New public buildings should also consider the potential for inclusion of community meeting space and adult education.

**Housing** - The private landowner has indicated a willingness to apply for planning permission for a significant proportion of the 200 dwellings with delivery in the period 2013-2017. Economic Viability Testing (October 2010) has indicated that 50% affordable housing is achievable on the site at current land values, and additional value that could be used to fund improved community and recreation facilities.

The developer of the housing allocation will need to ensure that the recreational impact upon Wareham Common is managed to ensure no adverse effects upon the SSSI.

**Employment** - A landowner is keen to bring forward both Admiralty Park and an extension to Holton Heath Industrial Estate. The landowner is currently undertaking site assessment work including ecological assessment and transport studies to establish how much additional employment land can be brought forward. The existing allocations as set out in

the Purbeck Local Plan Final Edition (2004) will be carried forward on the Proposals Map and safeguarded for employment uses. The sites will be re-assessed through Employment Land Review part 3 and the allocations will be reviewed through the Site Allocations Plan or neighbourhood plans.

Combined with potential intensification of Romany Works, 13 hectares are currently available, serviced and being actively marketed. It will be the responsibility of the landowner to develop and let the sites.

**Addressing impacts on European protected habitats and wildlife** - Mitigation measures are essential to ensure that new development does not have an adverse impact upon protected sites. In Central Purbeck these are:

- Dorset Heathlands SAC/SPA - visitor pressure, water abstraction, water quality and air quality
- Poole Harbour SPA/Ramsar Site – water quality, recreational pressure

Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Measures include; (i) management of visitor access to heathland and coastal sites; (ii) minimising the recreational impacts upon Poole Harbour; and (iii) avoiding adverse effects to water quality in Poole Harbour.

At Wareham, a SANG must be delivered in tandem with the Worgret Road settlement extension. The landowner has put forward land at Holme Lane, Stoborough, with the aim of attracting visitors who would otherwise visit Stoborough Heath, Arne Heath and Hartland Moor. This is shown on Map 11. The site is within the same ownership as the Worgret Road settlement extension and the landowner has indicated a willingness to bring either site forward. Further investigation will be undertaken to ensure that any proposals satisfy Natural England and the local community.

Consideration will be given through the Heathlands DPD to the management of access to heathland and coastal sites. The DPD should be adopted by 2014. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that mitigation is put in place before the occupation of new housing development. Alternatively, where suitable mitigation for individual developments sites cannot be secured, contributions from all housing development will be used to implement mitigation measures.

Early indications are that the change of use of agricultural land to provide the settlement extension and the accompanying SANGs will offset the increase in nitrates from sewerage resulting from new dwellings, thereby ensuring the development is nitrogen neutral with no adverse harm upon water quality in Poole Harbour.

Further development at Holton Heath Industrial Estate and Admiralty Park has the potential to isolate a SSSI. As the land is in single private ownership there is the opportunity to create, safeguard and enhance an ecological corridor, linking into larger areas of protected heathland. Therefore, further employment development at Holton Heath will be determined following ecological assessment work, which will feed in to subsequent master plans and development briefs, to ensure no adverse effect on the integrity of any protected site.

**Green Infrastructure Provision** - Central Purbeck is included in the South East Dorset Green Infrastructure Strategy. Provision of such green infrastructure will be encouraged when development comes forward at Wareham, depending on the wishes and

requirements of the local community. Green infrastructure provision could include additional provision of footpaths, allotments, planting of street trees, groups of trees/shrubs, hedges and woodland, new play areas, management of areas at flood risk and enhancement of biodiversity.

**Transport** - Transport improvements will be provided through development contributions with the aim of providing alternative forms of transport to the car, reducing carbon emissions and traffic congestion and to improve and help minimise air quality impacts upon protected heathland and coastal sites. The types of schemes to be delivered through the Purbeck Transportation Strategy (PTS) within this area are:

- Junction and online road improvements including the Bakers Arms roundabout and the A351
- Improvements to bus service X43 Swanage – Harmans Cross - Wareham - Wool - Lulworth - Weymouth
- Improve Purbeck Breezer bus service 40 Poole – Upton – Lytchett Minster – Wareham – Corfe Castle – Swanage
- Cycleway Corfe Castle – Wareham
- Cycleway Wareham – Lytchett Minster – Upton – Upton Country Park
- Wareham railway station interchange improvements – encourage use of rail, bus, cycling, walking
- Holton Heath park and ride and station improvements
- Workplace Travel Plans e.g. Holton Heath, other significant employment sites
- Signing Strategy to divert traffic away from the A351 through Sandford
- Railway reconnection Swanage - Wareham

Contributions will be collected by the Council and passed to Dorset County Council for implementation of the PTS.

Preliminary transport assessment indicates that the A351 can accommodate the projected employment growth, but detailed transport assessments and travel plans will need to be provided by the applicant for further employment growth to ensure the impact upon the A351 can be minimised.



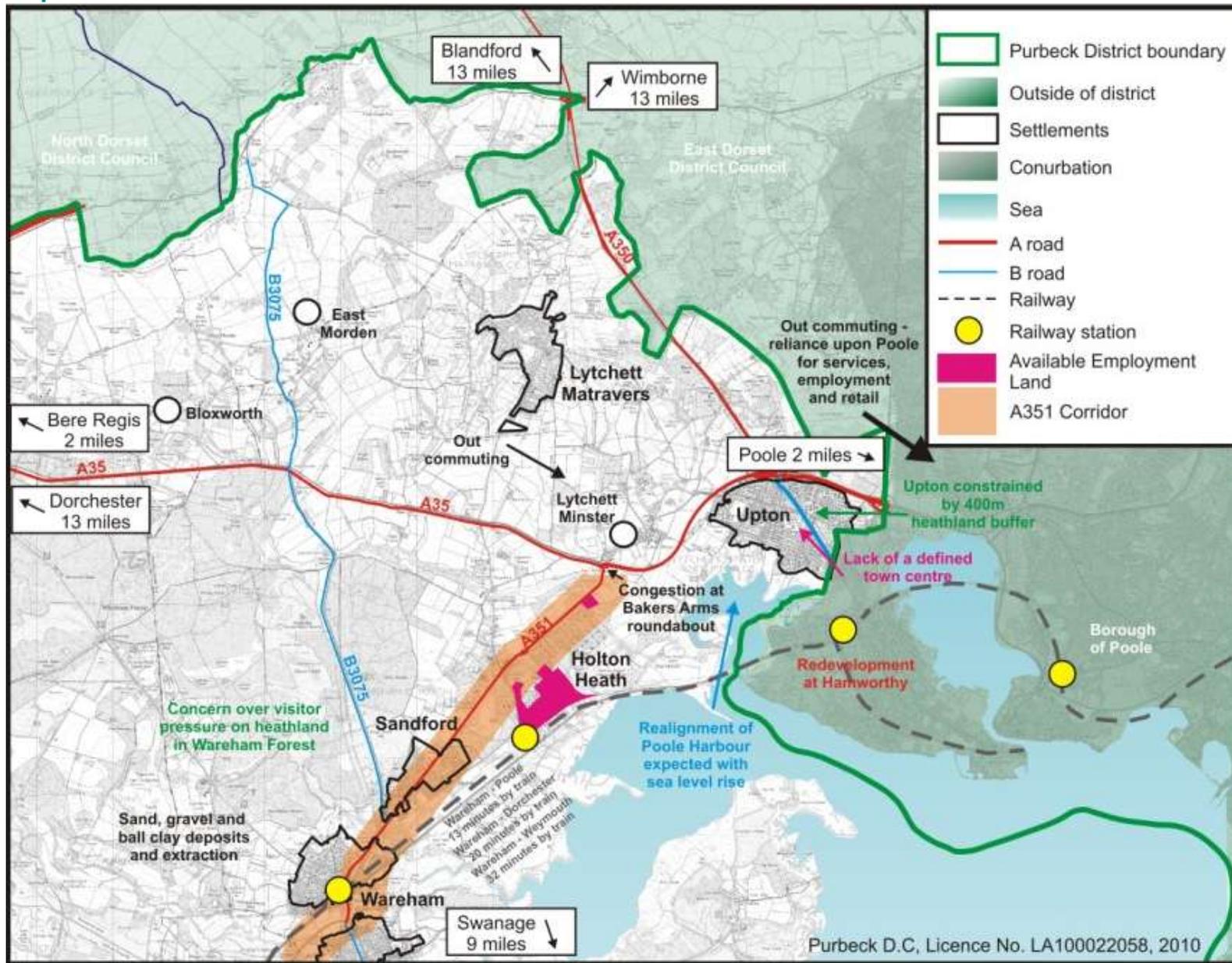
## 7.4 North East Purbeck

Town(s):	<b>Upton</b>
Key Service Village(s):	<b>Lytchett Matravers</b>
Local Service Village(s):	None
Other Villages with a settlement boundary:	Lytchett Minster
Other Villages without a settlement boundary:	Morden (East and West)
Schools:	Primary: Upton, Lytchett Matravers Secondary: Lytchett Minster
Major Employment/Retail:	Poole, Bournemouth, Holton Heath

- 7.4.1 As illustrated in Map 12, **Upton** (population of 8,225<sup>10</sup>) is on the western edge of the Poole/Bournemouth conurbation, adjoining the Poole suburb of Hamworthy. It is the second largest town in Purbeck and includes a primary school, industrial estate, library, doctors' surgery, community centre and a number of shops. Upton has a younger population than Swanage and Wareham, illustrated by the highest proportion of school children (19%) and working age (63%) with the lowest proportion of over 65s (18%).
- 7.4.2 The **Upton and Lytchett Minster Town Plan** states emphatically that Upton should be seen as a place in its own right and not just a suburb of Poole. The Town Plan supports additional facilities such as a larger supermarket, care home, bank and a new town square or other focal point for Upton. There is support for the development of affordable housing, with a preference for small scale low density developments. There is concern about recent overdevelopment of sites without considering the need for additional infrastructure.
- 7.4.3 **Lytchett Matravers** lies to the north of the A35, 7 miles north-west of Poole. It is the largest village in Purbeck (population of 3,140<sup>10</sup>) and includes a number of shops, two public houses, a primary school, a library, doctors' surgery and village hall. Due to the proximity of Lytchett Matravers to the conurbation, the level of self-containment is relatively low. However, a number of shops, services and community facilities are provided within the local centre which, together with schools, provides the opportunity for increased self-containment.
- 7.4.4 The **Lytchett Matravers Parish Plan** states that the village has good amenities but it is in danger of being a dormitory suburb of Poole. The retention of the Green Belt surrounding the village is seen as essential. Large scale development is not supported, although infilling of established sites could be acceptable, including affordable housing. Additional community facilities are needed as the village hall is oversubscribed.
- 7.4.5 **Morden Parish Plan** highlights the need to consider new development carefully so that it remains affordable for those without adequate housing. This could include shared equity schemes. It wishes to ensure that any development will be in sympathy with existing rural surroundings and that any growth does not have a negative impact on the village.

<sup>10</sup> FHSA Patient Register, 2010

Map 12: Context in North East Purbeck





## 7.4.6 Vision for North East Purbeck

### Vision for North East Purbeck

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

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

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



## 7.4.7 Development Proposed in North East Purbeck

### Policy NE: North East Purbeck

In North East Purbeck, the settlements of **Upton** and **Lytchett Matravers** will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 605 dwellings are required in order to meet the housing supply needs for the period 2006-2027, of which around 160 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in North East Purbeck outside of the Upton, Lytchett Matravers and Lytchett Minster settlement boundaries will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan or neighbourhood plans.

New residential development will be expected to contribute towards mitigation measures for European protected sites. The housing allocation at Policeman's Lane will be expected to provide SANG to the south of French's Farm that will help deflect people away from the fringes of Poole Harbour. The SANG should include an area where dogs can run freely off the lead and include circular walks. Other residential development will contribute to the Heathlands DPD which will provide a range of mitigation measures including strategic SANGs between Bere Regis and Upton. Guidelines for the design of SANGs are set out in Appendix 5.

A new employment site at Huntick Road, Lytchett Matravers will provide for local job opportunities linked to housing growth. Existing employment sites at Factory Road (Upton), Wareham Road (Lytchett Matravers) and the Axian Centre will be safeguarded on the Proposals Map and reviewed through the Site Allocations Plan or a neighbourhood plan.

### Upton

The role of Upton will be supported through:

- The provision of new retail floor space within the town centre that will be identified through the Site Allocations Plan or a neighbourhood plan.
- Realignment of the settlement boundary to enable the allocation of a settlement extension of approximately 70 dwellings at Policeman's Lane as shown on Map 13 to include:
  - A minimum of 40% dwellings which are affordable for local people;
  - New public open space (a SANG) at French's Farm and screening/signage on the fringe of Poole Harbour to mitigate potential impact upon nearby heathland in accordance with paragraph 7.4.8 and Appendix 5;
  - Extension to the allotments;
  - Highway improvements;
  - Improvements to walking, cycling and public transport access to the site;
  - A contribution to improving community facilities;
  - Contributions for transport, education and open space/recreation provision;
  - Protection of existing trees and hedges; and
  - Mitigation measures that will ensure the development including the SANG is nitrogen neutral.
- Improved links between Upton Woods and Upton Country Park, with a possible extension to the Country Park provided at Upton Park Farm to provide heathland mitigation through the Heathlands DPD.
- Investigation of opportunities to enhance Upton centre through:
  - The provision of a town square;
  - Improvements to the public realm, including provision of hard and soft landscaping.

### Lytchett Matravers

The role of Lytchett Matravers will be supported through:

- Realignment of the settlement boundary to enable the allocation of a settlement extension of approximately 50 dwellings at Huntick Road as shown on Map 14 to include:
  - A minimum of 50% dwellings which are affordable for local people;

- The possible provision of B1 employment opportunities or ‘Live Work’ development within the site as part of a mixed use development;
- New public open space (a SANG) to mitigate potential impact upon nearby heathland in accordance with paragraph 7.4.8 and Appendix 5;
- Provision of a new public right of way along the east boundary of the site to form part of a longer term plan to create a circular network around the village;
- Improvements to walking, cycling and public transport access to the site;
- A contribution to improving community facilities within the parish;
- Contributions for transport, education and open space/recreation provision;
- The possible relocation of the health centre;
- Protection of existing trees and hedges; and
- Mitigation measures that will ensure the development including the SANG is nitrogen neutral.

If suitable mitigation measures cannot be agreed between the Council and the landowner, the Partial Review of the Local Plan or a neighbourhood plan will review the allocation and if necessary allocate an alternative site in the village, requiring a further review of the Green Belt boundary around Lytchett Matravers.

#### **Elsewhere in North East Purbeck (includes: Lytchett Minster and Morden)**

- Small scale proposals for rural economic regeneration, community facilities and affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.

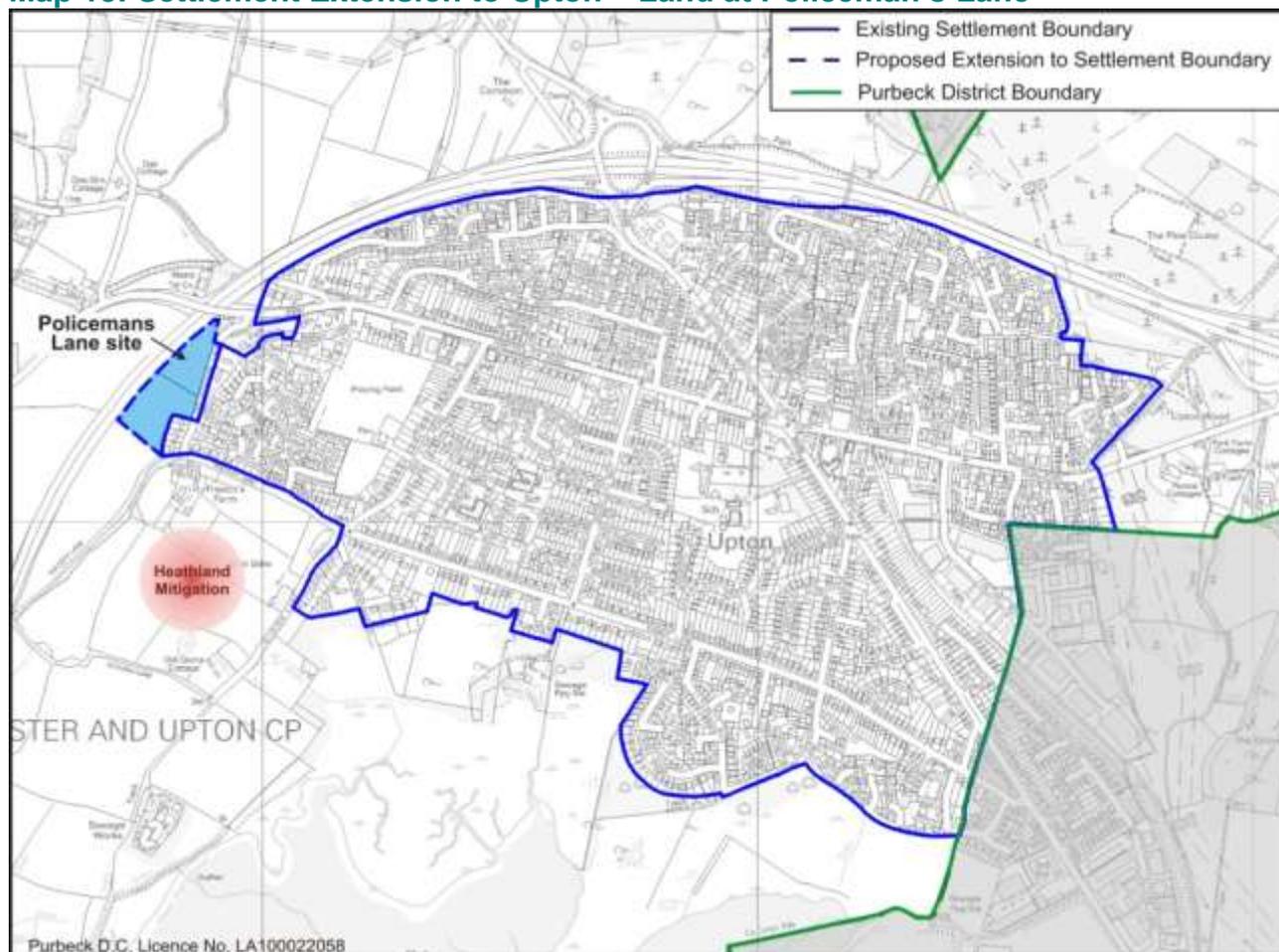
#### **South East Dorset Green Belt**

The extent of the South East Dorset Green Belt in Purbeck will be maintained subject to the following alterations:

- Redefining the western boundary of the Green Belt to provide a more robust and justifiable boundary
- To accommodate the settlement extensions at Policeman’s Lane, Upton and Huntick Road, Lytchett Matravers
- Minor boundary re-alignment to coincide with OS Base map.

The extent of the revised South East Dorset Green Belt boundary is set out on the Key Diagram and Changes to the Proposals Maps within Appendix 4

### Map 13: Settlement Extension to Upton – Land at Policeman’s Lane



#### 7.4.8 Delivery of Proposed Development

**Housing** - A development brief scoping report has been prepared for each of the settlement extensions (March 2012). This sets out the detailed requirements for the sites following consultation workshops with the local community and will help guide the developer in working up a scheme. This will help facilitate early delivery and help to satisfy current housing needs.

Both housing allocations are controlled by private landowners, who will be responsible for applying for planning permission and bringing forward the sites for development. Neither allocation will be phased and delivery will be expected in the period 2011-2016 when the landowners have indicated that the sites are available. Economic Viability Testing (October 2010) indicates that a settlement extension at Upton could currently deliver a minimum of 40% affordable housing without grant funding plus provide other contributions, and a settlement extension at Lytchett Matravers could currently provide 50% affordable housing without grant funding plus provide other contributions.

**Employment** - The landowner of the Huntick Road allocation is keen to bring forward some new business units to replace the current goods yard, within the site. This will be brought forward alongside the housing development helping to meet local employment needs and improving the sustainability of Lytchett Matravers.

**Service Provision** - The health centre in Lytchett Matravers is exploring options on how to expand the practice. This could involve an extension on the existing site or relocation to

the new site. The landowner of the settlement extension has indicated a willingness to incorporate the health centre within a mixed use development, should the need arise. Details on funding would be agreed between the practice and the landowner and would depend upon the reuse/redevelopment value of the current health centre site.

There is a desire to create a town centre to Upton through the community's town plan and through the Purbeck Local Plan Final Edition (2004). Delivery has been difficult due to lack of available land. The possible rationalisation of public/community buildings could free up space to create a public square in the town centre, but will require public funding that is not currently available. Alternatively, the long term ambition of realising a town square fronting 15–33 Poole Road will be investigated further. Complex land ownership issues have to date stalled any delivery of a scheme.

The landowner of the Upton settlement extension will be expected to provide an extension to the allotments that is within the same landholding, therefore involving no extra cost. A contribution will also be sought for improvements to the recreation ground, in particular improving the pavilion. No other funding is currently available.

Dorset County Council has indicated that The Lytchett Minster secondary school will need to be enlarged providing additional educational facilities and there is also a need for additional land for sporting facilities.

**Addressing impacts on European protected habitats and wildlife** - Mitigation measures are essential to ensure that new development does not have an adverse impact upon protected sites. In North East Purbeck these are:

- Dorset Heathlands SAC/SPA - visitor pressure, water abstraction, water quality and air quality
- Poole Harbour SPA/Ramsar Site – water quality

Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Measures include; (i) management of visitor access to heathland and coastal sites; (ii) minimising the recreational impacts upon Poole Harbour; and (iii) avoiding adverse effects to water quality in Poole Harbour. Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Specific mitigation delivered alongside strategic settlement extensions at Upton and Lytchett Matravers is set out below:

**Upton:** The developer has put forward proposals for a SANG to the south of the settlement extension site. Natural England has given its support to the SANG in principle, provided it accords with the SANGs guidance in Appendix 5.

The change of use of agricultural land to provide the settlement extension and the accompanying SANG can help offset the increase in nitrates from sewerage resulting from new dwellings, thereby ensuring the development is nitrogen neutral with no adverse harm upon water quality in Poole Harbour.

**Lytchett Matravers:** A SANG will need to be provided in accordance with Appendix 5. The landowner has a wider landholding within which a SANG can be provided.

Consideration will be given through the Heathlands DPD to the management of access to heathland and coastal sites. The DPD will also investigate the potential for further SANGs

between Bere Regis and Upton, and at Upton Park Farm, to the east of Upton. The DPD should be adopted by 2014. It is important that the timing of the mitigation measures coincide with the delivery of housing, and that mitigation is put in place before the occupation of new housing development. Alternatively where suitable mitigation for individual developments sites cannot be secured, contributions from all housing development will be used to implement mitigation measures. Further phases at Upton Woods will improve walking and cycling linkage with Upton Country Park. This will be delivered from heathland contributions through the Interim Planning Framework. The Heathlands DPD will consider the extension of Upton Country Park to include Upton Park Farm, owned by the Borough of Poole. The Heathland Executive has already agreed purchase of the lease from the tenant farmer and further funding has been secured from the government's 'Growing Places' fund. Further funding to improve public access and facilities will be considered from future development contributions.

Early indications are that the change of use of agricultural land to provide the settlement extension and the accompanying SANG will offset the increase in nitrates from sewerage resulting from new dwellings, thereby ensuring the development is nitrogen neutral with no adverse harm upon water quality in Poole Harbour.

### **Green Infrastructure Provision**

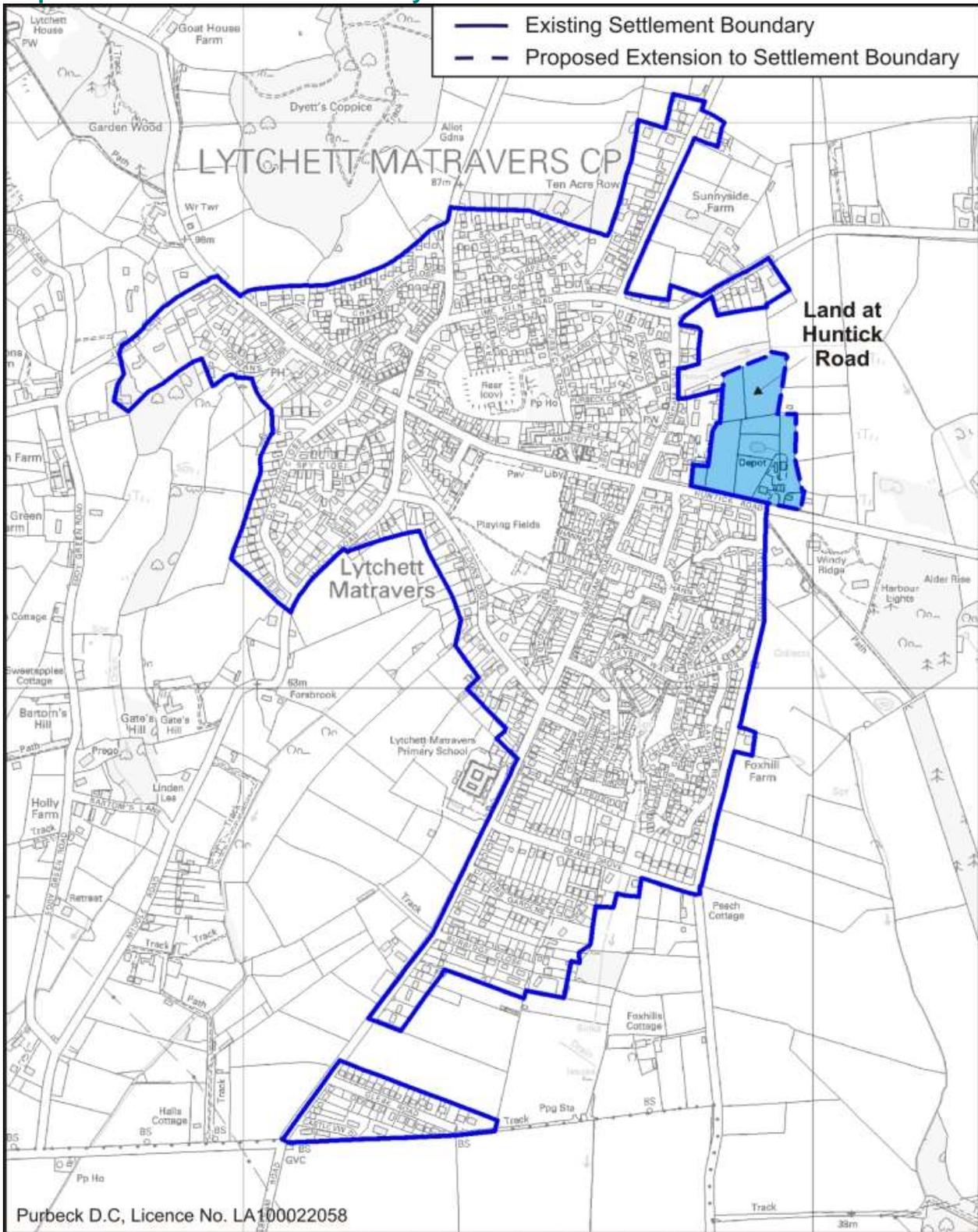
North East Purbeck is included in the South East Dorset Green Infrastructure Strategy. Provision of such green infrastructure will be encouraged when development comes forward at Lytchett Matravers and Upton, depending on the wishes and requirements of the local community. Green infrastructure provision could include additional provision of footpaths, allotments, planting of street trees, groups of trees/shrubs, hedges and woodland, new play areas, management of areas at flood risk and enhancement of biodiversity.

**Transport** - Transport improvements will be provided through development contributions with the aim of providing alternative forms of transport to the car, reducing carbon emissions and traffic congestion and to improve and help minimise air quality impacts upon protected heathland and coastal sites. The types of schemes to be delivered through the Purbeck Transportation Strategy (PTS) within this area are:

- Signing strategy to divert traffic from Poole / Bournemouth travelling to the Wool / Lulworth area away from the A351 and on to the A35 (between Poole and Bere Regis) / C6
- Traffic management and safety improvements along the A35 (between Poole and Bere Regis)
- Improve Purbeck Breezer bus service 40 Poole – Upton – Lytchett Minster – Wareham – Corfe Castle – Swanage
- Improved sustainable access to Lytchett Matravers
- Cycleway Wareham – Lytchett Minster – Upton – Upton Country Park
- Cycleway Lytchett Matravers – Lytchett Minster
- Junction and online road improvements at the Bakers Arms roundabout and along the A351

Contributions will be collected by the Council and passed to Dorset County Council for implementation of the PTS.

**Map 14: Settlement Extension to Lytchett Matravers – Land at Huntick Road**





## 7.5 South East Purbeck

Town(s):	<b>Swanage</b>
Key Service Village(s):	<b>Corfe Castle</b>
Local Service Village(s):	Langton Matravers
Other Villages with a settlement boundary:	Church Knowle, Harmans Cross, Kingston Kimmeridge, Studland, Worth Matravers
Other Villages without a settlement boundary	None
Schools:	Primary: Corfe Castle, Langton Matravers, Swanage Secondary: Wareham
Major Employment/Retail:	Swanage, Wareham, Poole

- 7.5.1 South East Purbeck covers the area known locally as the Isle of Purbeck and is the focus for tourism with sandy beaches at Studland and Swanage, the Swanage Heritage Railway, the Jurassic Coast World Heritage Site, Dorset Area of Outstanding Natural Beauty (AONB) and the historic attraction of Corfe Castle.
- 7.5.2 **Swanage** (see Map 15 below) is a vibrant seaside town and a premier tourist destination located at the 'end' of the A351, on the east coast of Purbeck. It is the largest town in Purbeck (population of 9,900<sup>11</sup>) and includes a wide range of facilities and services including 3 schools, 2 medium-sized supermarkets and a wide range of shops, cafes, restaurants and banks, medical centre and community hospital, library, industrial estates including a new business park, a theatre and cinema, and many attractions typical of a tourist town. The location of Swanage makes the town one of the most self-contained within Dorset. 64% of the working population of Swanage live and work in the town and 72% of residents do their convenience shopping in the town. Swanage has an older population than Upton and Wareham, illustrated by the highest proportion of over 65s (28%) and working age (55%) with a low proportion of children (17%).
- 7.5.3 **Corfe Castle** (population of 1,040<sup>11</sup>) is located on the A351 between Wareham and Swanage. There is a choice of shops, restaurants and public houses, a school, village hall and a doctors' surgery. The Purbeck stone village within the AONB is also a key visitor attraction, providing a range of niche shops, the castle, railway and visitor accommodation. Corfe Castle fulfils its role as a hub for local residents and for surrounding settlements such as Kingston and Harmans Cross.
- 7.5.4 The **Swanage Community Strategic Plan** supports expansion of businesses, affordable housing, the promotion of the tourist industry and enhancements to the urban environment.
- 7.5.5 The **Corfe Castle Parish Plan** highlights serious concerns about lack of affordable housing and good sports facilities. The plan supports the development of affordable family homes, and units for singles and couples, through a variety of vehicles, including affordable rented, shared ownership and community land trust. Development of sensitive and non-intrusive employment uses are also welcomed.
- 7.5.6 The **Studland Parish Plan** has a list of action points including supporting the Post Office and local shop, encouraging local employment opportunities, and investigating the need for 'starter flats' to enable people still living with their parents

<sup>11</sup> FHS patient Register Data 2010

to have a home of their own. They also propose the setting up of a Studland Community Housing Trust and new social housing on exception sites.

- 7.5.7 The **Worth Matravers Parish Plan**, which includes Harmans Cross, has specific support for Worth Community Property Trust and the identification of exception sites for affordable housing both in Worth Matravers and in Harmans Cross. It proposes continual monitoring of the need for affordable homes within the parish. The plan promotes the development of derelict sites and buildings as business premises.
- 7.5.8 The **Langton Matravers Parish Plan** found that 74% of respondents to the parish plan questionnaire thought there is a need for more affordable rented housing in the parish. More than 50% of respondents supported traffic calming measures in the High Street and a reduced speed limit at the top end of the village.
- 7.5.9 The **Church Knowle and Steeple Parish Plan** supports more affordable housing, including monitoring of community needs and regular updates to the Housing Needs Survey. One of its actions is to identify a site for affordable housing. The parish also supports other facilities such as a village shop as well as encouragement for new businesses.

#### 7.5.10 Vision for South East Purbeck



##### Vision for South East Purbeck

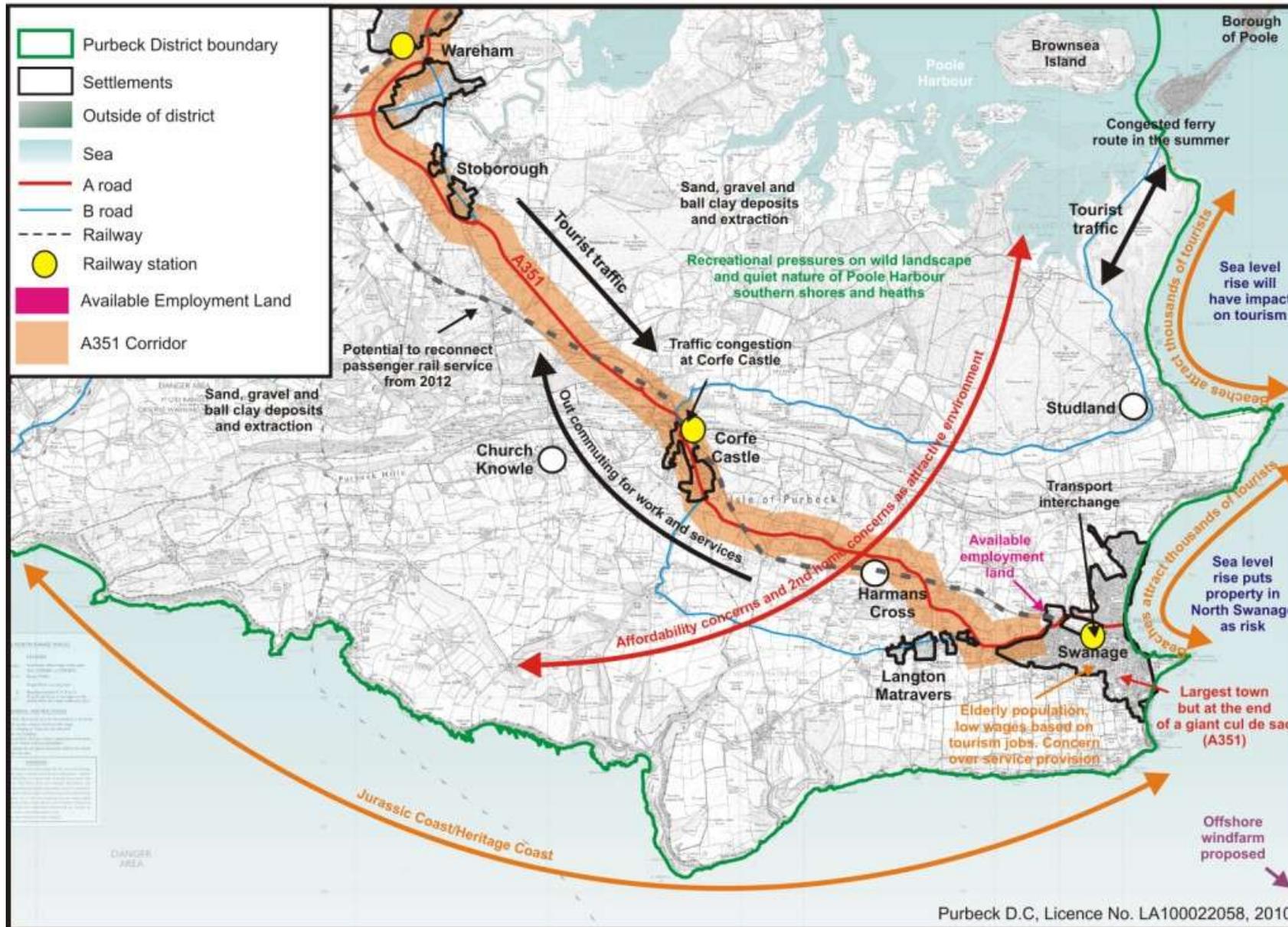
*The special characteristics of South East Purbeck will be enhanced, including the landscape within the Dorset Area of Outstanding Natural Beauty (AONB), the Jurassic Coast World Heritage Site and the heaths and southern shores of Poole Harbour. Both natural and man-made features will continue to play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

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

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



Map 15: Context in South East Purbeck



## 7.5.11 Development Proposed in South East Purbeck



### Policy SE: South East Purbeck

In South East Purbeck, the settlements of **Swanage**, **Corfe Castle** and **Langton Matravers** will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 960 dwellings are required to meet housing supply needs from 2006-2027, of which around 260 dwellings should be affordable for local people.

In order to ensure that new development is focused in the most sustainable locations, proposals in South East Purbeck outside of the settlement boundaries for Swanage, Corfe Castle, Langton Matravers, Church Knowle, Harmans Cross, Kingston, Kimmeridge, Studland and Worth Matravers will be strictly controlled in accordance with Policy CO: Countryside. Settlement boundaries will be reviewed through the Site Allocations Plan and/or neighbourhood plans, including the Swanage Local Plan.

New residential development will be expected to contribute towards a range of mitigation measures for European protected sites implemented through the Heathlands DPD. The Swanage Local Plan will explore opportunities to provide strategic SANGs alongside the settlement extension(s). The SANGs should include an area where dogs can run freely off the lead and include circular walks. Guidelines for the design of SANGs are set out in Appendix 5.

Employment will be focused at Swanage, where the strategy is to provide opportunities for the expansion of existing businesses, and to support growth of the tourism and maritime industry. New employment development to meet local needs will be focused at Prospect Business Park, Swanage. Existing employment sites at Prospect Business Park, Victoria Avenue (Swanage) and the Milk Depot (Corfe Castle) will be safeguarded on the Proposals Map and reviewed through the Site Allocations Plan and or neighbourhood plans, including the Swanage Local Plan.

#### Swanage

The role of Swanage will be supported through:

- Provision in the Swanage Local Plan for the majority of the retail floor space as set out in Policy RFS: Retail Floor Space Supply, within or as an extension to Swanage town centre. The enhancement of the area around the railway station and the re-development of the Pierhead cafe have been identified to be of key importance. There will be a priority for commercial uses supporting retail and employment opportunities in these areas;
- The allocation in the Swanage Local Plan of a settlement extension(s) of approximately 200 dwellings (50% affordable) that will investigate the potential for an integrated health care facility, an extra care facility, and/or new education and community facilities. The settlement extension(s) should look for opportunities to enhance the visual appearance of the transition between the urban area and open countryside to the benefit of the AONB. The choice of settlement extension(s) will be judged upon the ability of any potential sites to provide mitigation of European protected sites and have least harm on the AONB;

- Focus on the provision of family housing to redress the balance from flat development that was prevalent in the early part of the plan period;
- New employment growth on the existing Prospect Business Park of up to 1.2 hectares to allow local businesses the opportunity to expand;
- Further consideration through the Swanage Local Plan to mitigate future flood risk and coastal erosion issues;
- Swanage St Mark's, St Mary's and Swanage Community First Schools will become primary schools. St Mark's will move to the middle school site. Alterations to St Mary's may not be possible on its current site and a new site for the school may be required, in accordance with Policy CF: Community Facilities and Services.

Ahead of formal allocation through the Swanage Local Plan and to enable opening by autumn 2013, should Education Swanage achieve government funding for the provision of a 'free school', proposals that lie outside of the current settlement boundary will be given consideration provided that they have the support of Purbeck District Council and Swanage Town Council in consultation with Dorset County Council. Should development in the form of housing be required outside of the existing settlement boundary to facilitate the provision of a new school, any such residential development must contain an appropriate level of affordable housing. The location of any housing should have regard to the results of the '*Where shall we build in Swanage and Corfe Castle 2010 – 2026?*' consultation (June 2010).

#### **Elsewhere in South East Purbeck (Includes Corfe Castle, Church Knowle, Harmans Cross, Kingston, Kimmeridge, Langton Matravers, Studland and Worth Matravers)**

- Small scale proposals for rural economic regeneration, community facilities and affordable housing will be encouraged to meet local needs, with the aim of sustaining local communities.
- Corfe Castle First School and St Georges First School, Langton Matravers will become primary schools.

### **7.5.12 Delivery of Proposed Development**

**Service Provision** - Dorset County Council proposals for a new two-tier education system will require the closure of Swanage Middle School. Currently, it is expected that St Marks School will relocate to the site, but some buildings and land will be surplus to requirements. St Mary's School may also have to relocate to a larger site if it is not feasible to expand the school on the current site. Redevelopment of former school premises should look at providing for community needs including exploring the potential for an indoor sports hall for use by the public. Government has pledged its support to the proposal by Education Swanage for a 'free school' in Swanage. In 2012 the Council granted outline planning permission on the Former Grammar School site for the new secondary school with 52 dwellings (26 affordable). Therefore, the Swanage Local Plan will have to allocate the remaining approximate 148 dwellings as settlement extension(s).

Swanage Medical Practice requires expansion, but the current town centre site may be too small. NHS Dorset has aspirations to create an integrated health care facility which could also include the relocation of the community hospital and ambulance station. A private developer has submitted proposals for a new health centre, which could also include a

fully integrated facility. However, uncertainties over future health care arrangements following the government's white paper have resulted in delay. The NHS is consulting on changes to the provision of health care in Purbeck during 2012. If required, a new site(s) may be allocated through the Swanage Local Plan.

Wessex Water has highlighted the need for a new water main upstream from Swanage at an estimated cost of £1-2m. The Council will work with Wessex Water to ensure that if development is required to contribute, that delivery can be achieved without threatening the viability of delivering 50% affordable housing on individual schemes.

**Housing** - Further consultation will be undertaken through the Swanage Local Plan to identify a settlement extension(s) and the extent of settlement boundaries. Sites submitted by landowners for housing development will be the starting point for analysis. A consultation on sites has already been undertaken in Swanage, but further consideration is needed of health care, education and elderly care provision that could be provided (if needed) as part of a settlement extension(s). 52 dwellings (26 affordable) were granted planning permission alongside the free school. Therefore, the Swanage Local Plan will have to allocate the remaining approximate 148 dwellings as settlement extension(s). It is anticipated that the majority of this housing will be delivered post 2016 following the preparation of the Swanage Local Plan.

**Employment** - South East Purbeck is less likely to attract inward investment on account of the size and isolated character of the town and the seasonal transport congestion along the A351. Some micro industries and niche businesses have successfully developed in Swanage and it is important that opportunities are provided to enable these to grow and remain in the town. There is some out-commuting to higher paid jobs elsewhere and the traditional local low wage economy of the town reflects significant local employment in tourism and retail activities. Purbeck District Council owns Prospect Business Park. The site is fully serviced and is being actively marketed. Private enterprise will undertake development of the first plots. The remaining plots will be brought forward as demand requires.

**Addressing impacts on European protected habitats and wildlife** - Mitigation measures are essential to ensure that new development does not have an adverse impact upon protected sites. In South East Purbeck these are:

- Dorset Heathlands SAC/SPA - visitor pressure, water abstraction, water quality and air quality
- Isle of Portland to Studland Cliffs SAC – visitor pressure
- St Albans Head to Durlston SAC – visitor pressure
- Poole Harbour SPA/Ramsar Site – water quality, recreational pressure

Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities. Measures include; (i) management of visitor access to heathland; (ii) minimising the recreational impacts upon Poole Harbour; and (iii) avoiding adverse effects to water quality in Poole Harbour.

Consideration will be given through the Heathlands DPD to the management of access to heathland and the provision of SANGs. The DPD should be adopted by 2014. It is important that the timing of the mitigation measures coincide with the delivery of housing,

and that mitigation is put in place before the occupation of new housing development. Alternatively, where suitable mitigation for individual developments cannot be secured, contributions from housing development will be used to implement mitigation measures. Proposals in a subsequent plan(s) for 148 dwellings on the edge of Swanage will need to be accompanied by suitable mitigation measures including the provision of SANGs to the north of Swanage to attract visitors that would normally visit Studland, Godlingston and Rempstone heaths or coastal sites.

Specific targeted monitoring of the condition of limestone grassland is one of the recommendations of the HRA. In partnership with Natural England, this should set in place measures to ensure impacts from recreation at coastal sites are counteracted before they become significant.

### **Green Infrastructure Provision**

South East Purbeck is included in the South East Dorset Green Infrastructure Strategy. Provision of such green infrastructure will be encouraged when development comes forward at Swanage, depending on the wishes and requirements of the local community. Green infrastructure provision could include additional provision of footpaths, allotments, planting of street trees, hedges and woodland, new play areas, management of areas at flood risk and enhancement of biodiversity.

**Transport** - Transport improvements will be provided through development contributions with the aim of providing alternative forms of transport to the car, reducing carbon emissions and traffic congestion to improve and help minimise air quality impacts upon protected heathland and coastal sites. Improvements to the A351 corridor are essential to improve the accessibility of Swanage residents to employment opportunities at Wareham, Holton Heath and Poole. The types of schemes to be delivered through the Purbeck Transportation Strategy (PTS) within this area are:

- Junction and online road improvements to the A351
- Improvements to bus service X43 Swanage – Harmans Cross - Wareham - Wool - Lulworth - Weymouth
- Improve Purbeck Breezer bus service 40 Poole – Upton – Lytchett Minster – Wareham – Corfe Castle – Swanage
- Improve service 50 Swanage – Bournemouth across chain ferry
- Improve public transport to Studland
- Cycleway Corfe Castle - Swanage
- Norden park and ride – Work now being undertaken to improve walking, cycling and connections to bus services from the site. Establish better cycle hire facilities
- Swanage railway station interchange improvements – encourage use of rail, bus, cycling, walking
- Taxi links from Norden to Kimmeridge
- Waterborne links from Swanage/Studland to Poole/Bournemouth
- Railway reconnection to Swanage – Wareham

Contributions will be collected by the Council and passed to Dorset County Council for implementation of the PTS.

## 8. Development Policies

### 8.1 Introduction

- 8.1.1 This section sets out a range of policies that will be used to manage future development and against which planning applications will be assessed. The policies have been ordered to follow each of the nine spatial objectives. A list of the policies by spatial objectives is set out in the contents pages.
- 8.1.2 Policies should be read alongside national policy set out in the National Planning Policy Framework (NPPF). Therefore, policies such as Area of Outstanding Natural Beauty, Green Belt, and nature conservation sites, e.g. Sites of Specific Scientific Interest (SSSI) are not repeated, but still apply in the determination of planning applications. The policies set out below are locally distinctive to Purbeck.
- 8.1.3 There is a high concentration of minerals operations and resources in Purbeck. New development will need to avoid impacts on existing or proposed minerals and waste sites and avoid the unnecessary sterilisation of minerals operations and resources, as set out in the Bournemouth, Dorset and Poole Minerals and Waste Development Framework.

### 8.2 Countryside

- 8.2.1 Countryside is defined as all land outside the settlement boundaries of Towns, Key Service Villages, Local Service Villages and Other Villages with a Settlement Boundary listed in Policy LD: General Location of Development. The Council seeks to protect the countryside from inappropriate development. However, there are some developments, which, by necessity, are located outside settlement boundaries, and therefore a countryside location is essential:

Examples of where a countryside location is essential:

- Development for the use of land for agriculture, forestry or horticulture, including dwellings for agricultural workers;
- Infrastructure (including telecommunications equipment, renewable energy developments and advertisement or directional signs).

- 8.2.2 Furthermore, some small scale development of employment and tourism businesses, affordable housing and gypsy and traveller sites that meets local needs and supports sustainable rural communities will also be considered in the countryside, where it is well located and provides a benefit to the local community and / or district.
- 8.2.3 The Council recognises that increased numbers of dwellings in the countryside could have a cumulative impact upon European protected sites and landscape character. Therefore, estate owners wishing to develop a

range of opportunities for housing within their wider land holding will be expected to make a positive contribution to landscape character and biodiversity and provide mitigation measures to ensure that there is no adverse effect to European protected sites. Estate owners may consider preparing a management plan, agreed with the Council, to bring forward development and associated mitigation projects in a phased manner over the short, medium and longer term.

8.2.4 Re-use of existing buildings, such as traditional agricultural buildings, helps to conserve the District's cultural heritage. In Purbeck, the Council may support employment and tourism accommodation. The NPPF also supports the reuse of rural buildings for housing where it would lead to an enhancement of the immediate setting. It may be necessary to alter or extend a building in the countryside in order to maintain its use or to accommodate a new use.

8.2.5 Replacement of existing buildings usually applies only where the proposed development is in the same location as that which it replaces. The Council accepts that there may be instances where the repositioning of a replacement building could result in an environmental improvement. In instances where a proposal relates to repositioning a building, it will be assessed in terms of its environmental, visual and ecological impact, as well as its impact on neighbouring uses.

8.2.6 Poorly located and designed equestrian development such as shelters and stables can have a detrimental impact on the character and appearance of the countryside and landscape. Horse riding can also contribute to soil erosion and harm vegetation and nature conservation interests, particularly in the District's sensitive heathland habitats.

8.2.7 The cumulative impact of development in the countryside can be visually harmful, for example through the intensification of farms, or where a field has been subdivided and more equestrian shelters are required. The Council will take into account cumulative impact of development in the consideration of planning applications.

***Spatial Objective 1: Respect the character and distinctiveness of Purbeck's settlements and countryside***

**Policy CO: Countryside**

Development in the countryside should aim to improve the sustainability of rural settlements, make a positive contribution to landscape character and enhance biodiversity.

Development outside of a settlement boundary (classed as 'countryside') will be permitted where it does not have a significant adverse impact either individually, or cumulatively on the environment, visually, ecologically, or from traffic movements, where:

- A countryside location is essential; or
- It comprises the reuse, alteration, extension or replacement of a rural building; or

- It comprises small-scale outbuildings within the curtilage of existing buildings; or
- It is an employment use that would intensify or expand an existing employment site, or it is a new sensitive small-scale employment or tourism use ideally well related to a settlement or a complex of buildings; or
- It is a farm diversification scheme; or
- It is a community facility or service, located close to existing settlements and in an accessible location in accordance with Policy CF: Community Facilities and Services; or
- It is a rural exception site providing affordable housing in accordance with Policy RES: Rural Exception Sites; or
- It would meet an identified need and be in accordance with Policy GT: Gypsies, Travellers and Travelling Show People.

### **Reuse of Rural Buildings**

The reuse of rural buildings of permanent and substantial construction (demonstrated through the submission of a structural survey) will be permitted provided they are for employment (use classes B1, B2 or B8), tourist accommodation or community facilities. Conversion to housing may also be permitted, provided it would lead to an enhancement of the immediate setting.

Where reuse, alteration or extension involves works to a traditional agricultural building, guidelines within the District design guidance will be taken into account. The intrinsic character of such buildings and the contribution they make to the interest and attractiveness of the countryside should not be harmed.

### **Replacement Buildings**

The replacement of an existing building in the countryside will be permitted, provided that the applicant demonstrates through the submission of a structural survey that the existing building is of a permanent and substantial construction, it is of the same use, is not the result of a temporary permission or series of temporary permissions, has an established lawful use and the proposed replacement building is not disproportionately larger than the size of the building which it replaces.

### **Extensions**

The alteration and extension of buildings in the countryside should:

- Not result in a disproportionate addition over and above the size of the original building; and
- Not detract from the character or setting of the original building.

### **Farm Diversification**

Diversification of existing farms will be supported provided that:

- Agriculture, forestry or horticulture is still the primary purpose of the enterprise;
- Diversification will support the current agriculture, forestry or horticulture business;
- Diversification projects either utilise existing buildings, or are close to existing buildings.

### **Equestrian Development**

Essential equestrian-related development such as stables and field shelters will be permitted in the countryside provided that:

- They are simple in appearance and small in scale;
- They are sensitively sited (e.g. adjacent to an existing complex of buildings or, if there are no buildings, adjacent to an existing field boundary); and
- They are appropriately landscaped.

### **Management and Enhancement of the Countryside**

Estate owners wishing to develop opportunities such as housing, employment, tourism, renewable energy, community facilities and farm diversification schemes within their estate will be expected to work with the Council to identify opportunities within their wider land holding to make a positive contribution to landscape character and biodiversity and provide mitigation measures for European protected sites.

## **8.3 Housing Mix**

8.3.1 A Strategic Housing Market Assessment (2008; 2012 update) has been produced for the Bournemouth and Poole Housing Market Area, which includes Purbeck. A survey of housing need and demand was undertaken to provide primary data on the District's need and demand for different forms of housing, in particular the required affordable/market split, the type and amount of affordable housing required.

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

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

### ***Spatial Objective 2: Meet as much of Purbeck's housing need as is possible***

#### **Policy AHT: Affordable Housing Tenure**

The tenure of affordable housing will be negotiated on a site-by-site basis to reflect identified local need, but is likely to be split as follows:

- 90% Social Rented/Affordable Rented Housing
- 10% Intermediate Housing to Rent or Purchase

8.3.4 The size of new market and affordable housing provision should also be determined through negotiation in accordance with the outcomes of the BHM model. This identifies a higher need for 2 and 3 bed properties, particularly

within the affordable housing tenures. An oversupply of 2, 3 and 4 bed private rented properties is also notable. This is illustrated in the table below.

**Table 3: Size of dwellings that are needed per annum<sup>10</sup>**

Tenure	Size of dwelling needed				
	1 bed	2 bed	3 bed	4+ bed	Total
Owner-Occupation	9	28	82	44	163
Private Rented	15	-8*	-21*	-17*	-31*
Intermediate	0	21	26	0	46
Social Rented	24	49	16	3	92
<b>TOTAL</b>	<b>48</b>	<b>90</b>	<b>103</b>	<b>30</b>	<b>271</b>

\*The minus reflects a current over supply.

## 8.4 Affordable Housing

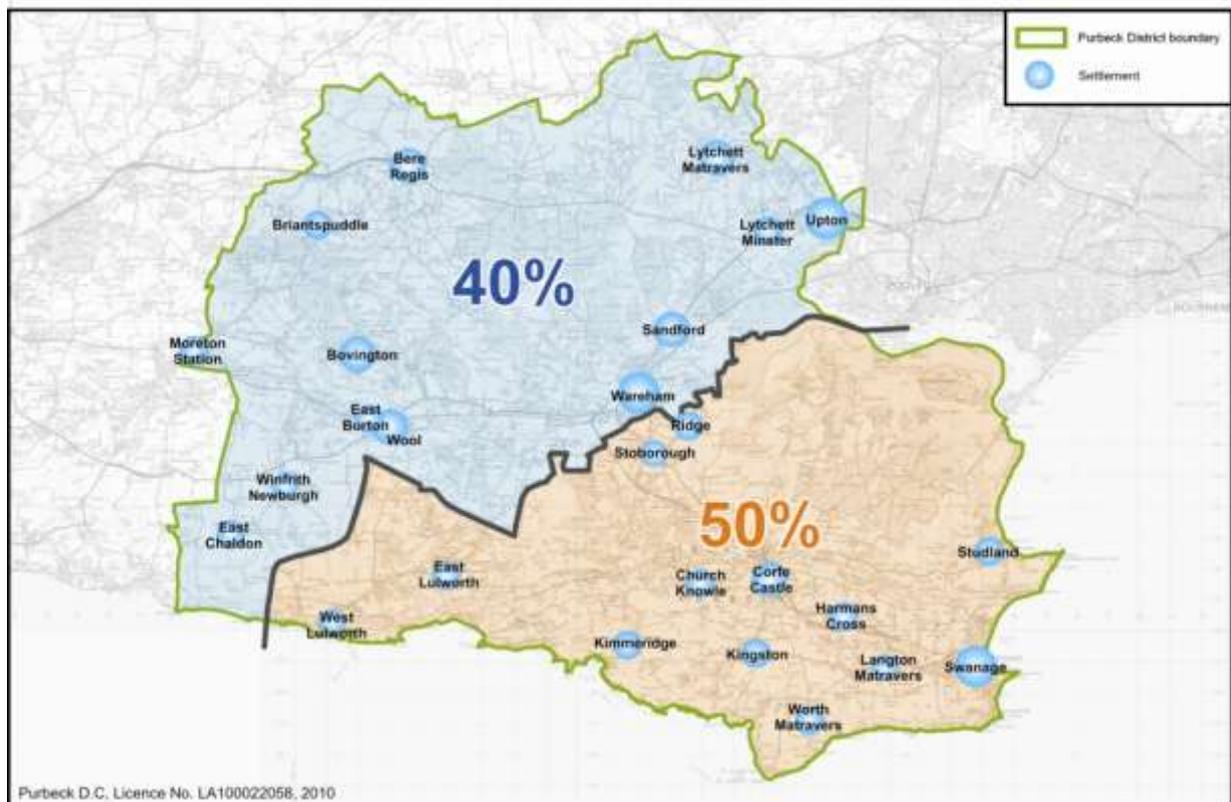
8.4.1 Housing Need is defined as *‘the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market’*. The Strategic Housing Market Assessment considered housing need using the approach advised by Government. The assessment identifies a total affordable housing need of **520 dwellings per annum** over the period 2011 -2016 if all needs were to be met.

8.4.2 The Residential Development Economic Viability Assessment (2008 and updated 2010) recommends that developments of 2 dwellings or more should make provision for affordable housing. The south and east coastal areas have higher land values that can support a minimum target of 50% affordable housing provision. Land prices in the north and west of the District are lower, but can still support a minimum target of 40% affordable housing provision from infill development, with 50% achievable from settlement extensions in Lytchett Matravers and Wareham. Map 16 illustrates the proportion of affordable housing expected in different parts of the District. Further detail on affordable housing provision, site viability and the viability toolkit will be set out in an Affordable Housing Supplementary Planning Document.

8.4.3 Affordable units should be provided on site. Where provision is less than one whole dwelling it will be met through payment of a commuted sum. For example, where six dwellings are proposed in Upton and 40% affordable housing would be required this amounts to 2.4 affordable units. In these circumstances, the two affordable dwellings will be provided on site and a contribution would be made for the equivalent of 40% of a further affordable unit.

<sup>10</sup> Source: Adapted from Table 11.1 of the Dorset Survey of Housing Need and Demand Local Authority Report for Purbeck District Council (2008)

**Map 16: Affordable Housing Requirement by Sub Market Area for infill Sites**



**Spatial Objective 2: Meet as much of Purbeck's housing need as is possible**

**Policy AH: Affordable Housing**

The Council will apply the following policy in relation to affordable housing provision when determining planning applications for all new residential development, including residential elements of mixed use schemes:

Developments that result in a net increase of 2 or more dwellings, or are on a site area of 0.05 hectares or more will be required to provide the following affordable housing contribution:

- At least 50% in the Swanage and Coast sub-market areas as shown on Map 16 and the settlement extensions at Lytchett Matravers and Wareham
- At least 40% elsewhere

In all cases the Council will take account of:

- Current identified local need in the District;
- Economic viability of provision;
- Other overriding planning objectives for the site; and
- Any other considerations deemed relevant to the delivery of affordable housing.

Any part units will be met through a commuted sum. Affordable housing provision should be provided on site. Where on site provision is not feasible, the Council will in the first instance seek to secure equivalent off-site provision and, where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent

amount of on site provision. The applicant will be expected to provide robust justification in support of off site provision or the payment of a commuted sum. This should identify how it would contribute to wider objectives relating to the creation of sustainable and mixed communities and / or meeting a particular identified local housing need. Affordable housing provision required as part of settlement extensions will be provided on site without exception.

Where it is considered that there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, the applicant will be required to provide full justification of exceptional circumstances to the Council's satisfaction. Such justification will be expected to include a financial viability appraisal, site suitability appraisal, and development mix appraisal. This 'open book' approach will enable the Council to form a view on the viability of the proposed scheme, including the identification of economic constraints (for example, existing high use values) and their impact. The appraisal will be subject to independent verification, which the applicant will be expected to fund.

To ensure the development of mixed and sustainable communities, the affordable housing element of schemes should be fully integrated or 'pepper potted' through the site apart from in exceptional circumstances where sufficient justification for concentration in one location is provided by the applicant and agreed by the Council.

Sites which are phased or sub-divided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme. Affordable housing provision will be required in accordance with the combined site area rather than smaller phased or subdivided areas. The affordable housing provision must be provided on each phase or subdivision.

Further detail will be set out in the Affordable Housing Supplementary Planning Document, which will look to identify new ways of providing housing in rural areas that is affordable to local people.

## 8.5 Rural Exception Sites

8.5.1 The National Planning Policy Framework (NPPF) advises local planning authorities to consider the allocation and release of sites in rural areas for 100% affordable housing provision through the use of a Rural Exception Sites policy. This allows limited provision of small sites to be developed for affordable housing in rural communities in and around settlements with the exception of Swanage, Wareham and Upton<sup>11</sup>. Rural exception sites work because landowners are willing to sell their land at substantially less than its open market value for new housing. They do this because the land coming forward will not obtain planning permission for market housing.

8.5.2 Although such sites are an 'exception' to planning policy in relation to housing development in the countryside, they are required to generally conform to existing planning policy in other respects. For example, proposals should be

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<sup>11</sup> A reference to which parishes are eligible for rural exception sites is in Statutory Instrument 1997/620-25 inclusive and 1999/1307.

well planned and designed, and should also take into account their impact on environmental designations, highway safety and flood risk.

- 8.5.3 The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and is subject to strict occupancy clauses. The affordable housing is also required to remain affordable 'in perpetuity'. For a community to be eligible for affordable housing delivered via an 'exception site' it has to be demonstrated, through an acceptable, up-to-date survey of parish housing need that there are people living in the parish/village who are in housing need and are unable to compete in the general housing market (to rent or buy) due to the low level of their income.
- 8.5.4 A major advantage of exception sites is that people with a local connection (living in the parish, close family living in the parish, employed in the parish or grew up in the parish) and with a housing need are given priority in the affordable housing allocation process. The housing must always be offered to households with a local connection to the parish within which it is located in the first instance and for any future vacancies. If there is no household with a local need, households in adjacent parishes will be considered, followed by households throughout the District.
- 8.5.5 The development and occupancy of each rural exception site is controlled through a legal agreement, which the developer signs with the Council prior to the issue of the planning application decision notice. This agreement ensures that the dwellings developed on the exception site remain affordable into the future, once the first occupiers have moved on.
- 8.5.6 There are potential sites in and around villages in the South East Dorset Green Belt that could provide affordable housing for local people, sustaining village life. Provided that these developments do not harm the function or integrity of the Green Belt they will be given consideration.
- 8.5.7 Further detail is set out in the Rural Exception Site Checklist (2010).
- 8.5.8 The NPPF suggests that Councils consider allowing the provision of a small amount of market housing outside settlement boundaries to enable the provision of significant additional affordable housing to meet local needs in rural areas. This proposal will be reviewed through the preparation of an Affordable Housing SPD.

***Spatial Objective 2: Meet as much of Purbeck's housing need as is possible***

**Policy RES: Rural Exception Sites**

In order to meet local needs in rural areas, excluding the settlements of Swanage, Wareham and Upton, affordable housing will be allowed in the open countryside and around settlements where residential development is not normally permitted, provided that:

- The Council is satisfied that the proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural Parishes, which cannot otherwise be met;
- Ideally, the site is not remote from existing buildings and does not comprise scattered, intrusive and isolated development and is within close proximity to, or is served by, sustainable transport providing access to local employment opportunities, shops, services and community facilities. However if evidence can be submitted to demonstrate the site is the only realistic option in the parish, the Council will give consideration to supporting the proposal;
- The number of dwellings should be commensurate with the settlement hierarchy set out in Policy LD: Location of Development, of character appropriate to the location and of high quality design; and
- There are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.

Affordable housing will be allowed adjacent to existing settlements within the South East Dorset Green Belt where it meets an identified local housing need and does not harm the function or integrity of the Green Belt.

On rural exception sites, a small amount of market housing may be permitted provided it enables the provision of significant additional affordable housing to meet local needs. Further detail will be set out in the Council's Affordable Housing SPD.

## 8.6 Gypsies, Travellers and Travelling Show People

- 8.6.1 Local authorities have a duty to consider the needs of Gypsies and Travellers. The Council is working jointly with other Dorset authorities, including Bournemouth and Poole, on the Dorset Gypsy and Traveller Site Allocations Plan. This plan will identify Gypsy and Traveller needs, updating the 2008 Gypsy and Traveller Accommodation Assessment (GTAA) and deliver new residential and transit pitches. One of the key aims of the plan is to increase the levels of authorised site provision for Gypsies and Travellers, in order to significantly reduce unauthorised camping and to avoid the problems that some unauthorised sites can cause.

***Spatial Objective 2: Meet as much of Purbeck's housing need as is possible***

### **Policy GT: Gypsies, Travellers and Travelling Show People**

The required provision of transit and permanent pitches will be addressed through the Gypsy and Traveller Site Allocations Plan.

Planning applications for Gypsy and Traveller sites will be determined in accordance with national Planning Policy for Traveller Sites.

- 8.6.2 The Council is committed to working in partnership with Gypsies and Travellers and with their representative groups, and with local residents to seek solutions to issues concerning Gypsy and Traveller accommodation.

## 8.7 The Needs of Different Household Groups

- 8.7.1 28% of Purbeck's population is over retirement age compared with a national average (England and Wales) of 19.5%. The Bournemouth and Poole Housing Market Assessment identified that population projections show the greatest growth in the next 20 years to be in the 65+ age group, which is matched by an increase in one person households. The Purbeck Survey of Housing Need and Demand (2011) identifies that a third of households in Purbeck (33.7%) contain only older people (currently 65 for men and 60 for women). The highest number of older person only households is in Swanage and the lowest in Wool. Planning for the needs of an ageing population will support the delivery of sustainable, inclusive and mixed communities.
- 8.7.2 The Council will support the provision of supported housing for all age groups as well as sheltered housing, extra care housing, care homes and nursing homes in order to meet the District's specific wider housing needs. Purbeck does not currently have an extra care scheme, which would provide a higher level of care, for example for people with dementia. To enable independent living over a longer period of time new residential development is expected to meet Lifetime Homes standards.

## 8.8 Biodiversity & Geodiversity

- 8.8.1 Purbeck has a wealth of biodiversity and geodiversity of international and national importance, e.g. heathlands, Jurassic Coast World Heritage Site. As these sites are afforded statutory protection through specific legislation and there is no need to repeat the legislation within the Purbeck Local Plan. The designations (including Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), Ramsar and National Nature Reserves (NNR) will however be carried forward onto the Proposals Map from the Purbeck Local Plan Final Edition Proposals Map (2004).
- 8.8.2 Species and habitats of local importance are identified within the Dorset Biodiversity Strategy and Biodiversity Action Plan for Purbeck. Other local biodiversity interests lie within Sites of Nature Conservation Interest (SNCl)s, Local Nature reserves (LNRs), and habitats and species of principal importance to biodiversity, including Ancient Woodland and veteran trees. SNCl)s will be carried forward onto the Proposals Map from the Purbeck Local Plan Final Edition Proposals Map 2004.
- 8.8.3 Heath and forest areas outside of SPA and SAC also support protected Annex 1 bird species. If they support more than 1% of the British population of a bird species they are applicable for SPA status. In Purbeck there are four areas at Rempstone, Hethfelton, Wareham Forest and Moreton that support nightjar and woodlark that are not yet protected. Therefore for any development in these areas, the Council will have to adopt a risk based approach to ensure that there will not be an adverse effect on protected species.

8.8.4 In 2012, work on the Wild Purbeck project led to the designation of Purbeck District as a Nature Improvement Area (NIA). The NIA includes a variety of projects that will improve biodiversity and resilience to climate change.

8.8.5 The restoration of former minerals sites will also contribute to improving biodiversity.

### ***Spatial Objective 3: Conserve and enhance Purbeck's natural habitat***

#### **Policy BIO: Biodiversity & Geodiversity**

Purbeck's biodiversity and geodiversity will be protected, managed and enhanced through:

- The promotion of Strategic Nature Areas as identified on the Nature Map (Map 3);
- Efforts to enhance, link and create habitats to enable adaptation to climate change;
- Projects associated with the Purbeck Nature Improvement Area and the achievement of 'Wild Purbeck';
- Encouraging development proposals to incorporate biodiversity having regard to District design guidance;
- Maintaining regionally important geological and geomorphological sites (RIGS) for their scientific and educational value; and
- Allowing natural processes to continue along the coast in order to protect any wildlife and geological features maintained by active erosion, as reflected in the Shoreline Management Plan policy.

#### **New Development**

New development:

- Will need to ensure that there are no adverse effects upon the integrity of European protected sites (SPA, SAC, Ramsar, possible SAC, potential SPA).
- Within the vicinity of areas that support nationally significant numbers of Annex 1 bird species (nightjar and woodlark), undertake a risk based approach to ensure that there is no significant adverse effect upon these species and their habitats.
- Will need to ensure that there are no adverse impacts upon SSSI, for example an indirect effect of disturbance from increased public access.
- Will need to demonstrate that it avoids significant adverse impacts upon Sites of Nature Conservation Interest (SNCI), National Nature Reserves (NNR), Local Nature Reserves (LNR), Ancient Woodland, aged or veteran trees, wetland interests (for example, watercourses, ponds, reedbeds), and Habitats of Principal Importance. Any significant adverse impacts on these sites and features which cannot be avoided through location on an alternative site, must be adequately mitigated, or, as a last resort, compensated.
- Should incorporate any opportunities for biodiversity in and around the development

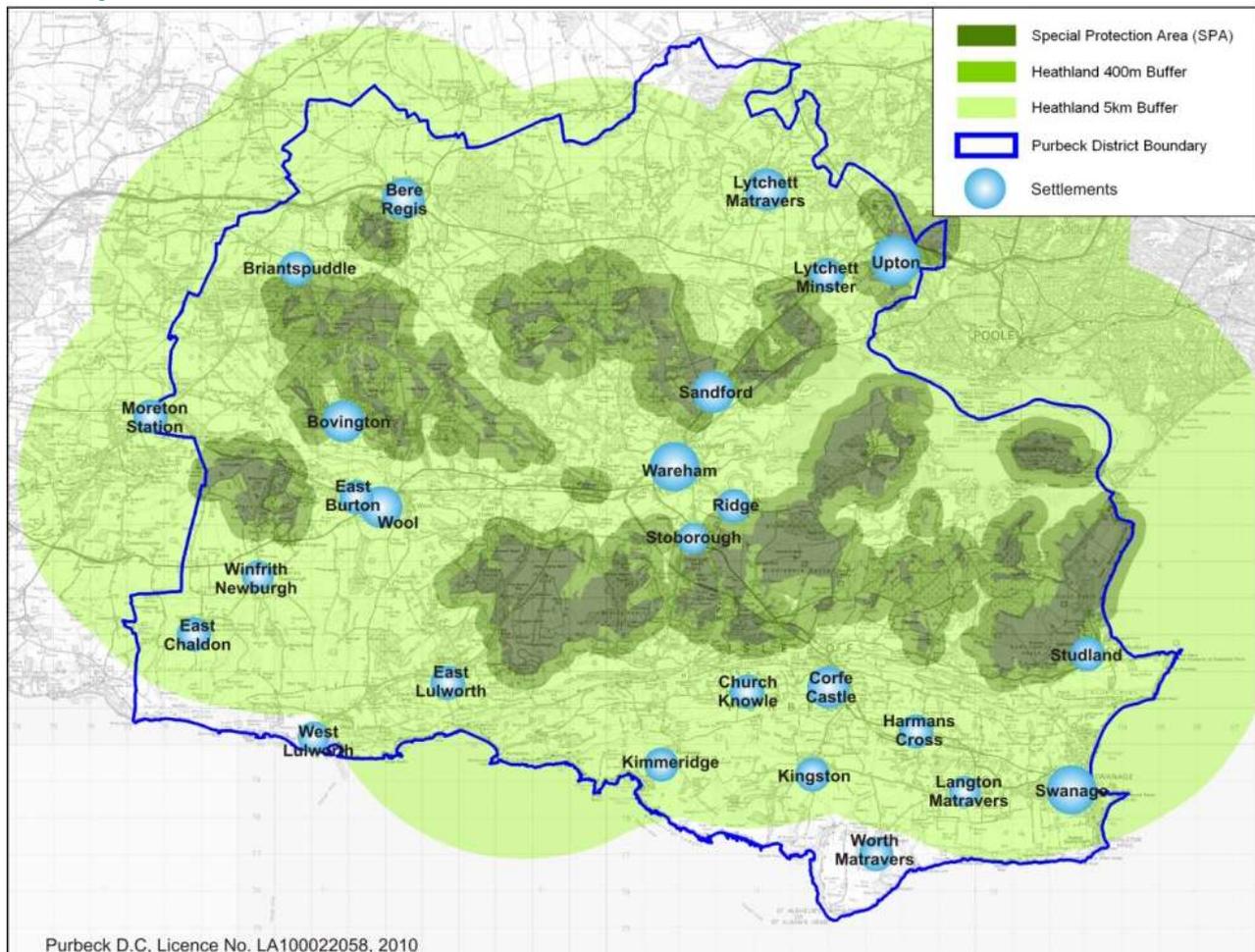
In considering the acceptability of proposals, the Council will assess their direct, indirect and cumulative impacts relative to the significance of the nature conservation value, and balance them against other sustainable development objectives.

## 8.8.6 Heathlands

- 8.8.6.1 A large proportion of the District is heathland that is designated as Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar. Impacts upon heathland can arise from cumulative pressures, principally from residential development, across the wider sub-region. All residential development and tourist accommodation within 5km of the heathlands must provide effective mitigation measures. More direct impacts increase substantially where residential development occurs within proximity to heathlands and therefore residential intensification will not be permitted within 400 metres of heathland. The 5km and 400m buffer zones are shown on Map 17.
- 8.8.6.2 The Habitats Regulations Assessment of this Local Plan has identified a number of specific measures that are required to ensure that the Dorset Heathland sites are not adversely affected by development. Some of the proposed measures rely upon expansive alternative greenspaces coming forward with development proposals. The principle of these large scale natural greenspaces has been determined from the potential open space that could fulfil Suitable Alternative Natural Green Space (SANG) requirements. However, the timely delivery of these alternative greenspaces cannot be relied upon at this stage with the level of certainty required to enable the Council to determine that they would avoid the likelihood of a significant effect on the heathland sites. Part 1 of the Local Plan will therefore need to be subject to a final 'appropriate assessment' under the provisions of regulation 102 of the Conservation of Habitats and Species Regulations 2010, before it is adopted, so that before the plan is given effect in terms of the Regulations, the reliance on the mitigation to be delivered by the Heathlands DPD and other measures such as co-ordinated and multi-partner approaches to on site management of the heaths can be examined in more detail with up-to-date information. The timing of the release of housing allocations will be linked to the delivery of necessary mitigation measures. Settlement extensions will provide mitigation specific to the proposed development. Mitigation requirements of strategic settlement extensions at Lytchett Matravers, Upton and Wareham are set out in Chapter 7. Mitigation for settlement extensions at Bere Regis and Swanage will be considered through subsequent plans. All settlement extensions will need to provide mitigation in accordance with the guidelines set out in Appendix 5.
- 8.8.6.3 In South East Dorset, the Dorset Heathlands SPD, which will be subsequently replaced by a joint Heathlands DPD, collects contributions from development to provide mitigation measures such as new green space provision to avoid adverse effects arising from additional residential development around the Dorset heaths. So far, contributions collected from development have been used to create Upton Woods open space with the aim of attracting residents away from Upton Heath to the north. Monitoring of these initial projects is essential to ensure that there is no net increase in visitor pressure on the heathlands and the mitigation has been effective.

8.8.6.4 The Heathlands DPD will identify further projects to mitigate the development proposed through the Purbeck Local Plan.

**Map 17: 5km and 400metre Heathland Buffer**



**Spatial Objective 3: Conserve and enhance Purbeck's natural habitat**

**Policy DH: Dorset Heaths International Designations**

Development will not be permitted unless it can be ascertained that it will not lead to an adverse effect upon the integrity, of the Dorset Heaths' International designations.

The Council is jointly preparing a Heathlands DPD with affected neighbouring authorities to set out a long-term mitigation strategy to ensure that the growth planned for South East Dorset can be accommodated without having an adverse effect upon the integrity of the Dorset Heaths.

This policy will apply until the Heathlands DPD supersedes it:

The following forms of development (including changes of use) will not be permitted within a 400m buffer around protected heathland:

- Residential (C3) development that would involve a net increase in dwellings;

- Tourist accommodation including hotels, guest houses, boarding houses, bed and breakfast accommodation, tented camping and caravans which require planning permission (C1 uses) and self-catering tourist accommodation; and
- Equestrian-related development that may directly or indirectly result in an increased adverse impact on the heathland.

Between 400 metres and 5km of a heathland, new residential development and tourist accommodation will be required to take all necessary steps on site to avoid or mitigate any adverse effects upon the internationally designated site's integrity or, where this cannot be achieved within the residential development, to make a contribution towards mitigation measures designed to avoid such adverse effects taking place. Measures will include:

- Provision of open space and appropriate facilities to meet recreation needs and deflect pressure from heathland habitats;
- Heathland support areas;
- Warden services and other heathland/harbour management;
- Access and parking management measures; and
- Green infrastructure.

### **8.8.7 Poole Harbour**

8.8.7.1 Poole Harbour is designated as an SPA and Ramsar site for breeding passage and wintering birds. The HRA has concluded that there is a significant risk that additional development (mainly housing) would adversely affect the integrity of SPA/Ramsar site through increasing the nutrient loading (nitrogen) being discharged into the harbour and from the disturbance to birds caused by increased recreational pressures in and around the harbour.

#### **Water Quality Issues**

8.8.7.2 New development served by the four sewage treatment works (STWs) in Purbeck that discharge, directly or indirectly, into Poole Harbour could have an adverse effect upon the SPA/Ramsar site. The STWs are located at Wool, Blackheath, Corfe and Lytchett Minster. Measures will be required to remove this adverse effect.

8.8.7.3 Natural England has recommended that a new policy is required to secure effective mitigation that will remove the adverse effects on the integrity of these sites from additional development.

8.8.7.4 The cumulative effects of development across the conurbation have pointed to the need for a strategic approach to the mitigation of anticipated adverse effects on these sites in conjunction with neighbouring authorities also affected (Borough of Poole and West Dorset District Council).

8.8.7.5 A joint approach to ensure that new development is nitrogen neutral is underway (including an options appraisal and timetable of actions). It will cover the relevant local authority areas and will ensure that mitigation

measures are coordinated and consistent, and to secure their delivery. The Council is working with West Dorset District Council, Borough of Poole, Environment Agency, Wessex Water and Natural England to develop a strategic mitigation/avoidance approach for Poole Harbour SPA and Ramsar in respect of nutrient (nitrogen) enrichment. This approach will also have positive benefits for the River Frome SSSI which is also suffering from nutrient enrichment.

- 8.8.7.6 At this stage it is not possible to determine which of several different options for mitigation will be most effective but they will broadly fall into two categories, those that tackle point sources from Sewage Treatment Works or those that divert diffuse pollution currently arising from existing agriculture.
- 8.8.7.7 The three strategic settlement extensions at Wareham, Upton and Lytchett Matravers are located within the catchment of Poole Harbour. The change of use of these agricultural sites to housing and suitable alternative natural green space will remove the use of nitrate fertilisers. This is considered capable of offsetting the increase in nitrates from sewerage resulting from the new dwellings, depending on the areas and type of existing agricultural use. This will ensure that these developments are nitrogen neutral. The mitigation measures for these three sites may also provide a degree of mitigation for other planned housing development within the catchment in Purbeck but this will require a further investigation. The Council will continue to work with partners to investigate this and other means of providing strategic mitigation and will ensure a clear process for the funding and implementation of the agreed measures. Monitoring of the delivery and effectiveness of mitigation measures will be needed and if necessary, will trigger a review of housing provision. The Council will provide applicants with details on how their proposals can provide suitable and proportionate mitigation that will allow development to come forward in a planned manner with the necessary certainty.

### **Recreational Pressures**

- 8.8.7.8 Increased housing and tourism will increase the recreational pressure in and around Poole Harbour with potential for disturbance of birds. Recreation pressures are addressed by the Aquatic Management Plan (2011), which has directed certain uses to areas where impacts on nature conservation are thought to be minimal. Access to the shores is predominately at Arne, Studland Wareham and Upton. Recreational boating is popular and uses in particular parts of the harbour are restricted. In the summer increased tourism and camping on the rural southern shores can lead to disturbance and during winter months visitors can disturb overwintering birds when they are at their most vulnerable.
- 8.8.7.9 Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities.

### ***Spatial Objective 3: Conserve and enhance Purbeck's natural habitat***

#### **Policy PH: Poole Harbour**

##### **Water Quality**

New development may be required to incorporate measures to secure effective avoidance and mitigation of the potential adverse effects of nutrient loading on the ecological integrity of the Poole Harbour internationally designated sites.

The Council will work with neighbouring local authorities, the Environment Agency, Wessex Water and Natural England, supported by other relevant stakeholders, to secure effective and deliverable mitigation, and mechanisms that will fund and enable implementation of these measures.

##### **Recreational Pressures**

The Council will work with neighbouring local authorities, statutory bodies and landowners to manage shoreline access to Poole Harbour and implement the Poole Harbour Aquatic Management Plan to manage water based activities.

## **8.9 Retail Provision**

8.9.1 The Retail Study (2008) recommends that the *'Town Centres'* at Swanage and Wareham, and the *'Local District Centre'* at Upton are the most sustainable locations within the District for future retail development. The Council will seek to strengthen the *'Town Centres'* by encouraging the provision of a mix of unit sizes in order to help attract a range of retailers. There is also an aspiration to improve retail provision in the centre of Upton.

### ***Spatial Objective 4: Support local communities***

#### **Policy RP: Retail Provision**

Boundaries of town centres and local centres will be reviewed through the Site Allocations Plan and the Swanage Local Plan. In the interim, the boundaries used in the Purbeck District Local Plan Final Edition (2004) will be carried forward on the proposals map.

##### **New Retail Provision**

Any proposal for new retail provision should be commensurate with the position of the relevant town centre and local centre within the hierarchy set out in Policy LD: General Location of Development.

Within town centres and local centres, changes of use to any ground floor use within Class A of the Use Classes Order may be permitted, provided that the proposed use would not harm the vitality, viability and functionality of the centre as a whole.

Development outside town centre and local centres that adversely affect their vitality or viability will not be permitted.

Planning applications for retail, office or leisure development over 1,000sqm (gross) that are outside of town centre boundaries will need to submit a retail impact assessment prepared in accordance with national guidance.

### **Safeguarding Retail Provision**

Development leading to loss of uses within Class A of the Use Classes Order in town centre and local centres will only be permitted if:

- The facility has been sufficiently and realistically marketed over a 9 month period;
- That the current use is demonstrably no longer viable; and
- The change of use would not harm vitality and viability of the town centre or local centre.

## **8.10 Community Facilities and Services**

### ***Community facilities comprise services and leisure facilities such as:***

*Post offices, village/local shops, public houses, garages, cafés, restaurants, village/town halls, places of worship, nursing homes, rest homes, dental practices, doctors' surgeries, health centres, hospices, schools, libraries, child nurseries, museums, performance arts, art galleries, concert halls, public art and cinemas.*

8.10.1 Some facilities have struggled to remain open in Purbeck's towns and villages due to national trends and a changing population structure. Accessibility to facilities and services is a key issue in many of the rural parts of the District. In order to avoid social isolation and reduce the need to travel to access everyday facilities, the Council supports the provision and retention of facilities that are accessible to the general public. In some cases, such facilities and services can be provided as part of a wider development proposal.

### ***Spatial Objective 4: Support local communities***

#### **Policy CF: Community Facilities and Services**

New community facilities and services will be encouraged to locate within a defined settlement boundary. Proposals outside of a settlement boundary should meet the following criteria:

- The use cannot reasonably be met within the settlement; and
- The facility meets an identified local need; and
- It is located close to a settlement in an accessible location by sustainable means of travel; and
- Its impact on landscape, environment and local character is minimised.

#### **Replacement Facilities and Services**

Development (including change of use) that would replace an existing community facility/service with a new community facility or service will only be permitted if:

- It replaces a facility(ies) or service(s) that has been proven to be no longer needed, suitable or viable; and
- It would provide an alternative community facility(ies) or service(s) for which there is a proven local need, e.g. as identified in a community, parish or town plan.

Where the existing site is unsuitable for the current use and requires relocation, the new site must meet the criteria listed above for new facilities and services.

### **Safeguarding Existing Facilities and Services**

Development (including change of use) that would result in the loss of existing community facilities/services will only be permitted if it can be demonstrated that there is no longer a need for the community facility/service through sufficient and realistic marketing of the current use over a period of at least 9 months that the current use is unviable.

## **8.11 Green Infrastructure, Recreation and Sports Facilities**

### **8.11.1 Green Infrastructure**

The provision of green infrastructure is becoming an important requirement as urban density increases and there is a need to tackle rising obesity and improve physical and mental health through exercise. There is also the opportunity for green infrastructure to link habitats, improving biodiversity and supporting adaptation to climate change.

8.11.2 Across South East Dorset, local authorities are working on a joint strategy, which will provide an overall framework for South East Dorset. This was endorsed in 2011 and work has started on the implementation plan and should be completed in 2012. The study area includes land to the north and east of Wareham. Any proposals identified in this study and further work on planning green infrastructure at Swanage and Bere Regis will be considered through a subsequent plan(s). Development briefs for the three strategic settlement extensions will consider green infrastructure provision alongside separate requirements for heathland mitigation and other open space requirements. Examples of green infrastructure of particular relevance to Purbeck include: allotment provision; restoration of minerals sites; provision of additional areas of woodland and heathland (“Wild Purbeck”); sustainable drainage opportunities in new development, and tree planting.

### **8.11.3 Suitable Alternative Natural Green Space**

Planning for green infrastructure provision will need to link to proposals to deliver new Suitable Alternative Natural Green Space (SANG) as mitigation of new housing development through the Heathlands DPD. These proposals and development contribution are covered by Policy DH: Dorset Heathlands.

### **8.11.4 Recreation and Open Space**

Open space and sport and recreation facilities are an important element of green infrastructure. These include parks and gardens, natural spaces, greenways, outdoor sports facilities, beaches, amenity green space, play areas, allotments, cemeteries, churchyards and civic spaces. They also include indoor sports halls and swimming pools. It is important to safeguard existing areas and provide new recreation facilities and/or improve quality of existing facilities alongside new development.

8.11.5 At a district level, new proposals for open space and recreation land will need to fit within the wider strategy. The Council is currently preparing a Recreation

and Open Space Strategy that will update the Recreation Audit and Assessment (2005). This strategy will tackle shortages and seek improvement in quality of facilities. This evidence will be used to establish standards for new development. Contributions for recreation and open space will be incorporated into the Community Infrastructure Levy Charging Schedule. New facilities will be sought in response to needs set out in Town and Parish Plans. New development, where possible, should provide new facilities on site; otherwise a contribution will be sought.

8.11.6 Employment areas could include the provision of facilities such as informal open space or circular walking and cycling routes which would enhance the appearance of employment areas through the provision of green space and landscaping whilst also providing the opportunity for employees to benefit from an improved working environment and informal recreation during breaks.

#### ***Spatial Objective 4: Support Local Communities***

#### **Policy GI: Green Infrastructure, Recreation and Sports Facilities**

##### **New Facilities**

New residential development will be required to make provision for:

- Recreation, sport and/or open space facilities; and
- Green infrastructure

Where possible, facilities should be provided on site, as an integral part of the development. However, where on-site provision is not appropriate, off-site provision or a financial contribution will be sought. The level of contributions will be set out in the Community Infrastructure Levy (CIL) Charging Schedule.

Settlement extensions and major employment sites will be expected to contribute towards the delivery of significant areas of new green infrastructure and the management of a connected, coherent and functional network of new and enhanced green spaces corridors and public rights of way in accordance with the Green Infrastructure Strategy standards.

##### **Safeguarding Existing Facilities**

All open space, sport and recreation areas will be protected. Any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period and/or suitable replacement facilities are provided.

Areas afforded protection through the 2004 Purbeck Local Plan Final Edition will be carried forward to the Proposals Map and reviewed in the Swanage Local Plan, neighbourhood plans, or the Site Allocations Plan.

##### **Replacement Facilities**

Any replacement provision will take account of the needs of the area and current standards of open space, sport and/or recreational provision but should be equivalent to, or an improvement upon, the existing resource, in terms of size, attractiveness, quality and accessibility.

## 8.12 Flood Risk

8.12.1 Protecting people and property from flooding is a priority for the Council and a requirement by government, as set out in the NPPF and its technical guide. Planning applications will be judged against these documents and Purbeck's Strategic Flood Risk Assessment (SFRA).

8.12.2 The SFRA sets out the sequential approach to development, and this is reflected in the proposed housing distribution. New development should be located in Flood Zone 1, which is all of the land falling outside of Flood Zones 2 and 3 as shown on the Key Diagram. Purbeck's SFRA maps areas of localised flooding as well as the Environment Agency's floodplain maps. The SFRA will be regularly updated and changes to flood risk mapping will supersede the Key Diagram and Proposals Map.

8.12.3 The NPPF technical guidance requires planning applications for development over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3 to undertake a Flood Risk Assessment (FRA). For planning applications under 1 hectare, Purbeck's SFRA sets out in which circumstances an FRA is required. Any exceptions to the policy will need to be agreed with the Council. The criteria for an FRA in Purbeck have been drawn up in agreement with the Environment Agency. They make provision for the effects of climate change and overtopping by waves in the coastal areas. Some detail on undertaking an FRA is contained within the NPPF technical guidance. Additional advice on undertaking an FRA can be provided by the Council if needed.

### ***Spatial Objective 5: Reduce vulnerability to climate change and dependence upon fossil fuels***

#### **Policy FR: Flood Risk**

The impact of flooding will be managed by locating development in accordance with Purbeck's Strategic Flood Risk Assessment (SFRA).

#### **Flood Risk Assessments (FRA)**

In Flood Zone 1, an FRA will be required for planning applications with a site area under 1 hectare that:

- Will alter the natural rate of surface water run-off; or
- Are located in areas where there is known to be a localised flooding, or drainage problem as set out in the SFRA maps; or
- Are located in areas below 3.55 metres above ordnance datum; or
- Are located in areas below 6 metres above ordnance datum and are within 50 metres of the coast (defined as back edge of beach or coast protection line).

An FRA will not normally be required for householder development in Flood Zone 1. Exceptional circumstances will need to be agreed with the Council on a site by site basis.

All FRAs should include topographic survey with levels reduced to ordnance datum

Finished Floor levels must be set at an agreed level above ordnance datum which should include 600 millimetres freeboard.

Where appropriate, sustainable drainage systems (SuDS) should be incorporated into the design of the development.

## 8.13 Groundwater Protection

8.13.1 Groundwater is an important source of drinking water in chalk valleys such as those found within Purbeck. With the requirement to adapt to climate change and, in particular, to potential drier conditions in summer, the quality and quantity of the existing water supply in the chalk valleys must be protected, in accordance with paragraph 99 of the NPPF. The ground water protection zones will be carried forward onto the Proposals Map from the Purbeck Local Plan Final Edition Proposals Map 2004.

***Spatial Objective 5: Reduce vulnerability to climate change and dependence upon fossil fuels***

### Policy GP: Groundwater Protection

Development will be permitted if there is no risk to the quality or quantity of groundwater. Development should have no impact on licensed supplies or any other private supplies or water features. Within Groundwater Source Protection Areas, additional safeguards may be required in consultation with the Environment Agency.

## 8.14 Coastal Erosion

8.14.1 The draft Shoreline Management Plan (SMP2) has identified areas of coastline where there will be no active intervention. The Council will need to carefully consider the implications upon residential property in North Swanage, Wareham and Upton and tourism facilities in Studland in order to reduce risk and support adaptation to climate change. The preparation of Coastal Change Management Areas (CCMA) may be required. Where cliff retreat is expected, no further residential development will be permitted.

8.14.2 Following a landslip, the Durlston Coast Strategy Study (2003) and Review Panel (2004) raised concerns about the use of soakaways in certain areas of Durlston, Swanage that would affect the stability of the cliffs. Due to the concern over the stability of cliff tops around the District, it is necessary to screen new development proposals that have the potential for an adverse effect, in particular with regard to drainage. This forms the basis of a 400m No-water Discharge Consultation Zone around the Purbeck coastline.

## ***Spatial Objective 5: Reduce vulnerability to climate change and dependence upon fossil fuels***

### **Policy CE: Coastal Erosion**

Unstable coastal land is often the result of the geology and hydrology of the coastline, predicted rising sea levels and changing management practices. It is important to ensure that new development is not at risk of subsidence or aggravating existing coastal instability. Therefore:

- New residential development will not be permitted in the Indicative Erosion Zones, as identified in the Shoreline Management Plan.
- New development within 400 metres of the coastline as shown on the proposals map, known as the 400m No-water Discharge Consultation Zone, that has the potential to impact upon surface water and/or groundwater drainage, should demonstrate how water can be discharged without having an adverse effect upon the stability of nearby cliffs. This may preclude the use of soakaways.

Identification of Coastal Change Management Areas (CCMAs) will require further geological investigation and consideration through the Swanage Local Plan, neighbourhood plans, or the Site Allocations Plan. CCMAs will be a material consideration in the determination of planning applications.

## **8.15 Design**

8.15.1 The Council has a vital role to play in promoting and securing the highest standards of architectural, landscape and townscape design, and in generally ensuring that development and other works reinforce local distinctiveness. Development must generally integrate into the existing context, paying equal regard to environmental quality and residential amenity. Further detail is set out in District design guidance that includes townscape character assessments for Swanage, Wareham, Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool.

8.15.2 Many key sustainable development objectives can be achieved through good design. These include: achieving development that is durable and adaptable; allows for inclusive access; minimises features which provide the opportunity for crime and anti-social behaviour; supports and encourages sustainable modes of transportation; makes best use of land; uses energy and water efficiently through its lifetime.

8.15.3 Building for Life (BfL) is a scheme established by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation (HBF), which promote design excellence in new housing. This is through assessment of housing schemes against 20 questions. The assessment is intended for developments of 10 dwellings and above. Few housing developments within the District would qualify, however the general principles may be applied to smaller schemes.

8.15.4 In 'Building a Greener Future' (2007 the Government set out its aim to make all new homes zero carbon by 2016 and all other new buildings zero carbon by 2019. The Building Regulations currently provide the principal mechanism for delivering improved standards of energy conservation. The sensitive provision of on site energy generation is also becoming a general planning objective.

8.15.5 The Code for Sustainable Homes and BREEAM (BRE Environmental Assessment Method) provide voluntary standards for measurement of the environmental performance of private residential and commercial developments respectively. The Code and BREEAM support delivery of national sustainable construction objectives which are otherwise delivered through Building Regulations. The Council is committed to working within the national framework, and will encourage improved performance wherever possible. Work will continue on establishing an appropriate level of the Code that can be applied to new residential development in Purbeck. Evidence will be used to inform a policy in a subsequent plan(s) which may supersede this policy.

8.15.6 In assessing the sustainability and design quality of applications for development and other works, the Council will expect conformity to be shown with; national policies for sustainable development; District design guidance; Policy LHH Landscape Historic Environment and Heritage; and Dorset County Council's Residential Car Parking Strategy. Regard will also be given to the District's Townscape Character Appraisals, which set out densities in Swanage, Wareham (and North Wareham), Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool. Densities for the District's remaining settlements will be established through a subsequent plan(s), for example neighbourhood plans.

### ***Spatial Objective 6: Ensure high quality, sustainable design***

#### **Policy D: Design**

The Council will expect proposals for all development and other works to:

- Positively integrate with their surroundings;
- Reflect the diverse but localised traditions of building material usage found across the District;
- Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts including light pollution from artificial light on local amenity;
- Demonstrate support for biodiversity through sensitive landscaping and through in-built features, which provide nesting and roosting facilities for bats and birds;
- Reflect the good practice advice, including appropriate densities, contained in District design guidance including townscape character assessments for Swanage, Wareham (and North Wareham), Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool;

- Reflect good practice guidance contained in the Dorset and New Forest Contaminated Land Consortium of Local Authorities' planning advice note 'Development on Land Affected by Contamination';
- Demonstrate a positive approach to delivery of sustainable development objectives through site layout and building design, which should be as comprehensive as other policies and criteria allow.

Where applicable:

- New homes must demonstrate compliance with Lifetime Homes standards where this would not have an adverse effect on townscape character;
- Development of more than 10 dwellings (net) or 1,000m<sup>2</sup> (net) of non-residential floor space should, having achieved a Part L of the Building Regulations pass, further reduce its regulated greenhouse gas emissions (as predicted by SAP/SBEM) either by 10% via the use of on-site renewable energy generation, or by 20% overall. Where viability constraints of the proposal would preclude the additional cost, the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund). These requirements will be reviewed as further information becomes available about the changes to Part L of the Building Regulations.
- Demonstrate that every effort has been or will be made to achieve a significant carbon reduction in all new built development, at least matching the national targets set out in '*Building a Greener Future*' and by the Building Regulations;
- Achieve a score of at least 14 points ('gold' or 'silver' standard) measured against 'Building for Life' standards where development consists of ten or more dwellings;
- Achieve a BREEAM 'Very Good' rating or higher for new build non-domestic development up to 1,000m<sup>2</sup> (net) floor space, and as a minimum a BREEAM 'Excellent' rating for larger developments. Where viability constraints of the proposal would preclude the additional costs of achieving an 'excellent' rating the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund).

The Council supports energy efficiency improvements to existing buildings provided improvements are in accordance with national guidance and other policies in this plan.

## 8.16 Renewable Energy

8.16.1 One of the goals of sustainable development is the wise use of natural resources - an issue recognised by actions outlined in the Purbeck Community Plan. This challenges how energy is produced and how it is used, as well as how to plan for growth in Purbeck while reducing its eco-footprint. The Purbeck Local Plan must include positive policies to address this situation. The NPPF requires local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources.

### 8.16.2 Energy from Renewable Resources

The Council has endorsed the Bournemouth Dorset and Poole Renewable Energy Strategy (2005), which has a focus on the use of renewable energy for meeting the need for electricity and heat in Dorset.

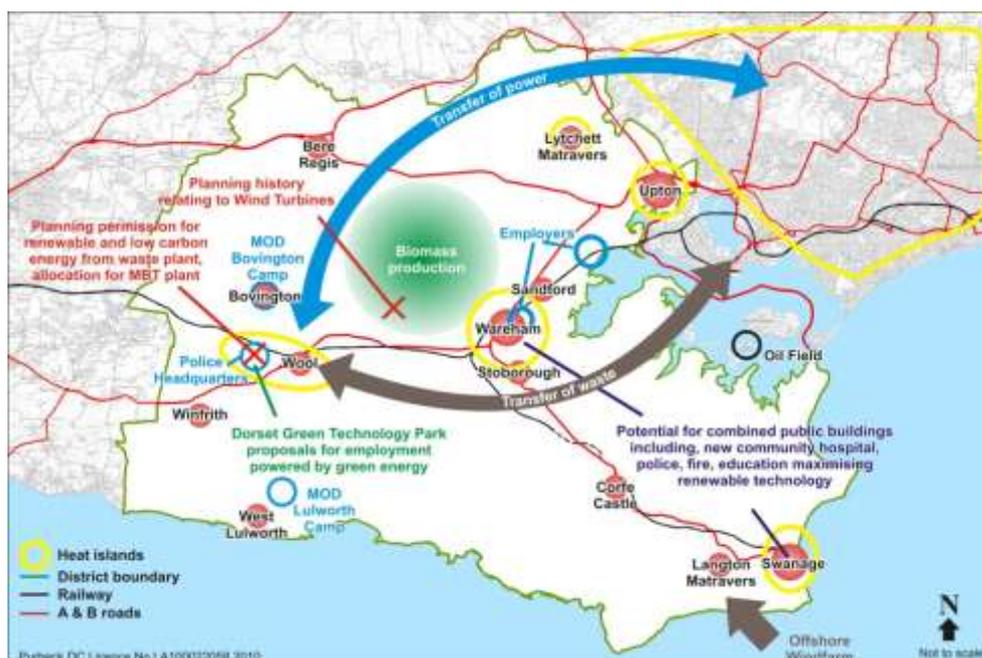
8.16.3 Government aims for 15% of all electricity to come from renewable sources by 2020. Regionally, this was set at 509 to 611 MWe by 2010 (of which 64 to 84 MWe would come from Dorset), rising to 850 MWe by 2020, however no locally derived evidence has yet been produced to set a district-level target.

8.16.4 A Local Energy Plan could be prepared for Purbeck, which will bring together spatial evidence about energy use and generation to identify opportunities for action in the District. The results from this plan should form a material consideration to help guide future renewable energy generation in the District. Map 18 below shows the potential in Purbeck for renewable energy technologies and current opportunities.

### 8.16.5 Landscape impact of large scale renewable energy provision

Having regard to the Area of Outstanding Natural Beauty, Government guidance set out in paragraph 5.8 of the PPS22 Companion Guide states that 'developers must demonstrate that the project does not compromise the reasons behind any relevant area designation, or if it does, provides a substantive case for allowing the project to proceed (e.g. by demonstrating that any economic, social or environmental benefits clearly outweigh the reasons for the designation)'. Therefore, the sensitivity of land designated AONB should not necessarily preclude large or small-scale energy development. Evidence is being gathered on landscape sensitivity, building on earlier landscape character work. In the future, this will help inform and guide large-scale development.

**Map 18: Current Opportunities and Potential in Purbeck for Renewable Energy**



## **Spatial Objective 6: Ensure high quality, sustainable design**

### **Policy REN: Renewable Energy**

The Council encourages the sustainable use and generation of energy where adverse social and environmental impacts have been minimised to an acceptable level.

Proposals for renewable energy apparatus will only be permitted where:

- The technology is suitable for the location and does not cause significant adverse harm to visual amenity from both within the landscape and views into it;
- It would not have an adverse ecological impact upon the integrity of protected habitats unless there is no alternative solution and there are imperative reasons of overriding public interest;
- It would not cause interference to radar or telecommunications, or highway safety;
- It would not cause significant harm to neighbouring amenity by virtue of visual impact, noise, vibration, overshadowing, flicker (associated with turbines), or other nuisances and emissions;
- It accords with Dorset County Council's Landscape Change Strategy and includes an agreed restoration scheme, any necessary mitigation measures, with measures to ensure the removal of the installations when operations cease; and
- Safe access during construction and operation must be provided.
- It avoids causing harm to the significance and setting of heritage assets.
- 

## **8.17 Landscape, Historic Environment and Heritage**

8.17.1 The unique identity, beauty and appeal of Purbeck to residents, visitors and investors alike owes much to its heritage and the distinctive character and quality of the landscape and historic environment. Various designations exist to ensure the sensitive management of landscape and heritage assets within the planning process.

8.17.2 Landscape related designations include the Dorset Area of Outstanding Natural Beauty and the Jurassic Coast World Heritage Site. The Council also manages around 350 Tree Preservation Orders which cover single specimens, groups and woodlands. There is a duty to consider the impact of development upon trees.

8.17.3 Purbeck has a particularly rich collection of designated heritage assets including 1,435 listed buildings, 257 Scheduled Ancient Monuments, 6 entries on the Register of Parks and Gardens of Special Historic Interest in England and 25 Conservation Areas. The District currently lacks a 'Local List' of undesignated heritage assets. The Council will consider preparation of such a list. Impact upon archaeology whether or not previously identified or designated, is a consideration in assessing planning proposals. The Dorset Historic Environment Record (maintained by Dorset County Council) is an

important source of information relating to the historic environment, sites and designations.

8.17.4 The Council has a significant role to play as a custodian of, and advocate for Purbeck's landscape, historic environment and heritage. This may be achieved through policy making, development management, enforcement and community functions and through the Council's dealings with other public service providers. Through use of these tools positive steps will be taken to secure the conservation and enhancement of the District's historic environment and landscape. Areas of action include reduction in the number of assets considered to be 'at risk' of loss or deterioration, securing sensitive public realm and highways improvements, input into production of design statements by local communities and identifying opportunities for heritage led regeneration. In this way, the continued enjoyment of the District's landscape and historic environment may be secured for the benefit of both current and future generations, and the full potential that heritage holds in contributing to the economic success and vitality of the District realised.

8.17.5 The Council will give the protection, conservation and enhancement of the District's landscape (including trees and hedgerows), historic environment and heritage a high priority in its decision-making and other activities. In this it will be informed by Conservation Area Appraisals, the Dorset Landscape Character Assessment, Dorset Historic Towns Survey, AONB Management Plan, Purbeck Heritage Strategy, Dorset Roads Protocol, District design guidance, Dorset Historic Environment Record and other relevant strategies and guidance.

### ***Spatial Objective 7: Enhance the cultural heritage and landscape of the District***

#### **Policy LHH: Landscape, Historic Environment and Heritage**

Proposals for development and other works will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets - be these locally, nationally or internationally designated or otherwise formally identified by the Local Planning Authority. 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.

Wherever appropriate, proposals affecting landscape, historic environment or heritage assets will be expected to deliver enhancement and improved conservation of those assets.

Proposals that would result in an unacceptable impact of light pollution from artificial light on intrinsically dark landscapes and nature conservation will not be permitted.

## 8.18 Employment

8.18.1 The SWRDA Workplace Strategy (2008) has indicated a need to broaden the range of uses within existing employment areas. The emphasis should be placed upon optimising the potential of Knowledge-Based Industries through the promotion of key sectors. This will be encouraged through development of high technology science parks at locations such as the Dorset Green Technology Park and related businesses at other established employment locations, for example, at Holton Heath. It will be desirable for good quality telecommunications and broadband facilities to be provided across the District. New jobs will be accommodated by redevelopment and expansion of existing employment facilities and by optimising the number of jobs generated within Swanage, Upton and Wareham.

### ***Spatial Objective 8: Promote a prosperous local economy***

#### **Policy E: Employment**

##### **New Employment Provision**

New employment provision for B class uses should be located at the most sustainable locations in accordance with Policy LD: General Location of Development and existing employment sites that do not fit within the settlement hierarchy such as Holton Heath and Dorset Green.

In rural areas, small scale employment uses will be encouraged to help rural regeneration and improve the sustainability of communities in accordance with Policy CO: Countryside.

It will be important that new employment uses are accessible by sustainable transport modes. Larger employment developments (over 0.5ha) may be required to implement sustainable travel plans.

Planning applications for office development over 1,000sqm (gross) will need to submit a retail impact assessment prepared in accordance with national guidance

##### **Safeguarding Employment Land**

- Existing employment land, as set out in Table 2 in Section 6.5, will be safeguarded for B1, B2 or B8 uses. New proposals will only be permitted where they do not compromise the integrity of the employment site.
- The expansion of the existing employment use(s) will be permitted where this would not result in an unacceptable adverse impact in terms of visual harm, noise and traffic flow.

##### **Redevelopment or change of use of employment land**

Exceptionally, other uses that generate employment may be considered on safeguarded employment land where they are appropriate to the location providing that:

- The use is not primarily retail in nature;

- There is a need for the business to be located within the employment land on account of close connection with neighbouring businesses;
- There is a potential for an adverse impact if located within another more sensitive location, such as residential areas;
- There is a lack of suitable alternative sites, other than in existing employment land for the type of employment activity proposed; and
- It can be demonstrated that there is no longer a need for the employment use and the current use has been sufficiently and realistically marketed for a period of at least 9 months to show that the current use is no longer viable.

## 8.19 Tourist Accommodation and Attractions

8.19.1 The Regional Tourism Strategy identifies three priority aims: sustainable tourism, increased quality and improved destination management arrangements. Tourism and the visitor economy is a key sector of the South West region's economy. It is inextricably linked with both the vitality of town centres and helping to sustain viable rural communities. Tourism provides a vital input to the economy of Purbeck, with over 1.5 million day visits made to the area on an annual basis, with annual spending at around £140 million. Purbeck will seek to build upon its position as a leading visitor destination through the promotion of visitor experiences of exceptional quality and distinction.

8.19.2 The Tourism Strategy for Purbeck (2008) proposes that development which will help to diversify Purbeck's accommodation and attraction assets to meet tourism trends should be considered in appropriate locations. There are opportunities for high quality built accommodation, eco friendly accommodation, tented accommodation, forest lodges/chalets, study centres, redundant barn conversions and accommodation for disabled visitors. It also indicates that there is sufficient existing provision for touring or static caravans within existing sites. Increased recreation levels as a result of tourism may have implications for European protected sites. Policy DH: Dorset Heaths International Designations and Policy PH: Poole Harbour address these impacts.

8.19.3 A review of the policy for campsites is planned to start in 2012. The resulting policy may supersede this policy.

### ***Spatial Objective 8: Promote a prosperous local economy***

#### **Policy TA: Tourist Accommodation and Attractions**

##### **New tourist accommodation will be permitted as follows:**

- New built serviced and self catering accommodation or extension to existing accommodation should ideally be located in the towns and key/local service villages, or in accordance with Policy CO: Countryside.
- New sites or extension to existing holiday chalet and tented camping sites will only be permitted outside of the AONB and Green Belt.

- Due to the adequacy of current provision for touring or static caravan sites, and in order to protect the landscape of the District, it is unlikely that additional sites or extensions to existing sites can be supported.

Upgrading of existing caravan, holiday chalet or tented camping sites must be in accordance with Policy CO: Countryside.

### **Safeguarding of Tourism Accommodation**

Proposals that would result in the loss of hotel or accommodation with more than 6 bedrooms (which is not ancillary to the primary residential (C3) use of the dwelling) will not be permitted unless it can be demonstrated that the current use has been sufficiently and realistically marketed for a period of at least 9 months to show that the current use is no longer viable.

### **New Tourist Attractions**

Proposals for new tourist and leisure attractions should be focused in towns and key/local service villages. In the countryside, proposals for new tourist and leisure attractions will only be permitted where they are in accordance with the Policy CO: Countryside.

## **8.20 Military Needs**

8.20.1 The Ministry of Defence (MOD) has two camps in the District, at Bovington and at Lulworth. It is difficult to predict the precise future operational requirements of the MOD at Bovington camp. Therefore, flexibility in policy is necessary to ensure that proposals set out in the forthcoming Strategic Defence Review can be accommodated. Defence Estates is also proposing to undertake an Estate Development Plan for the camp. This can be taken into consideration during the preparation of a subsequent plan(s), which will include a review of the settlement boundary for Bovington. Consideration will also be given to the alternative uses for land that is considered surplus to MOD requirements. The MOD has an important role in managing the SPA/SACs and development potential will be constrained by the 400metre heathland buffer. The involvement of Natural England in any proposals will be essential to ensure that there is no potential adverse effect upon internationally protected habitats.

### ***Spatial Objective 8: Promote a prosperous local economy***

#### **Policy MOD: Military Needs**

Some development will be necessary at Bovington and Lulworth camps to allow the expansion of MOD operations.

Development on MOD land for operational purposes will be permitted provided that:

- it does not cause demonstrable harm to the character of the locality by reason of scale, siting, design, effect on the character of the existing landform, its ecology or by excessive traffic generation unless exceptional circumstances or national defence requirement can be demonstrated

- it takes into account the requirement to protect internationally protected habitats

A site will be allocated for 30 military dwellings through a neighbourhood plan or the Site Allocations Plan as set out in Policy SW: South West Purbeck. Dwellings will be expected to meet the same exacting sustainability, design standards and mitigation requirements as any other open market or affordable dwellings.

Consideration over the future potential expansion of the camps will be dealt with through a neighbourhood plan or the Site Allocations Plan.

## 8.21 Consultation Zones

8.21.1 There are a number of consultation zones around installations or land that applicants need to be aware of, including pipelines and sewage treatment works. Furthermore, the minerals industry is a traditional and important local employer with Purbeck Stone, sand and gravel extraction, Ball Clay and oil extraction all abundant in Purbeck. Ball Clay in particular is scarce in the UK and therefore Minerals Consultation Zones are shown on the Changes to the Proposals Map in Appendix 4 to ensure that new development does not compromise future extraction.

8.21.2 The Bournemouth, Dorset and Poole Minerals Core Strategy is currently being prepared and includes a review of the approach to mineral safeguarding across the Mineral Planning Authority areas. The emerging Minerals Core Strategy includes a revised mineral safeguarding policy and map, which will supersede the current (1999) map when the Minerals Core Strategy is adopted.

8.21.3 Natural England will be consulted on new development proposals within the Corfe Common 400metre buffer to assess any potential impact upon the wetland habitat of the Southern Damselfly, a protected species.

### ***Spatial Objective 8: Promote a prosperous local economy***

#### **Policy CZ: Consultation Zones**

Development proposals that fall within the following Consultation Zones will be referred to the following bodies (or any subsequent renaming) to ensure that the proposals will not harm their operations:

- Minerals: Minerals Planning Authority, Kaolin and Ball Clay Association (UK)
- Hazardous Installations: Health and Safety Executive
- Pipelines: Health and Safety Executive
- Sewage works and other sources of unpleasant emissions: Wessex Water
- Corfe Common SSSI: Natural England

Amended consultation zones for Minerals, Corfe Common SSSI, Hazardous Installation and Pipelines are shown on the Changes to the Proposals Map in Appendix 4. The consultation zone for sewage works will be carried forward on the Proposals Map from the Purbeck Local Plan Final Edition (2004).

## 8.22 Improving Accessibility & Transport

- 8.22.1 Transport issues in Purbeck were given detailed consideration in the Purbeck Transportation Study, which was completed in 2004. This study put forward a series of recommended improvement measures, collectively known as the Purbeck Transportation Strategy (PTS) to be implemented over the short, medium and long term. The aim of the strategy is to bring about a situation where movement in Purbeck is reliable and efficient for all categories of transport user on all modes of transport. To achieve this aim the strategy seeks to: improve the level of service, availability, and attractiveness of public transport (including waterborne transport), cycling and walking; reduce the impact of the private motor car; and provide additional road access capacity into Purbeck where appropriate.
- 8.22.2 Since the beginning of 2007, funds have been collected through the Interim Transport Contributions Policy in order to deliver the elements of the strategy and to meet the overall aims of the strategy.
- 8.22.3 The PTS was updated in 2010 to reflect changes to funding priorities. Major road schemes, including the Bere Regis and Wool bypasses, were removed and replaced by a more sustainable package of measures. The principal elements of the strategy are to promote sustainable transport in the form of cycling and walking, to encourage train and bus use through improvements to services and infrastructure, to reduce the impact of the private car and to undertake measures to improve the attractiveness of the A35 and C6 corridor through implementing new approaches to road management in a high quality environment. This measure is to divert traffic travelling east/west between Poole/Bournemouth and Wool/Lulworth and to the west of the District away from the A351, which is at capacity during peak periods. Contributions will also be used to allow reconnection of the Swanage to Wareham branch line to the railway network.
- 8.22.4 The Local Transport Plan 3 (LTP3) was adopted in 2011 and includes both the PTS and the South East Dorset Multi Modal Transport Study (SEDMMTS), which looks at transport across South East Dorset and includes parts of north east Purbeck. Other documents such as the Manual for Streets 2, Dorset Rural Roads Protocol Coastal Car Park Design Guide and non-residential car parking guidance provide guidance to the Council on improving accessibility. The Council supports opportunities for cycling and has produced leaflets showing seven locally developed cycle routes, as well as the National Cycle Network of the South West Coast Path National Trail (NCN 2).
- 8.22.5 The Council supports further investigation into waterborne transport as a way of alleviating congestion, in particular ferry services from Poole Quay/Sandbanks to Studland and Swanage.
- 8.22.6 Opportunities for car sharing, car clubs, high speed broadband provision and personalized travel planning are always welcomed, and these could form part of a travel plan for larger-scale development.

***Spatial Objective 9: Provide an integrated transport system and better accessibility to services for everyday needs***

**Policy IAT: Improving Accessibility & Transport**

Improving accessibility within Purbeck will be achieved through better provision of local services and facilities that reduce the need to travel, especially by car. This will be achieved by assessing development proposals against the following criteria:

- The development should be located in the most accessible location and reduce the need to travel;
- The development should maximise the use of alternative and sustainable forms of travel;
- The development, where it is likely to result in significant transport implications, should be supported by a detailed transport assessment and a travel plan;
- The development should provide for improved safety and convenience of travel, including improved access to local services and facilities by foot, cycle and public transport;
- The development should provide safe access to the highway, and/or should provide towards new/improved access to the highway and improvement of the local highway.
- The development should provide for adequate parking levels in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy.

***Spatial Objective 9: Provide an integrated transport system and better accessibility to services for everyday needs***

**Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck**

Transport conditions within Purbeck will be improved through the implementation of the Purbeck Transportation Strategy. This will be a flexible strategy to meet changing scenarios, and includes the following elements: the provision of cycle routes, improved transport interchanges and targeted improvements that provide relief to the A351.

**Mitigating the Cumulative Impact of New Development**

The cumulative impact of additional road trips from new development will be mitigated through financial contributions towards the implementation of the Purbeck Transportation Strategy. Such contributions will be sought in accordance with 'Development Contributions towards Transport Infrastructure in Purbeck' which is regularly updated and will be formalised as part of the Community Infrastructure Levy Charging Schedule.

Detailed proposals for key transport infrastructure identified in the Purbeck Transportation Strategy will be provided through the Swanage Local Plan, neighbourhood plans, or the Site Allocations Plan, as appropriate.

Development proposals that are likely to adversely affect the implementation of transport infrastructure required to achieve the aims of the Purbeck Transportation Strategy will not be permitted.

## 9. Implementation and Monitoring

- 9.1 Government guidance in the NPPF sets out that plans can be reviewed in whole or in part to respond flexibly to changing circumstances. Monitoring the implementation of the Purbeck Local Plan will be crucial to ensure the delivery of the Spatial Vision and Objectives for the District. The effectiveness of Core Strategy policies will be monitored through specific indicators and set out in the Annual Monitoring Report. If a policy is not achieving its desired outcomes, the policy can be reviewed through a subsequent plan.
- 9.2 Achieving the strategic objectives is essential to the delivery of the Plan. Each strategic objective will be monitored throughout the plan period using the monitoring framework set out in Appendix 3.

### Contributions from Development

- 9.3 Meeting Purbeck's housing needs, in particular the delivery of affordable housing, is a high priority of the District Council. However, competing demands for strategic and neighbourhood infrastructure funding would reduce the affordable housing contribution that can be made from the value of housing sold on the open market.
- 9.4 The Council currently collects development contributions towards transport and heathland mitigation in accordance with established policy. Introduced in 2007, this mitigation is essential to enable further development to take place in the District. The policy continues to evolve, with an updated package of transport measures in 2010 and a Heathlands DPD is currently being prepared.
- 9.5 From April 2014, it will no longer be possible for the Council to collect development contributions relating to transportation, heathland and open space through the traditional 'Section 106' approach. Affordable housing provision will continue to be secured through S106 Planning Obligations. Instead, to ensure that critical infrastructure can be provided and development contributions can be 'pooled' to address the cumulative impacts of development (for example transport and heathland mitigation), the Council will need to have in place a Community Infrastructure Levy (CIL) - a charge on most new development in the District.
- 9.6 The Council will continue to work with infrastructure and service providers and local communities to update the Purbeck Infrastructure Plan, which will identify the strategic and neighbourhood infrastructure required to support the level of development proposed in the District. This, together with up to date assessments of development costs and viability and funding provision/requirements will enable the Council to prepare a CIL charging schedule which will be subject to consultation and examination. Preparation of the CIL charging schedule will give full consideration to the delivery of affordable housing (in accordance with Local Plan Part 1 Policy AH) as one of the Council's key priorities
- 9.7 Prior to the adoption of a CIL charging schedule, infrastructure provision will be implemented through the following plans that provide additional detail to Local Plan Part 1 policies:

- **Affordable Housing**

Policy AH – Affordable Housing

A new Affordable Housing SPD will be prepared to provide additional detail to Policy AH and explore ways of bringing forward sites in villages.

- **Transport**

Policy ATS - Implementing an Appropriate Transport Strategy for Purbeck

The interim policy for Development Contributions for Transport Infrastructure will continue to apply until it is replaced by the CIL. This will follow the culmination of the review of the guidance that is being undertaken by a Policy Development Panel.

- **Heathland**

Policy DH - Dorset Heaths International Designations

The Heathlands SPD for Heathland Contributions has been extended until 2014, when the Heathlands DPD that will include a mitigation strategy to cover the entire plan period will replace it.

There may also be a requirement for a contribution towards mitigation of the effects upon Poole Harbour. Further detail is set out in Policy PH: Poole Harbour

9.8 Economic viability testing has set the affordable housing levels and thresholds with these contributions in mind. This is set out in further detail in the Residential Development Economic Viability Assessment (2008) and update (2010).

9.9 Settlement extensions will be required to provide specific infrastructure and these requirements are set out on a site-by-site basis in Chapter 7. The requirements are mixed between on-site or off-site provision, or, if this is not appropriate, a contribution. There is still some uncertainty over the precise infrastructure that will be provided with each settlement extension, and this largely depends upon land values and community needs at the time of development. The viability toolkit will be used to work with developers to identify the precise infrastructure required. An important implementation tool will be the preparation of development briefs for each of the three strategic allocations. Development brief scoping reports were completed in early 2012 supporting the delivery of new housing and associated infrastructure from 2012 onwards.

### Policy DEV: Development Contributions

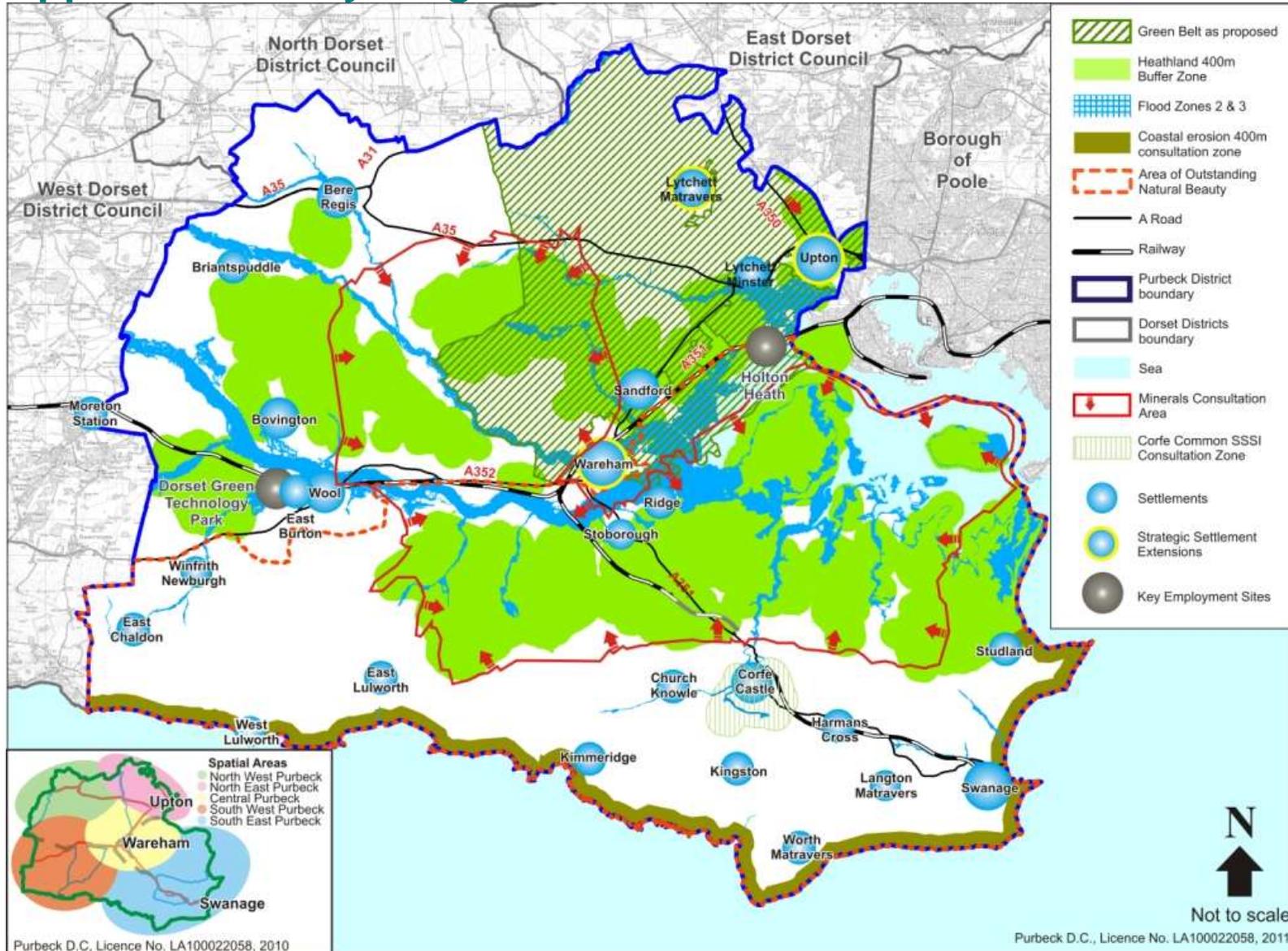
Prior to the implementation of a CIL Charging Schedule, contributions are sought from development in order to provide associated infrastructure as follows:

- **Transport Improvements** contributions in accordance with Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck. Further detail will be set out in Development Contributions for Transport Infrastructure interim guidance until it is superseded by SPD
- **Affordable Housing Contributions** in accordance with Policy AH – Affordable Housing. Further detail on contributions and projects will be set out in the Affordable Housing SPD

- **Contributions for Heathland Mitigation** in accordance with Policy DH - Dorset Heaths International Designations. Further detail on contributions and projects is set out in the Heathlands SPD until it is superseded by the Heathlands DPD

With the exception of contributions for heathland mitigation, which is compulsory, all contributions will be assessed on a site-by-site basis for viability through an open book approach.

# Appendix 1 – Key Diagram



## Appendix 2 – Abbreviations and Glossary

### Glossary of Terms

**Affordability:** A measure of whether households can access and sustain the costs of private sector housing. There are two types of affordability: mortgage and rental. Mortgage affordability measures whether households can afford a deposit and a mortgage; rental affordability measures whether a household can afford a private rental. Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. Rental affordability is defined as the rent being less than a proportion of a household's income.

**Affordable Housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

**Affordable Rented Housing:** Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.

**Agricultural Workers' Dwelling:** Accommodation essential (due to the demands of the farming or forestry work concerned, as opposed to the personal preferences or

circumstances of any individuals involved) to enable farm or forestry workers to live at or in the immediate vicinity of their place of work, wherein the relaxation of strict controls on new development in the open countryside may be justified.

**AONB:** An Area of Outstanding Natural Beauty, designated by the Countryside Commission under Section 87 of the National Parks and Access to the Countryside Act 1949, with the primary aim of conserving and enhancing the natural beauty of the landscape.

**Appropriate Assessment:** A process required of the Birds Directive 79/409/EEC and Habitats Directive 92/43/EEC to avoid adverse effects of plans, programmes and projects on Natura 2000 sites (see below) and thereby maintain the integrity of the Natura 2000 network and its features.

**Area Action Plan (AAP):** A Development Plan Document for a specific geographical area.

**Biodiversity:** The variety of plant and animal species in a defined area.

**BREEAM (Building Research Establishment Environmental Assessment Method):** A way of assessing the environmental performance of both new and existing buildings.

**Brownfield Site:** A site that has previously been developed which is available for redevelopment, but does not include garden land.

**Building for Life:** The national standard for well-designed homes and neighbourhoods. Building for Life promotes design excellence and celebrates best practice in the house building industry. It is led by CABI and the Home Builders' Federation.

**Buffer Zone:** An area of land on which development is not permitted in order to maintain adequate distance between sensitive areas and potentially harmful development.

**CLG:** Department of Communities and Local Government.

**Climate Change Adaptation:** Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures.

**Community Facilities:** Facilities used by the local community to meet their day-to-day needs. These include: community buildings (churches, chapels, community halls and public houses); health and education facilities (schools, Doctors' and Dentists' surgeries, pharmacies); post offices and shops; financial/banking facilities; petrol stations; and recreational facilities (such as children's play areas and sports fields).

**Community Plan:** An action plan produced by the Purbeck Community Partnership.

**Community Strategy:** The action plan produced by the Dorset Strategic Partnership.

**Conservation Area:** Areas of special architectural and/or historic interest designated by a local planning authority under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance. They focus on the value of all the broad elements, including the group value of buildings, open spaces, trees, traditional street patterns or features of historic or architectural interest, which make up a particularly attractive townscape.

**Council:** Purbeck District Council.

**Countryside:** Land outside the defined settlement boundaries of towns and villages.

**Cultural Heritage:** Cultural and historic features, including archaeological sites, historic buildings and Conservation Areas, which form an important element of the local landscape and character, and a record of the area's past.

**Curtilage:** The area attached to a property as part of its enclosure.

**Development:** The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any buildings or other land. This includes demolition, extensions, alterations and changes of use.

**Development Plan:** This includes adopted Local Plans, neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.).

**Development Plan Documents (DPD):** Local plans and neighbourhood plans that are subject to independent examination. Those making representations seeking a change to the document will have the right to be heard at an independent examination.

**District:** Purbeck District.

**Eco-Footprint or Ecological Footprint:** The area of land and water required to support a defined economy or human population at a specified standard of living indefinitely using prevailing technology.

**Environment Agency:** A Government organisation which seeks to protect and improve the quality of air, land and water by the regulation of emissions, pollutants and other potentially harmful activities.

**European protected sites:** A term used throughout the Local Plan to simplify the document. It refers to nature conservation sites which are subject to the

requirements set out in the Habitats Regulations 2012, e.g. SPA and SAC sites and, as a matter of government policy, Ramsar sites (NPPF para 118)

**Extra Care Housing:** Housing specifically for older people who are physically or mentally frail who want to continue to live independently, but with support always at hand. Each property has an intercom to contact the on-site warden, day or night. The accommodation has enhanced communal facilities, special design features and staff who give specialist care and support

**Geodiversity:** The range of rocks, fossils, minerals, soils and landforms.

**Green Belt:** Areas of countryside around large urban areas whose aim is to prevent urban sprawl by keeping the land permanently open. The general extent of a Green Belt is fixed through a Structure Plan and the detailed boundaries are established in Local Plans. The Green Belt around Bournemouth and Poole is known as the South East Dorset Green Belt.

**Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Greenfield:** Land that has not been previously developed (other than agricultural or forestry uses) including residential gardens.

**Groundwater:** Water held in water-bearing rocks and pores and fissures underground. Groundwater not only sustains the flow of water in rivers but is also an essential source of water for public supply, industry and agriculture.

**Gypsies and Travellers:** Persons of nomadic habit of life whatever their race or origin. This includes those who, on grounds of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily or permanently. The term also includes all other persons with a cultural tradition of nomadism and/or caravan dwelling.

**Habitat:** The living place of an organism or a distinct community of plants and animals, having particular physical or biotic characteristics (for example, sea shores).

**Habitat Regulations:** The Conservation (Natural Habitats, &c.) Regulations 1994 transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The sites are frequently referred to as 'Natural 2000' sites (see below).

**Habitat Regulations Assessment:** The Habitats Regulations require land use plans to be subject to an assessment. It is an iterative process and undertaken at each key stage of plan preparation.

**Heritage Coast:** Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

**Household:** The Census definition of a household is: *'A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room.'*

**Housing Demand:** Is the quantity and type/quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.

**Housing Need:** Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.

**Infilling / Infill Development:** New development which occupies gaps within built-up areas between existing developments.

**Infrastructure:** The system of communications and utility services (water, sewerage, sewage disposal, land drainage, gas and electricity, waste disposal and telecommunications) which serves developments.

**Intermediate Affordable Housing:** Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

**Labour Market:** The market in which demand and supply for labour is effected – firms willing to employ workers and labour seeking employment.

**Listed Building:** Buildings of particular importance due to their architectural interest; historic interest; close historical association with nationally important people or events; and/or group value. They are selected by the Secretary of State for National Heritage and documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Monitoring Reports:** Reports on the progress of preparing the Local Plan and implementation of its policies.

**Natura 2000:** EU-wide network of nature protection areas known as SACs, SPAs and Ramsars (see below), established under the Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats.

**Park and Ride:** An arrangement whereby a private car is parked in a non-central location and the occupants continue their journey by another mode of transport (usually bus or rail), mainly in order to reduce road congestion.

**Peak Oil:** Is the point in time when the maximum rate of global petroleum extraction is reached, after which the rate of production enters terminal decline. The concept is based on the observed production rates of individual oil wells and the combined production rate of a field of related oil wells.

**Purbeck Community Partnership:** the name for the local strategic partnership involved in the production of the Purbeck Community Plan.

**Ramsar Site:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and Low Carbon Energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low-carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**RIGS:** Regionally Important Geological and Geomorphological Sites. Locally identified sites of geological or geomorphological interest, selected particularly for their value for teaching purposes, but also for research and stimulating public awareness of geology.

**Rural Exception Sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**SACs:** Special Areas of Conservation. Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.

**Shared Ownership:** Housing produced by a Registered Social Landlord (RSL), either new or existing properties purchased by an RSL, which the RSL then sells on a part rent/part buy basis. The shared owner buys a percentage of the property, funded by mortgage and/or savings. The remaining percentage is still owned by the RSL who charges a rent on it.

**Scheduled Ancient Monument:** The most important archaeological sites nationally were identified as Scheduled Ancient Monuments by the Secretary of State for the Environment, Transport and the Regions in 1979. In Purbeck, the vast majority of Ancient Monuments are Bronze Age round barrows, but there is a considerable

diversity of remains from other periods, including Iron Age hill forts or camps, medieval deserted villages, and Saxon earth walls.

**Section 106 Agreement:** a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.

**Sequential Test:** A planning principle that seeks to identify, allocate or develop certain types or locations of land before others, for example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

**Sheltered Housing:** Housing specifically for older people to live independently, but with support at hand if they need it. It can be apartments, bungalows or flats with a private bathroom and kitchen. Each property has an intercom to contact support staff, day or night.

**Site Allocations Plan:** Identifies or 'allocates' areas of land for specific types of development, such as housing, employment, community facilities, etc. It also includes the definition of settlement boundaries for those places where some further growth may take place.

**Shoreline Management Plan:** A non-statutory plan for a particular stretch of coastline.

**SNCIs:** Sites of Nature Conservation Interest. In Purbeck SNCIs have been identified by the Dorset SNCI Panel. These sites are of considerable nature conservation value at a local level. Some may include habitats of comparable quality to SSSIs but are of a smaller area or of a more fragmented nature.

**Social Rented Housing:** Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.

**Special Protection Areas:** Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Stakeholder:** Individuals or organisations who have an on-going concern and interest in specific issues.

**Statement of Community Involvement (SCI):** Sets out the standards which the plan-making authority intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and in significant development control decisions. It also sets out how the local planning authority intends to achieve those standards.

**Strategic Environmental Assessment (SEA):** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which

requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment..

**Strategic Flood Risk Assessment (SFRA):** The aim of the SFRA is to map all forms of flood risk and use this as an evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of 'low' (zone 1), 'medium' (zone 2) and 'high' (zone 3) risk are mapped using data collected from many sources.

**Strategic Housing Land Availability Assessment:** The primary role of this assessment is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.

**Suitable Alternative Natural Green Space (SANG):** The name given to green space that is of a quality and type suitable to be used as mitigation within the District. Its role is to provide alternative green space to divert visitors from visiting the heathland Special Protection Areas (SPA). SANGs are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.

**Supplementary Planning Documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan..

**Supported Housing:** Accommodation which comes with housing related support (for example advice about rent and bills, managing money, claiming benefits, insurance and security, keeping to a tenancy agreement). It could be shared housing or self-contained.

**Sustainability:** Improving the quality of human life whilst living within the carrying capacity of supporting ecosystems.

**Sustainability Appraisal (SA):** An assessment of the social, economic and environmental impacts of a plan. It usually includes a Strategic Environmental Assessment (see above).

**Sustainable Development:** meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Travel to Work Area:** Zones in which the bulk of the resident population also work.

**Travel Plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed..

**Use Classes Order:** The Government places various different uses of land and buildings into different categories. This has the effect of allowing certain changes of use without requiring permission, for example a hardware shop to a book shop. The

classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments:

A1: Shops	C1: Hotels
A2: Financial & Professional Services	C2: Residential Institutions
A3: Restaurants and Cafes	C2A: Secure Residential Institution
A4: Drinking Establishments	C3: Dwelling Houses
A5: Hot Food Take-away	D1: Non-Residential Institutions
B1: Business (including light industry)	D2: Assembly & Leisure
B2: General Industrial	Sui Generis
B8: Storage and Distribution	

**Vision:** The ability to imagine how the District could look in the future

**White Paper:** Government statement of planning policy, which may prove to be a material consideration in the determination of a planning application, if relevant to the decision.

**Windfall Sites:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available..

**World Heritage Site:** A natural or cultural feature or area designated for special protection by the World Heritage Convention for its 'universal' value, regarded as the heritage of all people.

## Abbreviations

<b>AAP</b>	Area Action Plans
<b>AMR</b>	Annual Monitoring Report
<b>AOD</b>	Above Ordnance Datum
<b>AONB</b>	Area of Outstanding Natural Beauty
<b>BHM</b>	Balanced Housing Model
<b>BREEAM</b>	Building Research Establishment Environmental Assessment Method
<b>CABE</b>	Commission for Architecture and the Built Environment
<b>CCMA</b>	Coastal Change Management Area
<b>Defra</b>	Department for Environment, Food and Rural Affairs
<b>DPD</b>	Development Plan Documents
<b>GTAA</b>	Gypsy and Traveller Accommodation Assessment
<b>HBF</b>	Home Builders Federation
<b>IPF</b>	Interim Planning Framework
<b>LDF</b>	Local Development Framework
<b>LNRs</b>	Local Nature Reserves
<b>LPA</b>	Local Planning Authority
<b>MoD</b>	Ministry of Defence
<b>MWe</b>	Megawatt Electrical
<b>NIA</b>	Nature Improvement Area
<b>NNRs</b>	National Nature Reserves
<b>NPPF</b>	National Planning Policy Framework
<b>PCP</b>	Purbeck Community Partnership
<b>PTS</b>	Purbeck Transportation Strategy
<b>RIGS</b>	Regionally Important Geomorphological / Geological Sites
<b>RP</b>	Registered Provider
<b>RSS</b>	Regional Spatial Strategy
<b>SAC</b>	Special Area of Conservation
<b>SAM</b>	Scheduled Ancient Monument
<b>SANGs</b>	Suitable Alternative Natural Green Spaces
<b>SAP</b>	Standard Assessment Procedure
<b>SBEM</b>	Simplified Building Energy Model
<b>SCI</b>	Statement of Community Involvement
<b>SFRA</b>	Strategic Flood Risk Assessment
<b>SNCI</b>	Sites of Nature Conservation Interest
<b>SoS</b>	Secretary of State
<b>SPA</b>	Special Protection Area
<b>SPD</b>	Supplementary Planning Documents
<b>SSSI</b>	Sites of Special Scientific Interest
<b>SWRDA</b>	South West Regional Development Agency
<b>TTWA</b>	Travel to Work Area
<b>UKAEA</b>	United Kingdom Atomic Energy Agency
<b>UCO</b>	Use Classes Order

## Appendix 3: Monitoring Framework

### Introduction

The policies in the plan require regular monitoring to ensure that the policies are achieving their desired outcomes. Where a policy is not achieving its desired outcomes, the policy can be reviewed through a subsequent plan. In certain circumstances, the monitoring will trigger a partial or complete review of the strategy. The triggers and indicators for these circumstances are set out in the table below:

Trigger	Indicator
Appropriate number of new homes	Review the delivery of housing against the housing trajectory 2016 and 2021.  Council to have commenced work on a Partial Review of the Local Plan by the end of 2015.
Failure to achieve housing, retail and employment targets	Unlikely to achieve 2,520 dwellings, 2,000sqm non food floor space, 1,300sqm food floor space and 11.5ha employment by 2027.
Failure of mitigation for European protected sites	Rise in net number of visitors to European protected sites or failure to provide nitrate mitigation.
Failure to achieve town centre retail strategy due to lack of sites	Failure to provide sufficient retail provision in town centres and local centres including delivery of a specific site in the Swanage Area Action Plan
Reduced choice of available employment land	Available and serviced employment land falls below a minimum of 11.5ha
Imbalance of housing growth risks failure to improve self sufficiency in each spatial area	Significant imbalance in proportion of development coming forward in each of the five spatial areas
Any significant change in national policy	The Purbeck Local Plan is no longer fit for purpose

The Council has identified a number of specific monitoring indicators which will measure the effectiveness of the proposed Purbeck Local Plan policies. The indicators include a mix of sustainability appraisal indicators, contextual indicators, core output indicators and local output indicators. All will be reported annually in the Council's monitoring reports.

### Contextual Indicators

The purpose of contextual indicators is to provide a backdrop against which to consider the effects of policies and the interpretation of national and local indicators. This approach reflects the importance of taking into account the social, environmental and economic circumstances that exist within a locality. The indicators and source have been set out below according to the Purbeck Local Plan Spatial Objective.

### Core Output Indicators and Local Output Indicators

Core Output Indicators are set by the government to provide an overview of spatial planning performance. However, the core output indicators are not sufficient to assess the locally distinctive policies in the Purbeck Local Plan. To ensure that the outcomes of the local policies are being achieved and the spatial vision and objectives for the District are delivered, a number of Local Output Indicators have been developed.

### Sustainability Effects Monitoring

In order to meet the requirements of the SEA Directive (Article 10(1)), the significant sustainability effects of plan implementation must be monitored to identify any adverse effects that may result, and enable appropriate remedial action to be taken. The sustainability appraisal (SA) of the Purbeck Local Plan sets out the desired sustainability objectives of Purbeck Local Plan implementation. Appendix 7 of the SA provides a monitoring framework to support the identification of any significant adverse effects. The appraisal also identifies a number of significant positive, localised, mitigated, cumulative and synergistic effects that may result from implementation of the Purbeck Local Plan.

### Purbeck Local Plan Monitoring Framework

The framework of indicators set out below identifies how the implementation of each Spatial Objective and related policies will be monitored. This will enable the implementation and effectiveness of policies to be checked and any significant Sustainability Effects to be identified.

#### Abbreviations:

**SA** (Sustainability Appraisal Indicator) **COI** (Core Output Indicator); **LOI** (Local Output Indicator)

**Spatial Objective 1: Respect the character and distinctiveness of Purbeck's settlements and countryside**

**Contextual indicators:**

Indicator	Type of Indicator	Source
<b>Population</b>		
Population size estimates, age, gender and working age structure	Contextual, SA	The Dorset Data Book (Census, ONS)
Population density	Contextual, SA	The Dorset Data Book (Census, ONS)
Ethnic composition	Contextual, SA	The Dorset Data Book (Census, ONS)

**Core and local indicators:**

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<b>Vision for North West Purbeck</b>  Policy NW - North West Purbeck	Number of new homes completed in North West Purbeck	<b>LOI, SA</b>	Provision of approximately 120 dwellings out of 2,520 district dwelling target by 2027, to be provided in general conformity with settlement hierarchy (Policy LD).
	Focus housing development at Bere Regis by providing a housing allocation of around 50 dwellings	<b>LOI</b>	Completion of housing allocation by 2022
	Net affordable housing completions on eligible sites	<b>LOI</b>	40% of dwellings on eligible sites;
	Successful implementation of heathland mitigation	<b>LOI</b>	Monitoring of visitors to local protected sites before implementation of heathland mitigation. Monitoring of visitors to SANGs following implementation of heathland mitigation and completion of housing development(s). Target of no net increase in visitors to protected sites over the plan period.

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<b>Vision for South West Purbeck</b>  Policy SW - South West Purbeck	Number of new homes completed in South West Purbeck	<b>LOI, SA</b>	Provision of approximately 360 dwellings out of 2,520 district dwelling target by 2027, to be provided in general conformity with settlement hierarchy (Policy LD).
	Net affordable housing completions on eligible sites	<b>LOI</b>	40% of dwellings on eligible sites in Wool, Bovington and Winfrith Newburgh; 50% of dwellings on eligible sites at West Lulworth;
	Successful implementation of heathland mitigation	<b>LOI</b>	Monitoring of visitors to local protected sites before implementation of heathland mitigation. Monitoring of visitors to SANGs following implementation of heathland mitigation and completion of housing development(s). Target of no net increase in visitors to protected sites over plan period.
<b>Vision for Central Purbeck</b>  Policy CEN - Central Purbeck	Number of new homes completed in Central Purbeck	<b>LOI, SA</b>	Provision of approximately 475 dwellings out of 2,520 district dwelling target by 2027, to be provided in general conformity with settlement hierarchy (Policy LD).
	Focus housing development at Wareham by providing a housing allocation of around 200 dwellings	<b>LOI</b>	Completion of housing allocation by 2017
	Net affordable housing completions on eligible sites	<b>LOI</b>	40% of dwellings on eligible sites at Wareham and Sandford; 50% dwellings of the Worgret Road settlement extension at Wareham; 50% of dwellings on eligible sites atStoborough;
	Successful implementation of heathland mitigation	<b>LOI</b>	Monitoring of visitors to local protected sites before implementation of heathland mitigation. Monitoring of visitors to SANGs following implementation of heathland mitigation and

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
			completion of housing development(s). Target of no net increase in visitors to protected sites over the plan period.
<b>Vision for North East Purbeck</b>  Policy NE - North East Purbeck	Number of new homes completed in North East Purbeck	<b>LOI, SA</b>	Provision of approximately 605 dwellings out of 2,520 district dwelling target by 2027, to be provided in general conformity with settlement hierarchy (Policy LD).
	Focus housing development at Upton by providing a housing allocation of around 70 dwellings	<b>LOI</b>	Completion of housing allocation by 2017
	Focus housing development at Lytchett Matravers by providing a housing allocation of around 50 dwellings	<b>LOI</b>	Completion of housing allocation by 2017
	Net affordable housing completions on eligible sites	<b>LOI</b>	40% of dwellings on eligible sites at Upton and Lytchett Matravers. 50% of dwellings on the Huntick Road settlement extension at Lytchett Matravers;
	Encourage further employment development as part of a mixed use development at the Lytchett Matravers allocation	<b>LOI</b>	Completion of employment units by 2017
	Successful implementation of heathland mitigation	<b>LOI</b>	Monitoring of visitors to local protected sites before implementation of heathland mitigation. Monitoring of visitors to SANGs following implementation of heathland mitigation and completion of housing development(s). Target of no net increase in visitors to protected sites over the plan period.

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<b>Vision for South East Purbeck</b>  Policy SE - South East Purbeck	Number of new homes completed in South East Purbeck	<b>LOI, SA</b>	Provision of approximately 960 dwellings out of 2,520 district dwelling target by 2027, to be provided in general conformity with settlement hierarchy (Policy LD).
	Focus housing development at Swanage by providing housing allocations totalling around 200 dwellings	<b>LOI</b>	Completion of housing allocation(s) of 50 dwellings by 2017 and 150 dwellings by 2022.
	Net affordable housing completions on eligible sites	<b>LOI</b>	50% of dwellings on eligible sites.
	Successful implementation of heathland mitigation	<b>LOI</b>	Monitoring of visitors to local protected sites before implementation of heathland mitigation. Monitoring of visitors to SANGs following implementation of heathland mitigation and completion of housing development(s). Target of no net increase in visitors to protected sites over the plan period.
<b>Implementation</b>  Policy DEV - Development Contributions	Transport Infrastructure Development Contributions Annual Statement	<b>LOI</b>	Completion of annual statement to ensure that money has been spent on implementation of projects.
	Affordable Housing Development Contributions Annual Statement	<b>LOI</b>	Completion of annual statement to ensure that money has been spent on implementation of affordable housing.
	Heathland Mitigation Development Contributions Annual Statement	<b>LOI</b>	Completion of annual statement to ensure that money has been spent on implementation of projects.

**Spatial Objective 2: Meet as much of Purbeck's housing need as is possible**

**Contextual indicators:**

Indicator	Type of Indicator	Source
<b>Housing</b>		
Total number of households, average household size and household compositions	Contextual	The Dorset Data Book (Census, ONS)
Total number of dwellings, percentage of second homes and percentage of vacant properties	Contextual, SA	The Dorset Data Book (Census, ONS) and annual estimated updates
Total number of dwellings and percentage of second homes	Contextual, SA	The Dorset Data Book (Census, ONS)
Dwelling type	Contextual	The Dorset Data Book (Census, ONS)
Dwelling tenure	Contextual	The Dorset Data Book (Census, ONS)
Dwelling amenities	Contextual	The Dorset Data Book (Census, ONS)
House Price / Income Ratio	Contextual, SA	The Dorset Data Book (Census, ONS)

**Core and local indicators:**

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<b>Deliver Housing Requirement.</b>	Plan period and housing targets	COIH1	2,520 dwellings over the plan period 2006-2027
	Net additional dwellings in previous years	COIH2(a), SA	Year on year increase in accordance with housing trajectory up to 2027
<b>Maintain a 5 Year Housing Land Supply.</b>	Net additional dwellings for the reporting year	COIH2(b), SA	Provision in accordance with housing trajectory up to 2027
	Net additional dwellings in future years (including 5 year housing land supply assessment)	COIH2(c)	Annual completion of 5 Year Housing Land Supply Assessment and provision in accordance with housing trajectory
	Managed delivery target (dwellings)	COIH2(d)	Provision in accordance with housing

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
	(including trajectory)		trajectory
	Annual monitoring of cumulative housing completions to ensure that the district housing target is not exceeded prior to the end of the plan period which would require a review of the Habitat Regulation Assessment.	LOI	To have commenced a partial review of the Local Plan by the end of 2015, to assess housing growth in excess of 2,520 dwellings in relation to the Habitats Regulations.
	New and converted dwellings on previously developed land	COIH3	
	That sufficient nitrogen mitigation has been provided by new housing in the Poole Harbour catchment	LOI	Sufficient nitrate mitigation has been provided to offset the increase in population equivalents (PE) <sup>1</sup> .
<b>Secure the delivery of increased amounts of affordable housing</b>	Gross affordable housing completions	COIH5, SA	40-50% of all houses granted planning permission on eligible sites during monitoring year
Policy AH - Affordable Housing	Net affordable housing completions on rural exception sites as a percentage of all affordable housing completions	LOI	
Policy AHT – Affordable Housing Tenure	Number of sites subject to the provision of affordable housing secured : (i) on-site (ii) off-site (iii) via a financial contribution	LOI	
Policy RES- Rural Exception Sites	Tenure split of gross affordable housing provision on eligible sites granted planning permission during monitoring year	LOI	90% Social rented / affordable rented housing during year 10% Intermediate housing to rent or purchase

<sup>1</sup> PE is a clearly defined measure for sewage works load and is incorporated into the EU Urban Wastewater Directive as follows: 1 p.e. (population equivalent) means the organic biodegradable load having a five-day biochemical oxygen demand (BOD5) of 60g of oxygen per day.

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
			during year
<b>Meeting the housing needs of Gypsies and Travellers</b>  Policy GT - Site Criteria for Gypsies, Travellers and Travelling Show People	Net additional pitches provided (Gypsy and Traveller)	COIH4	Net increase in pitches by 2027 (target to be set through Dorset Gypsy and Travellers Site Allocations Plan).
	Number of unauthorised encampments recorded during bi-annual counts	LOI	Reduction year on year up to 2027

### Spatial Objective 3: Conserve and enhance Purbeck's natural habitat

#### Contextual indicators:

Indicator	Type of Indicator	Source
<b>Environment &amp; Biodiversity</b>		
Proportion (%) area protected by environmental / biodiversity designation	Contextual, SA	Dorset County Council
Air Quality	Contextual, SA	Purbeck District Council
Area of land designated as SACs	SA	Dorset Environmental Records Centre
Area of land designated as Dorset SAC Heathland	SA	Dorset Environmental Records Centre
Area of land designated as SPA	SA	Dorset Environmental Records Centre
Area of land designated as Ramsar	SA	Dorset Environmental Records Centre
Combined area SACs, SPA, and Ramsar	SA	Dorset Environmental Records Centre
Area of land designated as SSSI	SA	Dorset Environmental Records Centre
Area and % of SSSI in favourable condition	SA	Dorset Environmental Records Centre
Area and % of SSSI in unfavourable (no change) condition	SA	Dorset Environmental Records Centre
Area and % of SSSI in unfavourable (recovering) condition	SA	Dorset Environmental Records Centre

Indicator	Type of Indicator	Source
Area and % of SSSI in unfavourable (declining) condition	SA	Dorset Environmental Records Centre
Area and % of SSSI in unfavourable (destroyed) condition	SA	Dorset Environmental Records Centre
Area and % of SSSI in unfavourable (part destroyed) condition	SA	Dorset Environmental Records Centre
Area and % of SSSI condition not assessed	SA	Dorset Environmental Records Centre
Area of land designated as SNCI	SA	Dorset Environmental Records Centre
Area and % of SNCI in good condition	SA	Dorset Environmental Records Centre
Area and % of SNCI in good/improving condition	SA	Dorset Environmental Records Centre
Area and % of SNCI in good/declining condition	SA	Dorset Environmental Records Centre
Area and % SNCI in fair / improving condition	SA	Dorset Environmental Records Centre
Area and % of SNCI in fair/declining condition	SA	Dorset Environmental Records Centre
Area and % of SNCI in poor condition	SA	Dorset Environmental Records Centre
Area and % of SNCI in poor / improving condition	SA	Dorset Environmental Records Centre
Area and % of SNCI in poor / declining condition	SA	Dorset Environmental Records Centre
Area and % of SNCI whose condition is unknown	SA	Dorset Environmental Records Centre
Area of land designated as NNR	SA	Dorset Environmental Records Centre
Area of land designated as LNR	SA	Dorset Environmental Records Centre
Priority Habitat Lowland Heathland 2004	SA	Dorset Environmental Records Centre
Area of land designated as RIGS	SA	Dorset Environmental Records Centre

#### Core and local indicators:

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<b>Protect, manage and enhance biodiversity and geodiversity</b>  Policy BIO - Biodiversity and	Change in areas of biodiversity importance (International, National and Regional Sites)	COIE2	No overall decrease in area year on year up to 2027

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
Geodiversity			
<b>No adverse effect to integrity of Heathland SPA / Ramsar sites</b>  Policy DH - Dorset Heaths International Designations & Policy PH - Poole Harbour	Number of planning applications for residential development granted within 400m protected heathland buffer	<b>LOI</b>	No planning approvals by 2027
	Successful implementation of heathland mitigation	<b>LOI</b>	Monitored number of visitors to protected heathland sites before implementation of heathland mitigation.  Monitored number of visitors to SANGs following implementation of heathland mitigation and completion of housing development(s).  Target of no net increase in visitors to protected sites over plan period.
	That sufficient nitrogen mitigation has been provided by new housing in the Poole Harbour catchment	<b>LOI</b>	Sufficient nitrate mitigation has been provided to offset the increase in population equivalents (PE) <sup>2</sup> by 2027.

<sup>2</sup> PE is a clearly defined measure for sewage works load and is incorporated into the EU Urban Wastewater Directive as follows: 1 p.e. (population equivalent) means the organic biodegradable load having a five-day biochemical oxygen demand (BOD5) of 60g of oxygen per day.

## Spatial Objective 4: Support Local Communities

### Contextual indicators:

Indicator	Type of Indicator	Source
<b>Health</b>		
Long-term limiting illness	Contextual, SA	The Dorset Data Book (Census, ONS)
Life Expectancy	Contextual, SA	The Dorset Data Book (Census, ONS)
% claiming 30 mins of moderate physical activity at least 3 days per week	SA	The Dorset Data Book (Census, ONS)
% adults satisfied with local sports provision	SA	The Dorset Data Book (Census, ONS)
Index of Multiple Deprivation	Contextual	Dorset County Council (Communities and Local Government)
<b>Education</b>		
Skills, qualifications and training	Contextual, SA	The Dorset Data Book (ONS)
<b>Crime</b>		
Crime rates (violent crime, dwelling burglary, vehicle crime, criminal damage and anti social behaviour)	Contextual, SA	Home Office & Dorset Police
% of parishes with adopted parish plan	SA	Purbeck District Council
% of villages with a settlement boundary with a PO	SA	Dorset County Council Research and Information Team
% of villages with a settlement boundary with a school	SA	Dorset County Council Research and Information Team
% of villages with a settlement boundary with a village hall	SA	Dorset County Council Research and Information Team

**Core and local indicators:**

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<p><b>Safeguard existing community facilities and provide new facilities and services</b></p> <p>Policy CF - Community Facilities and Services</p>	<p>Provision of new community facilities and services in spatial areas:</p> <ul style="list-style-type: none"> <li>(i) North West</li> <li>(ii) South West</li> <li>(iii) Central</li> <li>(iv) North East</li> <li>(v) South East</li> </ul>	LOI	Net increase over plan period
	<p>Loss of community facilities and services in spatial areas:</p> <ul style="list-style-type: none"> <li>(i) North West</li> <li>(ii) South West</li> <li>(iii) Central</li> <li>(iv) North East</li> <li>(v) South East</li> </ul>	LOI	No net decrease over plan period
<p><b>Safeguard existing and provide new recreation and sport facilities</b></p> <p>Policy GI - Green Infrastructure, Recreation and Sports Facilities</p>	<p>Provision of new recreation and sports facilities</p>	LOI	Net increase over plan period

**Spatial Objective 5: Reduce Vulnerability to Climate Change and dependence upon fossil fuels**

**Contextual indicators:**

Indicator	Type of Indicator	Source
<b>Climate Change</b>		
% of houses at risk from flooding (1 in 100 year event)	SA	Dorset County Council Records and Information Team
% of houses at risk from flooding (1 in 1,000 year event)	SA	Dorset County Council Records and Information Team

**Core and local indicators:**

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<p><b>Minimising flood risk to development</b></p> <p>Policy FR - Flood Risk</p>	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	COIE1	0 planning permissions by 2027
<p><b>Protection of the quality and quantity of existing water supply in chalk valleys, particularly in view of climate change</b></p> <p>Policy GP – Groundwater Protection</p>			

**Spatial Objective 6: Ensure high quality, sustainable design**

**Contextual indicators:**

Indicator	Type of Indicator	Source
<b>Energy</b>		
% of housing with kerbside recycling	SA	The Dorset Data Book
% of all domestic waste generated in the district that is recycled	SA	The Dorset Data Book

**Core and local indicators:**

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<b>Reduce vulnerability to climate change through sustainable building design</b>  Policy D - Design	Housing quality – Building for Life Assessments	<b>COIH6</b>	Achieve a score of at least 14 points ('gold' or 'silver' standard) measured against 'Building for Life' standards where development consists of ten or more dwellings.
	Industrial and commercial quality – BREEAM ratings	<b>LOI</b>	Achieve a 'Very Good' rating or higher for new build industrial and commercial development up to 1,000sqm (net) floor space, and as a minimum an 'Excellent' rating for larger developments.
	Renewable energy generation installed by capacity and type	<b>E3</b>	

**Spatial Objective 7: Conserve and enhance the landscape, historic environment and cultural heritage of the District**

**Contextual indicators:**

Indicator	Type of Indicator	Source
<b>Heritage</b>		
% new homes built on brownfield	SA	The Dorset Data Book
% of conservation areas in the locality with an up-to-date appraisal	SA	Purbeck District Council
No. of Grade 1 and 2* listed buildings at risk	SA	Purbeck District Council

**Core and local indicators:**

Key Outcomes sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<p><b>Protection, conservation and enhancement of the landscape, historic environment and heritage</b></p> <p>Policy LHH – Landscape, Historic Environment and Heritage</p>	Number of Conservation Areas with an up-to-date appraisal and management proposals	<b>LOI</b>	100% by 2015

## Spatial Objective 8: Promote a prosperous local economy

### Contextual indicators:

Indicator	Type of Indicator	Source
<b>Economy</b>		
Gross Value Added	Contextual, SA	Dorset Data Book (ONS Statistics)
Unemployment rate	Contextual	Dorset Data Book (ONS Statistics)
Firms in Purbeck	Contextual	Dorset Data Book (Annual Business Inquiry, ONS)
VAT registrations	Contextual	Dorset Data Book (ONS Statistics)
Average earnings	Contextual, SA	Dorset Data Book (ONS Statistics)
% of workforce employed by sector	SA	Dorset Data Book (ONS Statistics)
Visitors to Swanage Steam railway	SA	Dorset Data Book (Visit Britain 2008, South West Research Company 2009)
Visitors to Durlston Country Park	SA	Dorset Data Book (Visit Britain 2008, South West Research Company 2009)
Visitors to Corfe Castle	SA	Dorset Data Book (Visit Britain 2008, South West Research Company)
Purbeck Holiday Accommodation Supply	SA	Dorset Data Book (South West Tourism)
Purbeck Holiday Accommodation Occupancy (mean) – self-catering holiday homes, hotel rooms, B&Bs	SA	Value of Tourism Study (PDC)

### Core and local indicators:

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<b>Deliver retail provision in accordance with</b>	Total amount of floor space for 'town centre uses' (A1, A2, B1a & D2) (town centre areas)	COIBD4(i)	No change, or year on year increase up to 2027
	Total amount of floor space for 'town centre	COIBD4(ii)	No change, or year on year increase up to 2027

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<b>the District's retail hierarchy</b>  Policy RFS - Retail Floor Space Supply  Policy RP - Retail Provision	uses' (A1, A2, B1a & D2) (local authority area)		
	Amount of completed retail, office and leisure development (A1, A2 & D2) (local authority area)	COI14a	2,000sqm (net) of non-food retail floor space by 2027 1,300sqm (net) of food floor space in town centres and local centres by 2027
	Amount of completed retail, office and leisure development (town centres areas) (A1, A2 & D2)	COI14b	Greatest proportion of new provision to be in town centres by 2027
	Town Centre Health Checks: (i) Pedestrian counts Wareham town centre (ii) Pedestrian counts Swanage town centre	LOI	Long term trend of increase by 2027
<b>Optimising employment opportunities in the District</b>  Policy ELS - Employment Land Supply  Policy E - Employment	Total amount of additional employment floor space (by use class type) (local authority area)	COIBD1	A minimum of 11.5ha by 2027
	Total amount of additional employment floor space (by use class type) (safeguarded employment sites )	LOI	
	Total amount of employment floor space (by type) on previously developed land	COIBD3	Majority of new employment floor space
	Employment land available by type	COIBD3	Maintain a choice of available sites that exceed 11.5ha up to 2027
	Loss of employment land at safeguarded employment sites	LOI	No significant loss on safeguarded employment sites by 2027
<b>Supporting tourism</b>  Policy TA - Tourist	Provision of hotels, guesthouses, boarding houses and bed and breakfast uses with more than 6 bedrooms (requiring planning permission) granted planning permission	LOI	Majority to be provided in towns and key/local service villages in accordance with settlement hierarchy (Policy LD) by 2027

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
Accommodation and Attractions	Number of planning permissions granted for new holiday chalet and tented camping sites within (a) district as a whole, (b) AONB and (c) Green Belt	LOI	All planning approvals up to 2027 to be located outside the AONB and Green Belt
	Provision of new touring or static caravan sites	LOI	No new sites by 2027

**Spatial Objective 9: Provide an integrated transport system and better accessibility to services for everyday needs**

**Contextual indicators:**

Indicator	Type of Indicator	Source
<b>Accessibility</b>		
Car Ownership	Contextual, SA	The 2001 Census Data Book, Dorset County Council (2001 Census, ONS)
Commuting Mode and Distance	Contextual, SA	The 2001 Census Data Book, Dorset County Council (2001 Census, ONS)
Average Daily Traffic Flows	Contextual, SA	Dorset Data Book
Proportion (%) of households within walking distance of an hourly bus service	Contextual, SA	Dorset County Council
No. of heavy lorries per day on A351 (Corfe Castle)	SA	Dorset Environmental Data Book
No. of heavy lorries per day on A352 (Wool)	SA	Dorset Environmental Data Book

**Core and local indicators:**

Key Outcomes Sought through Purbeck Local Plan	Indicator	Type of Indicator	Local Target
<p><b>Improving accessibility in Purbeck through better provision of local services and facilities, reducing the need to travel by car</b></p> <p>Policy IAT - Improving Accessibility and Transport</p>	<p>Amount of new residential development</p> <ul style="list-style-type: none"> <li>(i) within 800m walking distance of a convenience store, a primary school and a GP surgery</li> <li>(ii) within 400m walking distance of an existing bus stop or 800m walking distance of a railway station, with hourly or more frequent services</li> <li>(iii) within 30 minutes public transport time of: hospital, secondary school, areas of employment and a major retail centre</li> </ul>	<p><b>LOI</b></p>	<p>Majority of all planning approvals for residential development by 2027</p>
<p><b>Improved transport conditions in Purbeck through implementation of the Purbeck Transportation Strategy</b></p> <p>Policy ATS: Implementing an Appropriate Transport Strategy for Purbeck</p>	<p>Implementation of the Purbeck Transportation Strategy</p>	<p><b>LOI</b></p>	<p>Completion of annual statement to ensure that money has been spent on implementation of projects.</p>

## Appendix 4: Changes to Proposals Maps

### Schedule of changes to Proposals Map

In the past a full set of Proposals Maps were prepared at each consultation stage at great cost and time. Now, when Local Development Framework documents are prepared, such as the Purbeck Local Plan, only the implications of any changes to policy that will have a knock on effect to the proposals map are shown as changes to the proposals map. Following adoption of the Purbeck Local Plan the new 'Proposals Map' will be published in full as a separate document to the Purbeck Local Plan.

The proposals map included in the Purbeck Local Plan Final Edition (2004) will provide the basis for the new Proposals Map. The schedule below sets out which Local Plan policies are unchanged and will be carried forward, which policies have been amended, which policies will be deleted and which are new policies introduced by this Purbeck Local Plan.

The column on the right shows the symbol used to annotate the designation on the maps on the following pages. These can be new designations, amendments or deletions. Unchanged designations are not shown on the following maps, but are carried forward and will be shown in full on the new Proposals Map at adoption of the Purbeck Local Plan.

Designation	Policy in Purbeck Local Plan	Policy in Purbeck Local Plan Final Edition 2004 (PLPFE)	Status on Proposals Map				
			New Designation	Amended Designation	Designation carried forward from PLPFE	Designation not carried forward from PLPFE	Shown on following maps as:
Internationally Important Nature Conservation Site	BIO	CA1			✓		
Site of Special Scientific Interest	BIO	CA2			✓		
Site of Nature Conservation Interest	BIO	CA3			✓		
Site of Nature Conservation Interest within South East Dorset Green Belt	BIO	CA3			✓		
Regionally Important Geological / Geomorphological Site	BIO	CA4			✓		
Area of Outstanding Natural Beauty	LHH	CA6			✓		
Purbeck Heritage Coast	LHH	CA7			✓		
South East Dorset Green Belt & Green Belt Extension	NE, CEN	CA8, CA7A		✓			

Designation	Policy in Purbeck Local Plan	Policy in Purbeck Local Plan Final Edition 2004 (PLPFE)	Status on Proposals Map				Shown on following maps as:
			New Designation	Amended Designation	Designation carried forward from PLPFE	Designation not carried forward from PLPFE	
Major Developed Sites in Green Belt		CA8A				✓	
Ground Water Source Protection Area		CA10			✓		
Conservation Area	LHH	CA16		✓ (Lytchett Minster, Corfe Castle, Kingston, Worth Matravers, Herston, Swanage, Langton Matravers, Acton, Studland, Stoborough, Wool)	✓ (All Others)		
Historic Parks and Gardens	LHH	CA17			✓		
Flood Zones	FR	AH2		✓			
Consultation Zones Around Hazardous Installations	CZ	AH8		✓			
Consultation Zones around Pipelines	CZ	AH8		✓			
Strategic Settlement Extensions	NE, CEN		✓				
Small Settlement Boundary & Large Settlement Boundary	LD	QL9, QL10, MN3, MN16		✓ (Upton, Wareham & Lytchett Matravers)	✓ (All Others)		
Heathland 400m Buffer Zone	DH		✓				

Designation	Policy in Purbeck Local Plan	Policy in Purbeck Local Plan Final Edition 2004 (PLPFE)	Status on Proposals Map				Shown on following maps as:
			New Designation	Amended Designation	Designation carried forward from PLPFE	Designation not carried forward from PLPFE	
Outside Heathland 5km Buffer Zone	DH		✓				
Heathland Re-Creation Zone		QL3A				✓	
Parking Restraint Area		QL20				✓	
Amenity Open Space	GI	QL27			✓		
Houses in Large Gardens		QL30				✓	
Development Restraint Areas Around Sewage Works and Other Sources of Unpleasant Emissions		QL41			✓		
Industrial Estate	ELS, E	MN2, SS11, SS10			✓		
Town Centre	RFS, RP	MN9			✓		
Local Centre	RFS, RP	MN12			✓		
Protected Recreational Open Space	GI	MN13			✓		
Protection of Land for Rail Freight Use		MN20A			✓		
Protection of Land for Transport Interchange Use		MN20B, SS35			✓		
New Housing Allocation	MOD	SS3				✓	
New Housing Allocation		SS34				✓	
New Open Space		SS1			✓		
New Employment Allocation	ELS, E	SS2, SS6, SS15, SS20, SS32			✓		
Cycleway - Footpath	NE	SS13, SS16			✓		
Sandford Caravan Park		SS14				✓	
Upton Enhancement Area	NE	SS26			✓		
Swanage Enhancement Scheme –		SS24				✓	

Designation	Policy in Purbeck Local Plan	Policy in Purbeck Local Plan Final Edition 2004 (PLPFE)	Status on Proposals Map				Shown on following maps as:
			New Designation	Amended Designation	Designation carried forward from PLPFE	Designation not carried forward from PLPFE	
Commercial Road							
Morden Park		SS17				✓	
A35 Highway Improvements		SS18			✓		
Buddens Farm Policy Area		SS9				✓	
Southern Gas Car Parking Site, Wareham		SS28				✓	
Coach and Lorry Park		SS30				✓	
Wool By-Pass		SS33				✓	
Park and Ride Site		SS7, SS31				✓	
Bovington Tank Museum		SS4				✓	
Monkey World		SS5				✓	
Norden to Furzebrook Rail Extension	ATS	SS8			✓		
Northbrook Road / Ulwell Road Highway Improvement		SS22				✓	
Holiday Accommodation / Education / Community Use		SS23				✓	
Swanage Pier		SS25				✓	
400m Water Discharge Zone	CE		✓				
Minerals Consultation Zone	CZ		✓				
Corfe Common SSSI Consultation Zone	CZ		✓				
Heathland Mitigation	NE, CEN		✓				
Jurassic Coast World Heritage Site	LHH		✓				
Workshops at Kings Road depot		SS21				✓	
Housing at Station Road, Wool		SS36				✓	

Please note: Flood Zones Illustrated on proposals map are dated August 2011. Flood Zones will be updated on final adopted proposals map subject to most recently sourced mapping from the Environment Agency

### **List of Maps**

Changes to policies are shown on the following proposals maps:

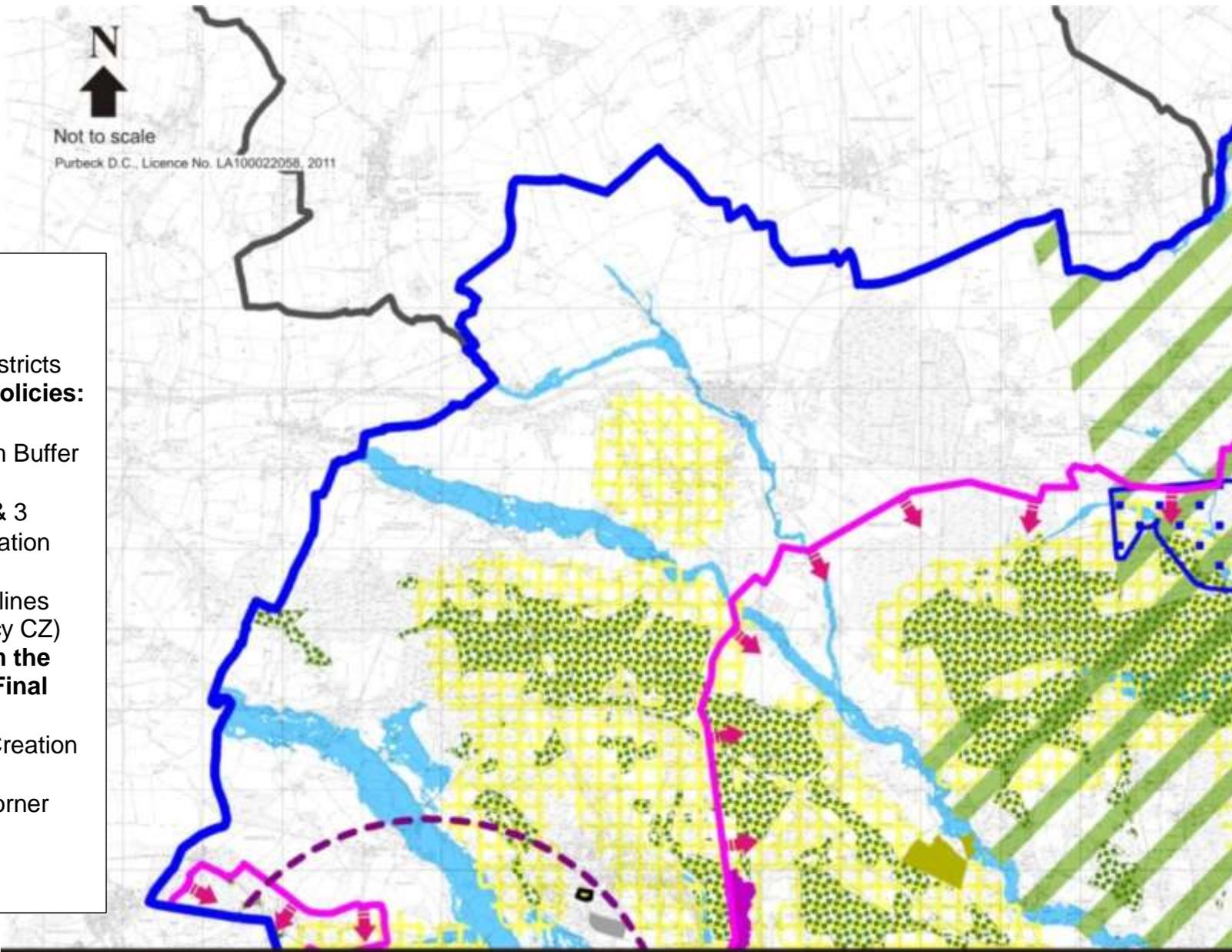
#### **District wide maps:**

- **North West**
- **North East**
- **South West**
- **South East**

#### **Inset maps:**

- 1 Lytchett Matravers**
- 2 Lytchett Minster and Upton**
- 3 Holton Heath**
- 4 Dorset Green Technology Park**
- 5 East Lulworth**
- 6 Wareham**
- 7 Corfe Castle**
- 8 Kingston**
- 9 Worth Matravers**
- 10 Langton Matravers**
- 11 Swanage**
- 12 Studland**
- 13 Stoborough**
- 14 Wool**

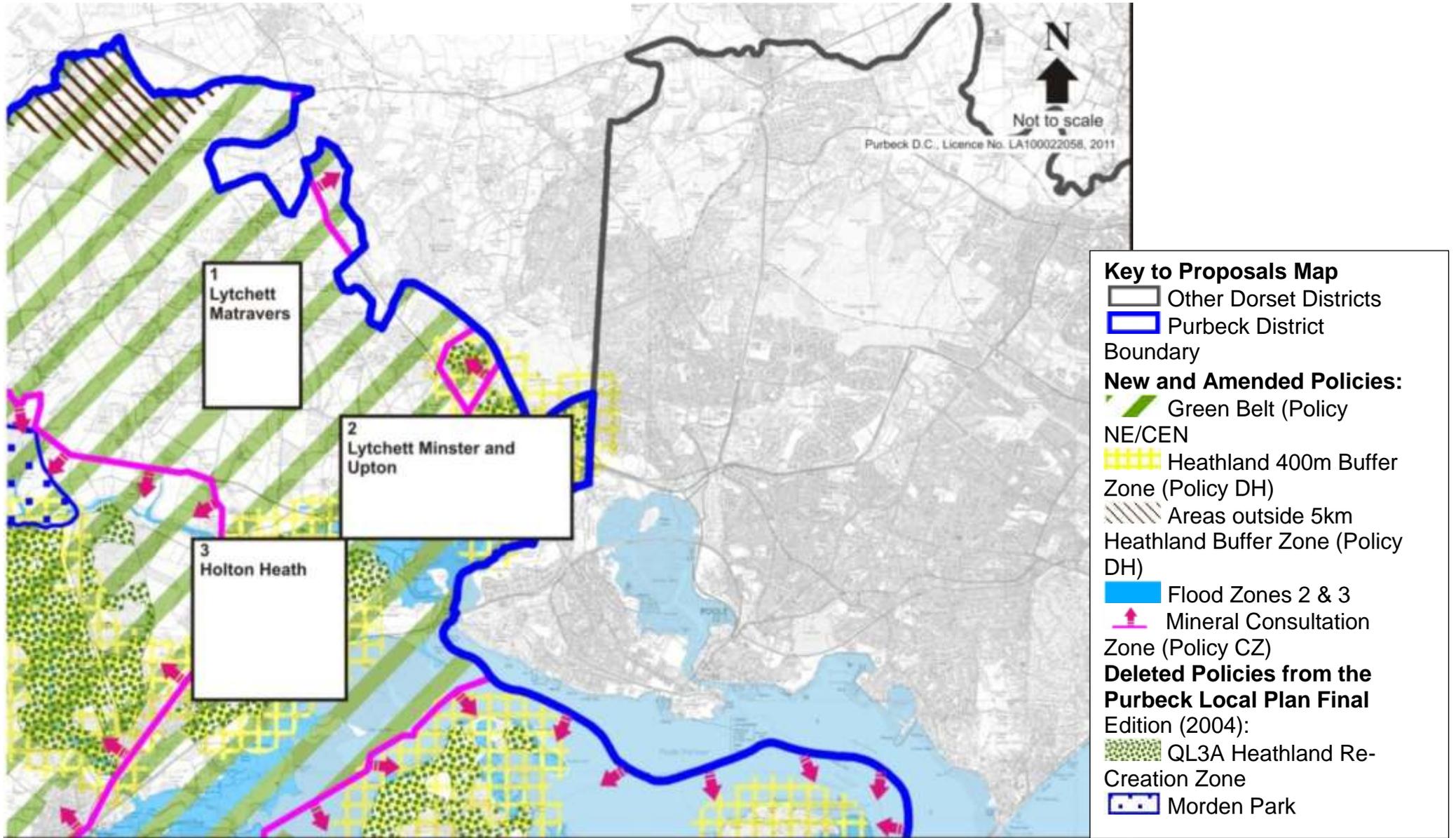
# NW Proposals Map



## Key to Proposals

- Purbeck District Boundary
- Other Dorset Districts
- New and Amended Policies:**
- Green Belt
- Heathland 400m Buffer Zone (Policy DH)
- Flood Zones 2 & 3
- Mineral Consultation Zone (Policy CZ)
- Hazardous pipelines and installations (Policy CZ)
- Deleted Policies from the Purbeck Local Plan Final Edition (2004):**
- Heathland Re-Creation Zone
- Morden Park Corner
- Bovington Tank Museum
- Monkey World

## North East Purbeck



# South West Proposals Map

## Key to Proposals Map

 Purbeck District Boundary

### New and Amended Policies:

 Green Belt

 Heathland 400m Buffer Zone (Policy DH)

 Areas outside 5km Heathland Buffer Zone (Policy DH)

 Flood Zones 2 & 3

 400m Soakaway Buffer (Policy CE)

 Mineral Consultation Zone (Policy CZ)

 Hazardous Pipelines and installations (Policy CZ)

 World Heritage Site (Policy CZ)

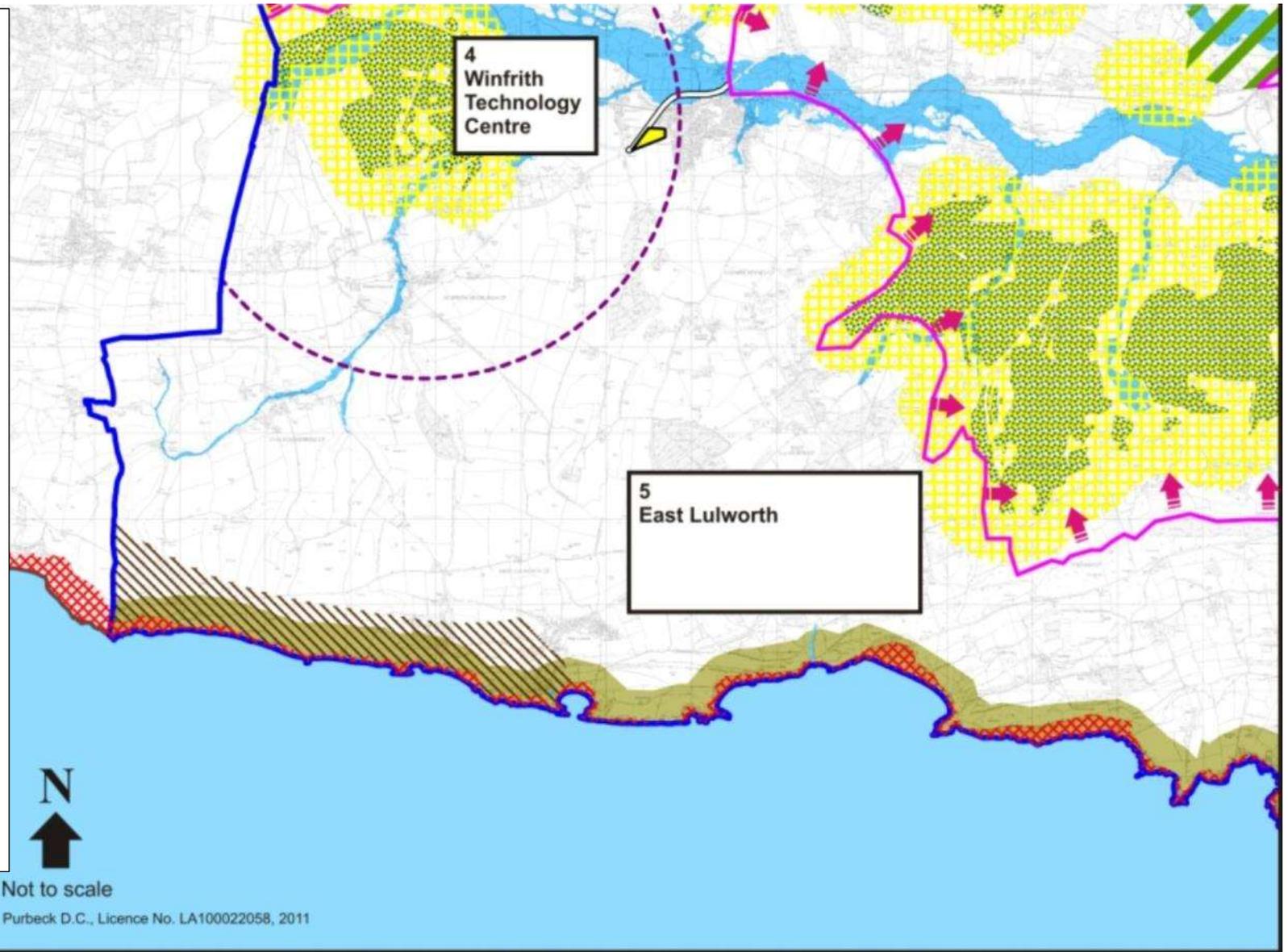
### Deleted Policies from the Purbeck Local Plan Final Edition (2004):

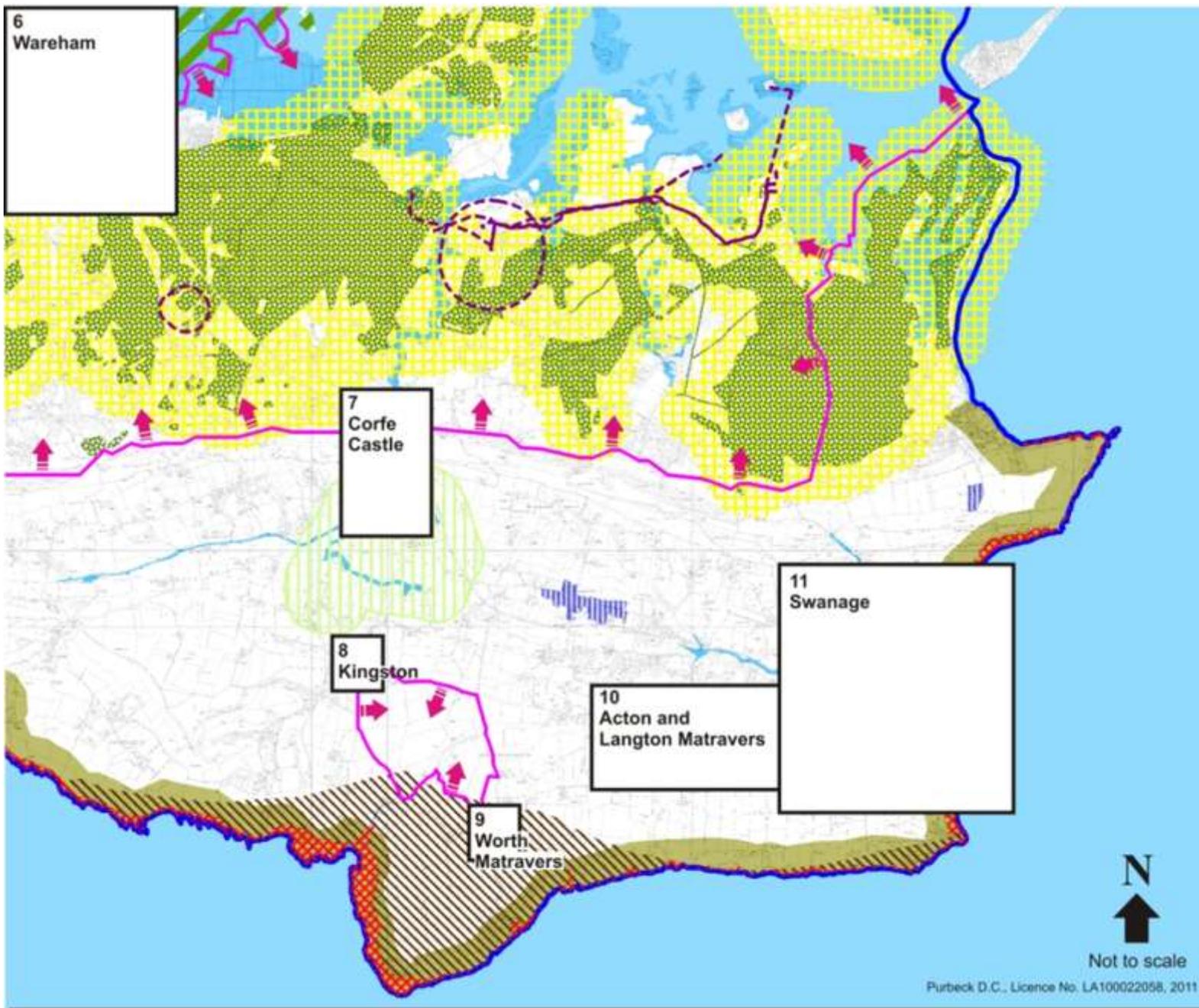
 Heathland Re-Creation Zone

 New Housing Allocation

 Wool Bypass

 Buddens Farm Policy Area

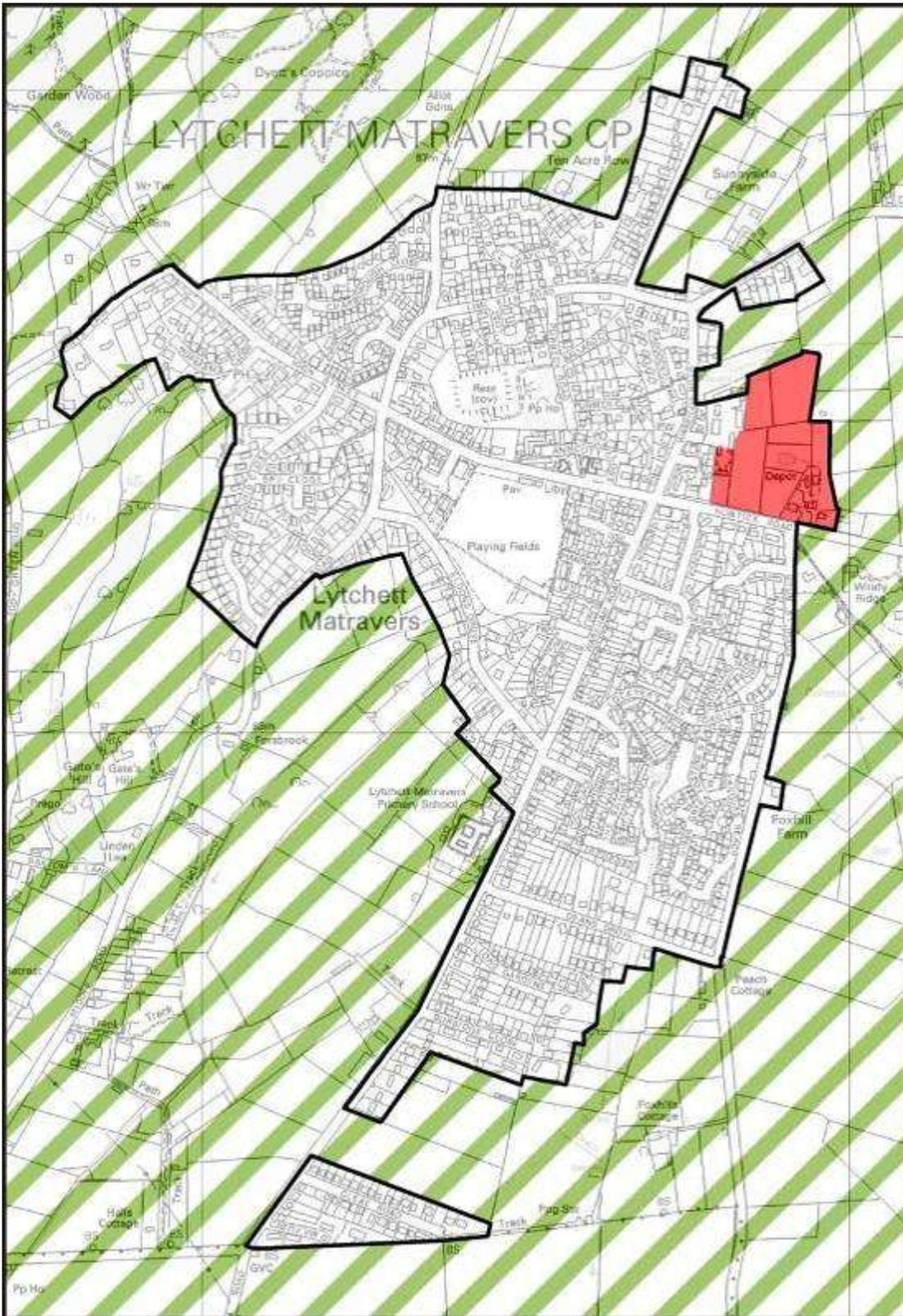




**Key to Proposals Map**

- Purbeck District Boundary
- New and Amended Policies:**
  - Heathland 400m Buffer Zone (Policy DH)
  - Areas outside 5km Heathland Buffer Zone (Policy DH)
  - Corfe Common SSSI Consultation Zone (Policy CZ)
  - Flood Zones 2 & 3
  - 400m Soakaway Buffer (Policy CE)
  - Mineral Consultation Zone (Policy CZ)
  - Hazardous pipelines and installations (Policy CZ)
  - World Heritage Site (Policy CZ)
- Deleted Policies from the Purbeck Local Plan Final Edition (2004):**
  - QL3A Heathland Re-Creation Zone
  - QL30 Houses in Large Gardens

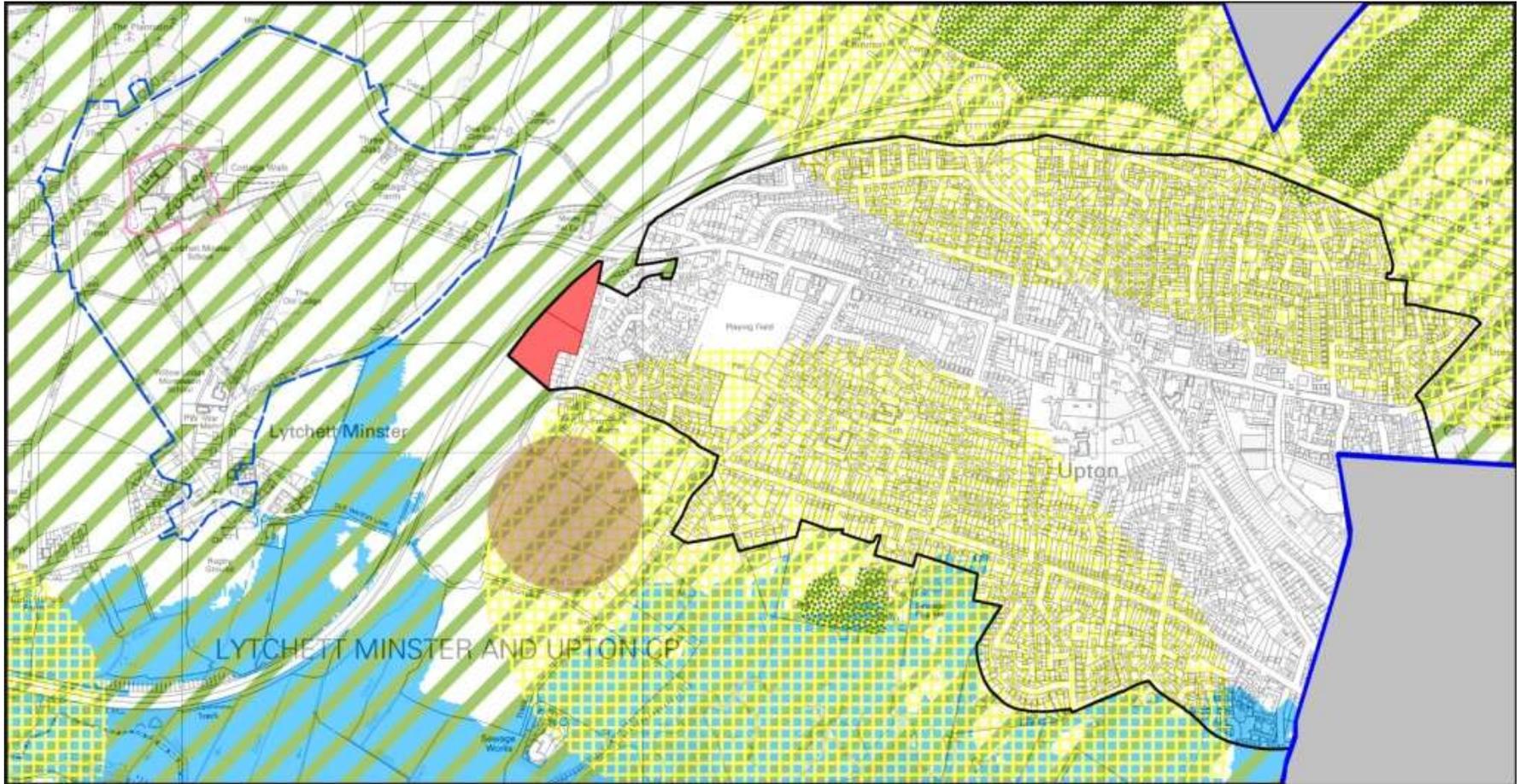
**Inset Map 1 Lytchett Matravers**



Purbeck DC Licence No LA100022058 2010

**Key to Proposals Map**  
**New and Amended Policies:**

-  Green Belt
-  Strategic Settlement Extension (Policy NE/CEN)
-  Settlement Boundary



**Inset Map 2  
Lytchett Minster  
and Upton**

N  
↑  
Not to scale

Purbeck DC Licence No LA100022058 2010

**Key to Proposals Map**

Purbeck District Boundary

**New and Amended Policies:**

Green Belt (Policy NE/CEN)

Strategic Settlement Extension (Policy NE/Policy CEN)

Potential Heathland Mitigation (Policy NE/CEN)

Heathland 400m Buffer Zone (Policy DH)

Flood Zones 2 & 3 (Policy FR)

Conservation Area (Policy LHH)

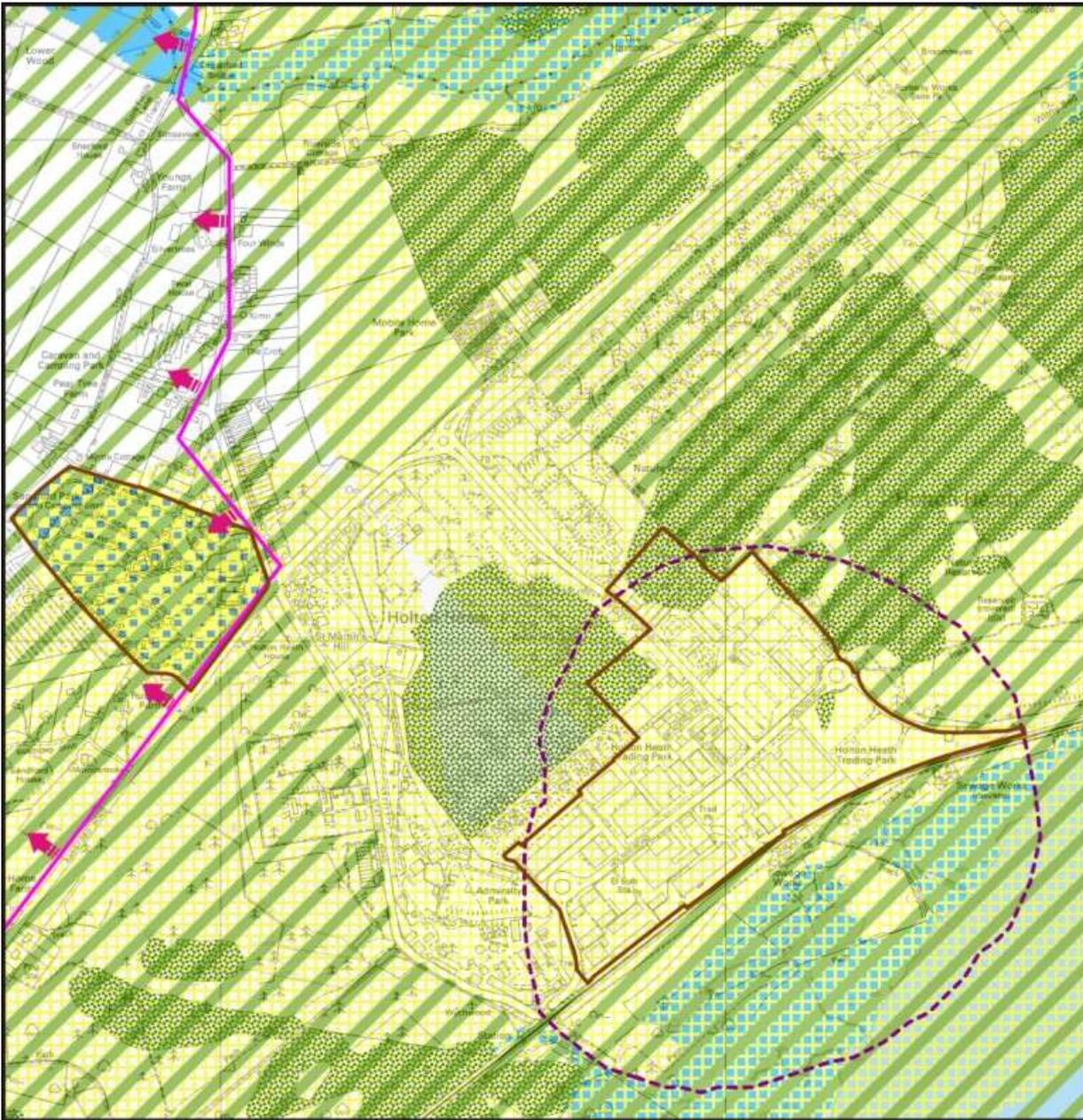
Settlement Boundary

**Deleted Policies from the Purbeck Local Plan Final Edition (2004):**

Major Developed Sites in the Green Belt

Heathland Re-creation Zone

### Inset Map 3 Holton Heath



N  
↑  
Not to scale

Purbeck DC Licence No LA100022058 2010

#### Key to Proposals Map

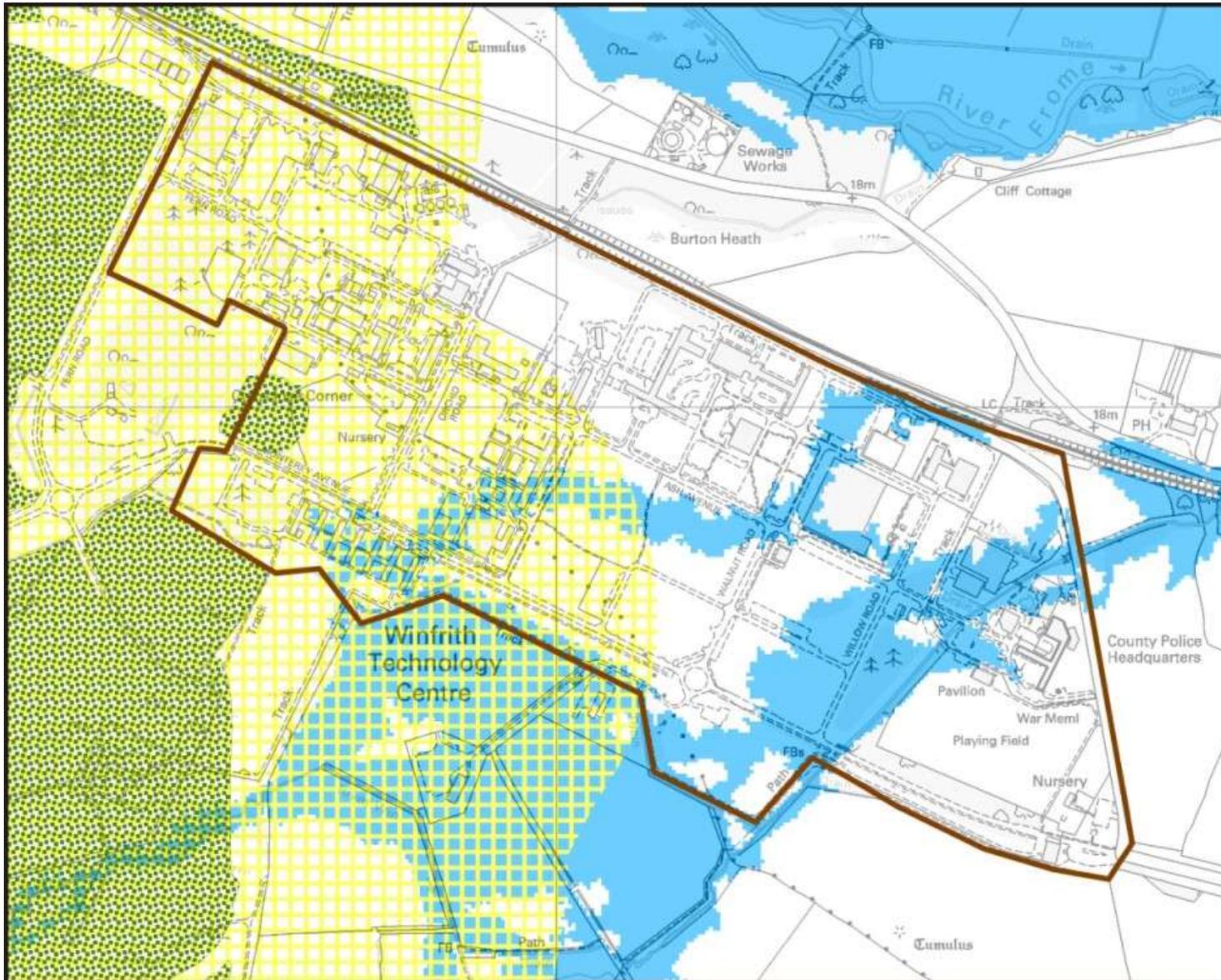
##### **New and Amended Policies:**

-  Green Belt
-  Heathland 400m Buffer Zone (Policy DH)
-  Flood Zones 2 & 3 (Policy FR)
-  Mineral Consultation Zone (Policy CZ)
-  Hazardous pipelines and installations (Policy CZ)

##### **Deleted Policies from the Purbeck Local Plan Final Edition(2004):**

-  Heathland Re-creation Zone
-  Sandford Caravan Park
-  Deleted Settlement Boundary

## Inset Map 4 Dorset Green Technology Park



N  
  
 Not to scale

**Key to Proposals Map**

**New and Amended Policies:**

-  Heathland 400m Buffer Zone (Policy DH)
-  Flood Zones 2 & 3 (Policy FR)

**Deleted Policies from the Purbeck Local Plan Final Edition(2004):**

-  Heathland Re-creation Zone
-  Deleted Settlement Boundary

Purbeck DC Licence No LA100022058 2010

### Inset Map 5 East Lulworth



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↑  
Not to scale

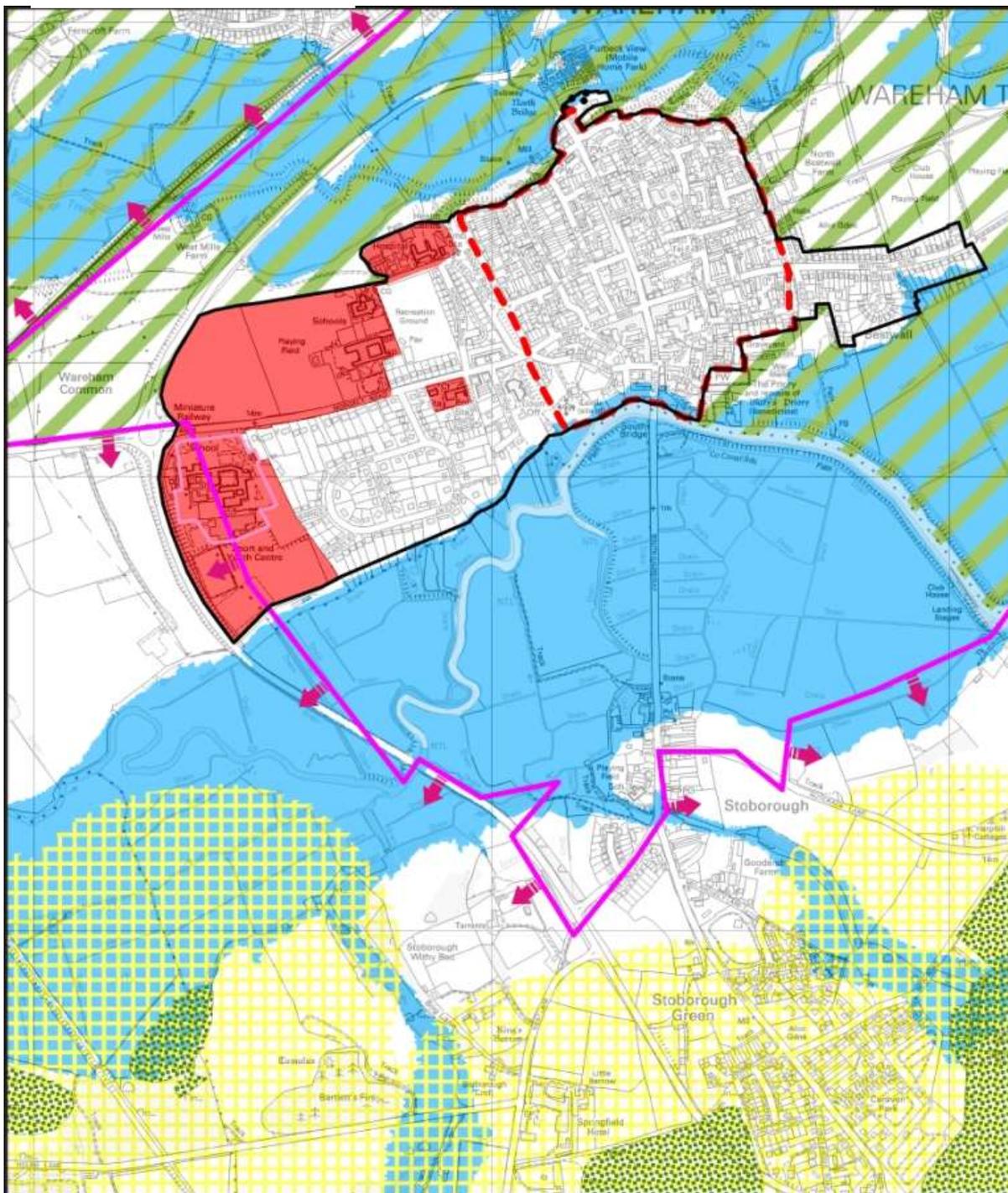
Purbeck DC Licence No LA100022058 2010

#### Key to Proposals Map

**New and Amended Policies:**

----- Hazardous pipelines and installations (Policy CZ)

# Inset Map 6 Wareham



Purbeck DC Licence No LA100022058 2010

## Key to Proposals Map

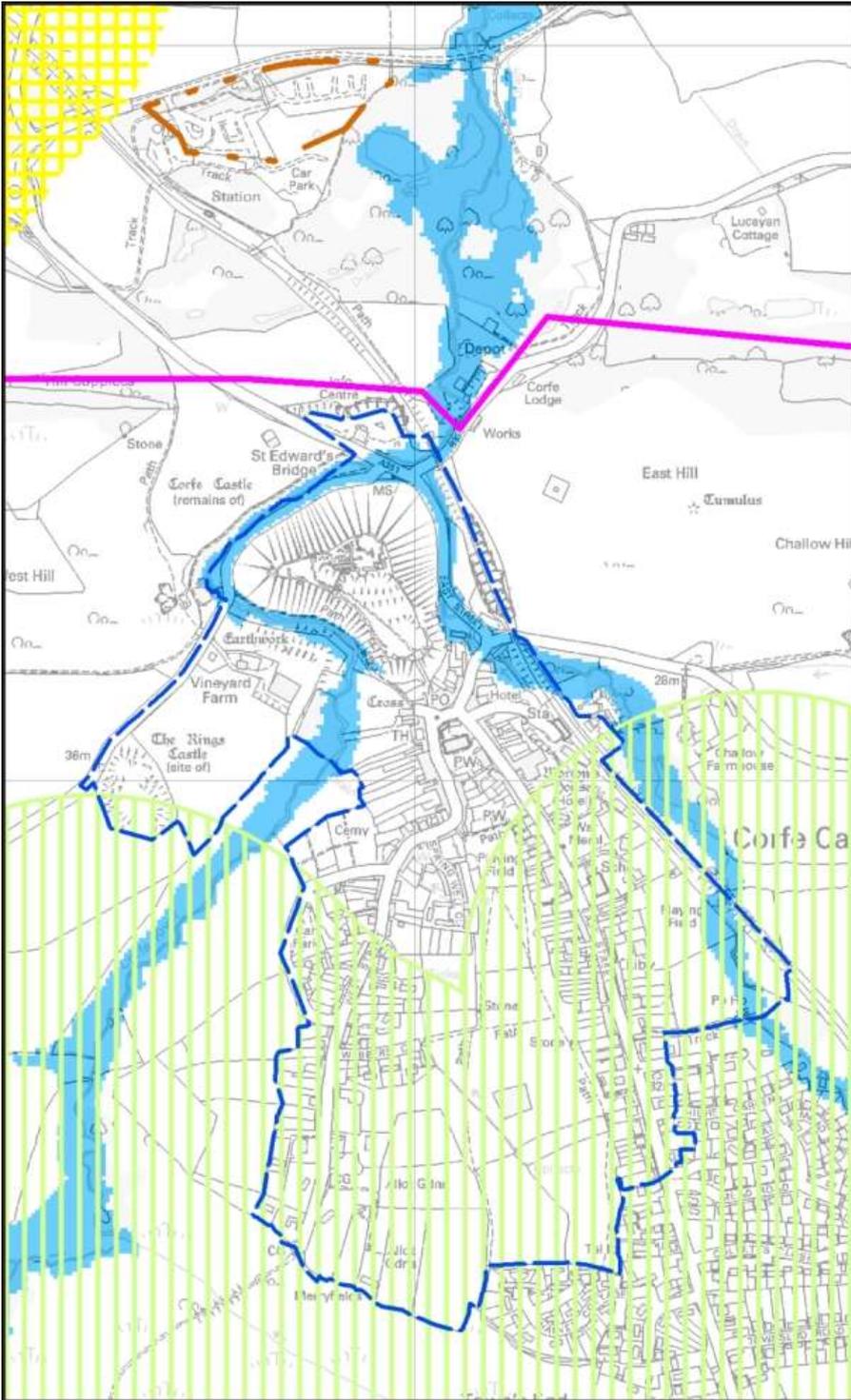
### New and Amended Policies:

-  Green Belt (Policy NE/CEN)
-  Strategic Settlement Extension (Policy NE/Policy CEN)
-  Settlement Boundary
-  Heathland 400m Buffer Zone (Policy DH)
-  Flood Zones 2 & 3 (Policy FR)
-  Mineral Consultation Zone (Policy CZ)

### Deleted Policies from the Purbeck Local Plan Final Edition (2004)

-  Heathland Re-creation Zone
-  Major Developed Sites in the Green Belt
-  Parking Restraint Area

# Inset Map 7 Corfe Castle



Purbeck DC Licence No LA100022058 2010

### Key to Proposals Map

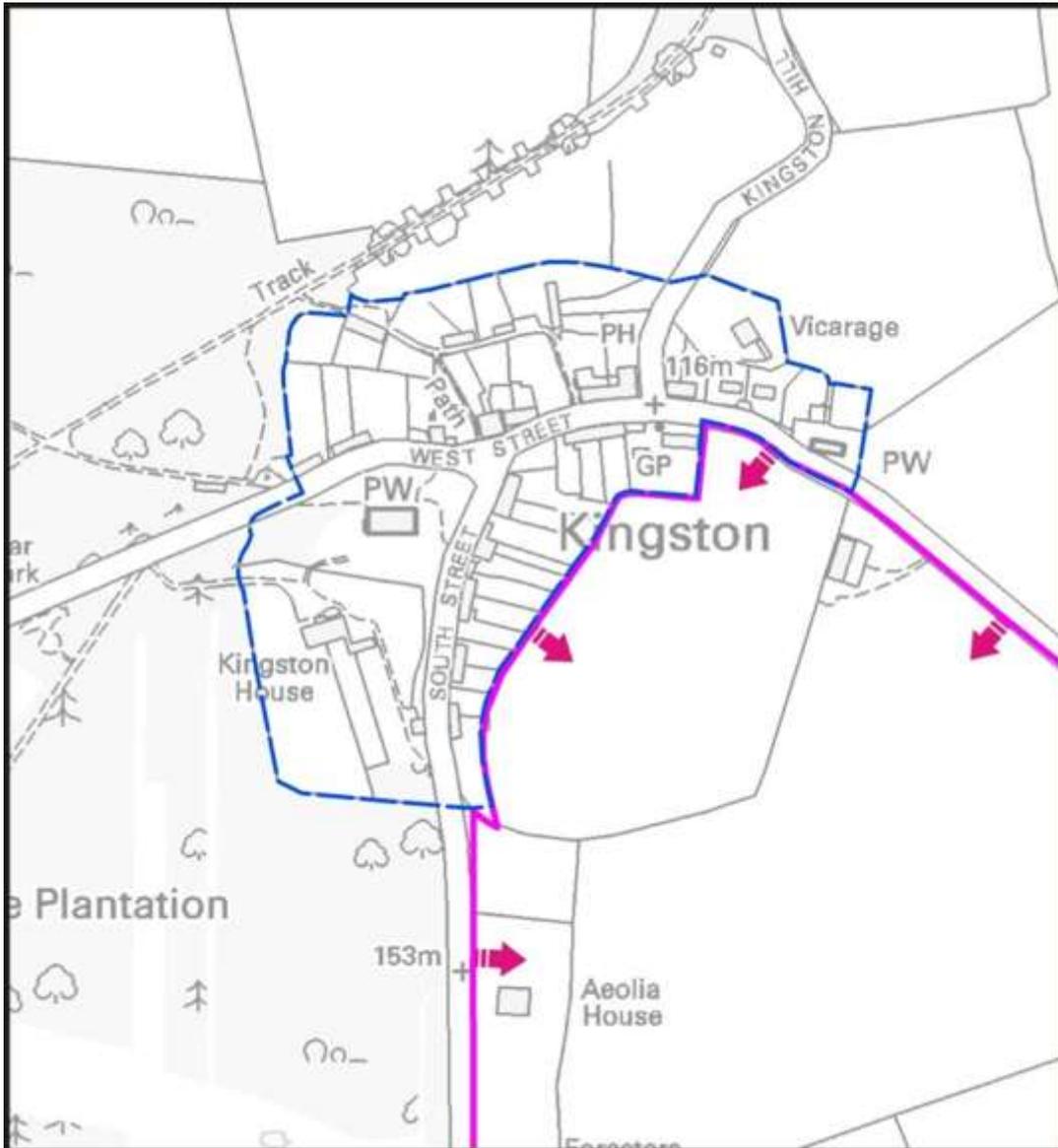
#### New and Amended Policies:

-  Heathland 400m Buffer Zone (Policy DH)
-  Flood Zones 2 & 3 (Policy FR)
-  Mineral Consultation Zone (Policy CZ)
-  Conservation Area (Policy LHH)
-  Corfe Common SSSI Consultation Zone (Policy CZ)

#### Deleted Policies from the Purbeck Local Plan Final Edition (2004):

-  Park & Ride

## Inset Map 8 Kingston



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↑  
Not to scale

Purbeck DC Licence No LA100022058 2010

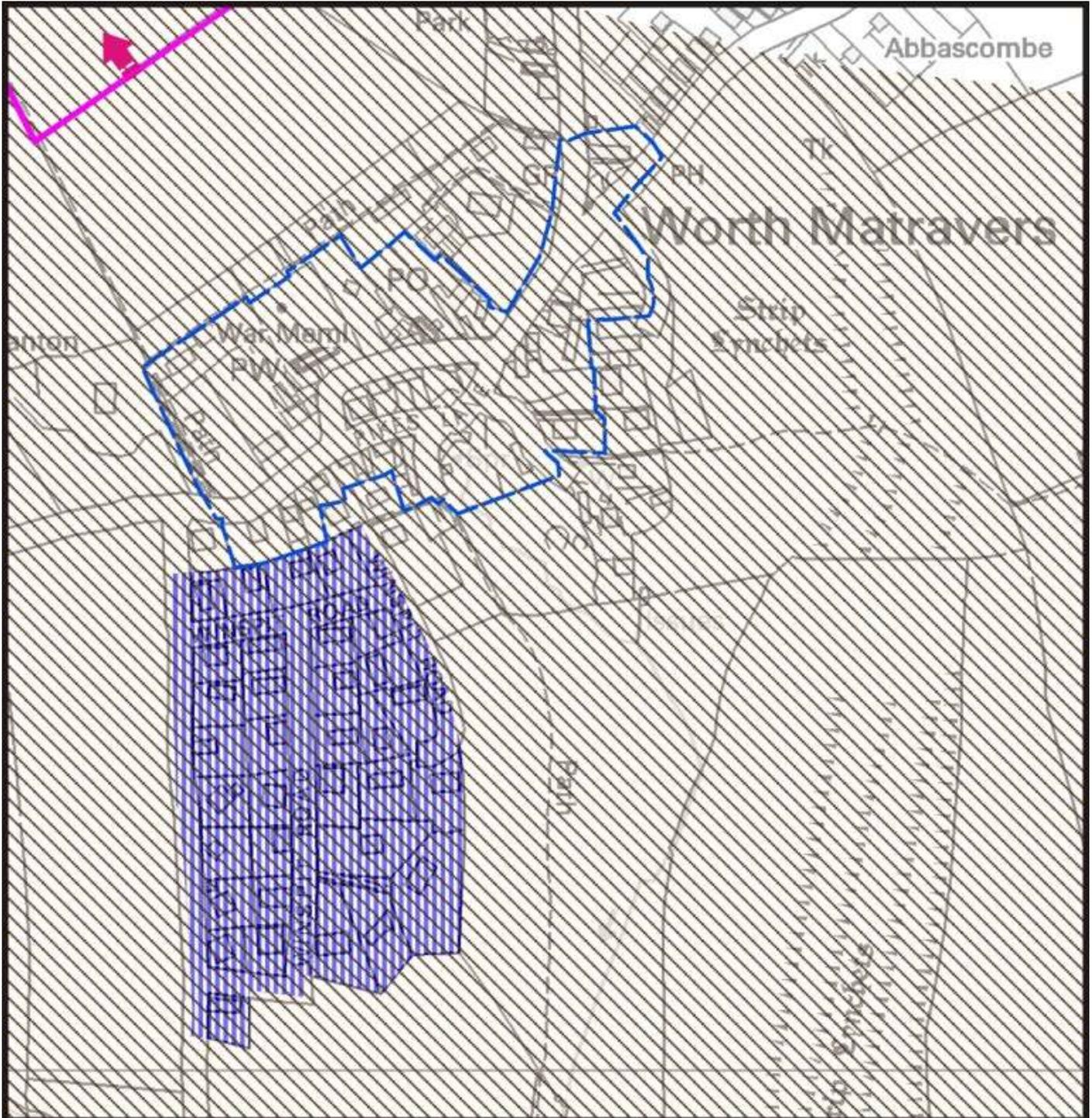
### Key to Proposals Map

#### **New and Amended Policies:**

 Mineral Consultation Zone (Policy CZ)

 Conservation Area (Policy LHH)

## Inset Map 9 Worth Matravers



Purbeck D.C., Licence No. LA100022058, 2011

### **Key to Proposals**

#### **New and Amended Policies:**

 Minerals Consultation Zone

 Conservation Area (Policy LHH)

#### **Deleted Policies from the Purbeck Local Plan Final Edition (2004)**

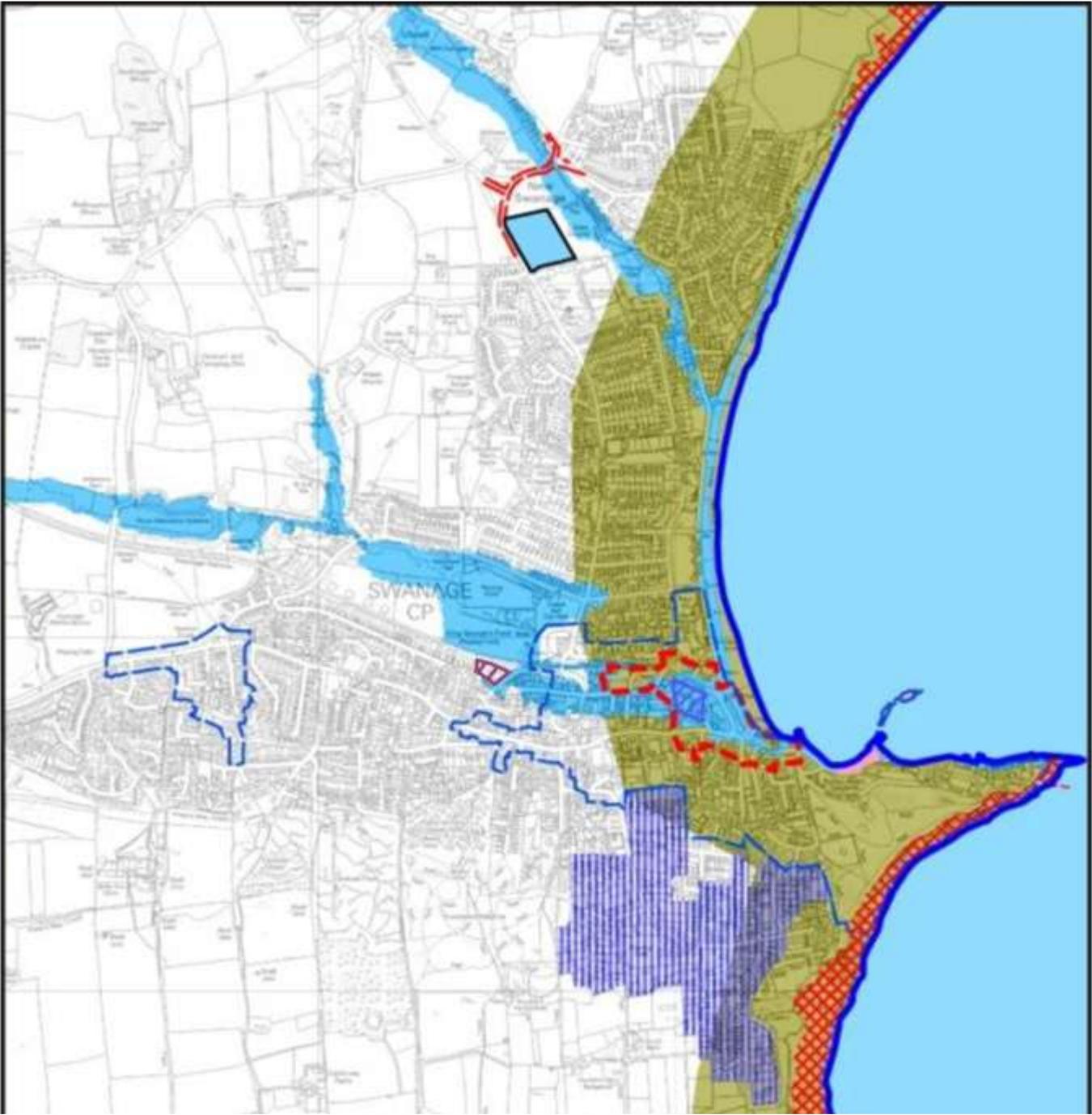
 Houses in Large Gardens



Not to scale



**Inset Map 11 Swanage**



**Key to Proposals Map**

 Purbeck District Boundary

**New and Amended Policies:**

 Flood Zones 2 & 3

 400m Soakaway Buffer (Policy CE)

 Conservation Area (Policy LHH)

 World Heritage Sites (Policy LHH)

**Deleted Policies from the Purbeck Local Plan Final Edition (2004)**

 Parking Restraint

 Houses in Large Gardens

 Holiday Accommodation/Education/Community

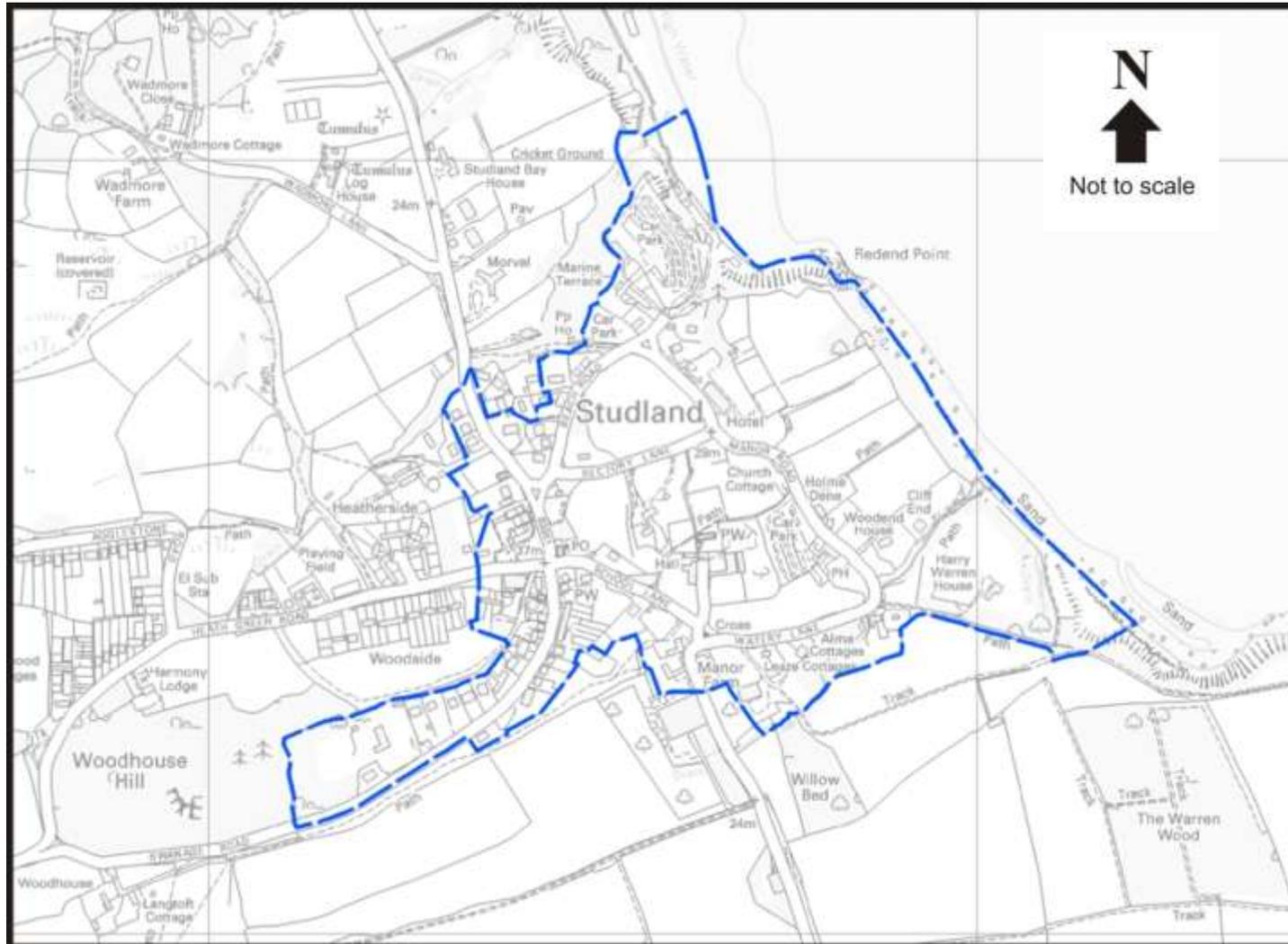
 Swanage Pier

 Swanage Enhancement Scheme

 Northbrook Road/Ulwell Road Highway Improvements

 Housing/employment allocation Policy SS21

### Inset Map 12 Studland



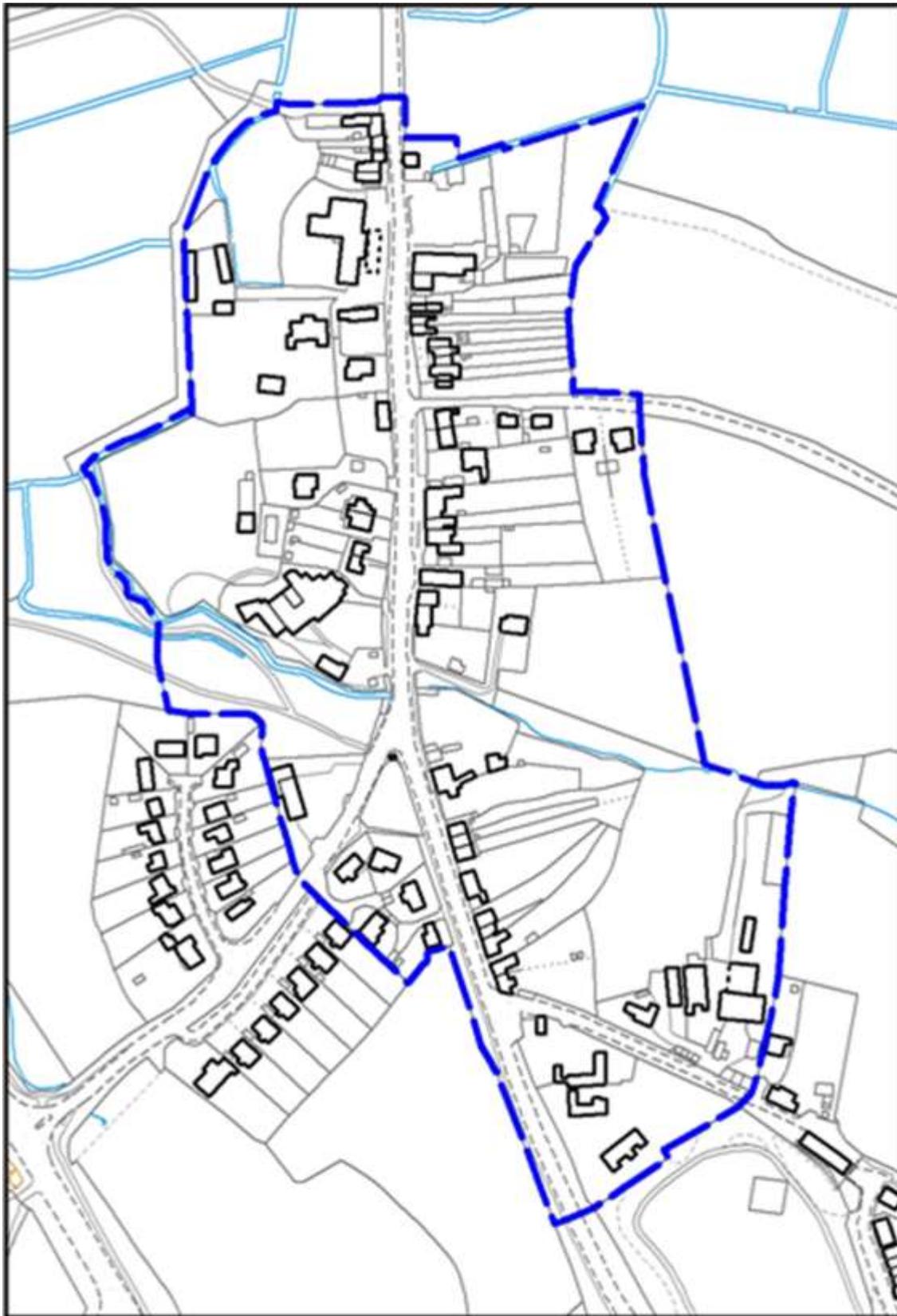
Purbeck DC Licence No LA100022058 2012

#### **Key to Proposals Map**

**New and Amended Policies:**

 Conservation Area (Policy LHH)

### Inset Map 13 Stoborough



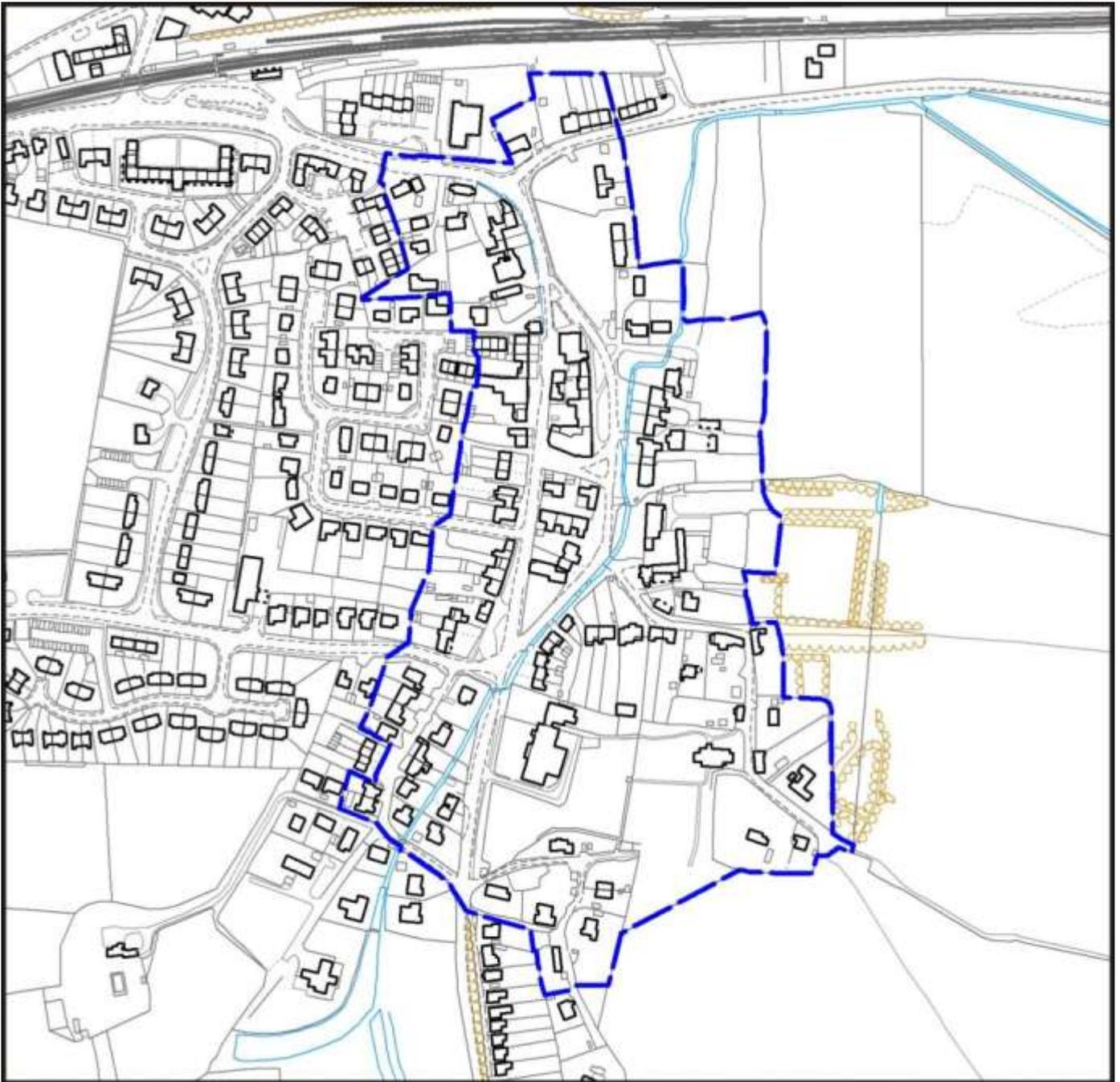
Purbeck DC Licence No LA100022058 2010

**Key to Proposals Map**

**New and Amended Policies:**

 Conservation Area (Policy LHH)

**Inset Map 14 Wool**



Purbeck DC Licence No LA100022058 2010

**Key to Proposals Map**  
**New and Amended Policies:**

-  Conservation Area (Policy LHH)

# Appendix 5: Guidelines for the establishment of Suitable Alternative Natural Greenspace (SANG)

## Introduction

'Suitable Alternative Natural Greenspace' (SANG) is the name given to green space that is of a quality and type suitable to be used as mitigation for applications likely to affect the Dorset Heathlands European and internationally protected sites. The provision of SANGs is one of a range of mitigation measures, a number of which are detailed in the Dorset Heathlands Planning Framework SPD, which the South East Dorset Planning Authorities and Natural England consider offer an effective means of avoiding or mitigating harm from a number of urban effects.

Its role is to provide alternative green space to divert visitors away from the Dorset Heathlands Special Protection Area (SPA), the two Dorset Heaths Special Areas of Conservation (SACs) and the Dorset Heathlands Ramsar (collectively called the 'Dorset Heathlands' in these guidelines). SANGs are intended to provide mitigation for the likely impact of residential-type developments on the Dorset Heathlands by preventing an increase in visitor pressure. The effectiveness of SANGs as mitigation will depend upon its location and design. These must be such that the SANG is more attractive to visitors than the Dorset Heathlands.

This appendix describes the features that have been found to draw visitors to the Dorset Heathlands, which should be replicated in SANGs. It provides guidelines on:

- the type of site which should be identified as SANG;
- measures that can be taken to enhance sites so that they may be used as SANGs.

These guidelines relate specifically to the means to provide mitigation for development of a residential nature within or close to 5km of the Dorset Heathlands. They do not address nor preclude the other functions of green space (e.g. provision of disabled access). Other functions may be provided within SANGs, as long as they do not conflict with the specific function of mitigating visitor impacts on the Dorset Heathlands.

SANGs may be created from:

- existing open space of SANG quality with no existing public access or limited public access, which for the purposes of mitigation could be made fully accessible to the public;
- existing open space that is already accessible but could be changed in character so that it is more attractive to the specific group of visitors who might otherwise visit the Dorset Heathlands;
- land in other uses that could be converted into SANGs.

The identification of SANGs should seek to avoid sites of high nature conservation value, which are likely to be damaged by increased visitor numbers. Such damage may arise, for example, from increased disturbance, erosion, input of nutrients from dog faeces, and increased incidence of fires. Where sites of high nature conservation value are considered as SANGs, the impact on their nature conservation value should be assessed and considered alongside relevant policy in the local plan.

Developers should as good practice, consult the local community on how the SANGs can be designed to maximise their attractiveness to local people as an alternative to nearby heathland

### **The character of the Dorset Heathlands and its visitors**

The Dorset Heathlands are made up of 42 Sites of Special Scientific Interest, and consist of a mixture of open heathland and mire with some woodland habitats. The topography is varied with some prominent viewpoints. Many sites contain streams, ponds and small lakes. Some have open landscapes with few trees and others have scattered trees and areas of woodland. Most sites are freely accessible to the public, although in some areas access is restricted by army, or other operations.

Surveys have shown that about half of visitors to the Dorset Heathlands arrive by car and about half on foot. Where sites are close to urban development around Poole and Bournemouth, foot access tends to be most common. On rural sites in Purbeck and East Dorset, more visitors come by car. Some 75% of those who visited by car had come from 5.3km of the access point onto the heathlands. A very large proportion of the Dorset Heathland visitors are dog walkers, many of whom visit the particular site regularly (i.e. multiple visits per week) and spend less than an hour there, walking on average about 2.2km.

### **Guidelines for the quality of SANGs**

The quality guidelines have been subdivided into different aspects of site fabric and structure. They have been compiled from a variety of sources but principally from visitor surveys carried out at heathland sites within the Dorset Heathlands and the Thames Basin Heaths.

The guidelines concentrate on the type of SANGs designed principally to cater for heathland dog walkers. Other important heathland mitigation measures, for example facilities designed to attract motor cycle scramblers or BMX users away from heathlands, or facilities for adventurous play for children, are not covered specifically and will need to be considered case by case.

The principle criteria contained in the guidelines have also been put into a checklist format at the end of this appendix.

It is important to note that these guidelines only cover the quality of SANG provision. There are a number of other matters that will need to be agreed with Natural England and the Council including: provision of in perpetuity management of the SANG; SANG capacity; other avoidance and mitigation measures as necessary.

## Accessibility - reaching the SANG

Most visitors reach the Dorset Heathlands either by foot or by car and the same will apply for SANGs. Thus SANGs may be intended principally for the use of a local population living within a 400 metre catchment around the site; or they may be designed primarily to attract visitors who arrive by car (they may also have both functions).

SANG design needs to take into account the anticipated target group of visitors. For example, where large populations are close to the Dorset Heathlands the provision of SANGs may need to be attractive to visitors on foot.

If intended to attract visitors arriving by car, the availability of adequate car parking is essential. Car parks may be provided specifically for a SANG or a SANG may make use of existing car parks, but some existing car parks may have features incompatible with SANG use, such as car park charging. The amount and nature of parking provision should reflect the anticipated numbers and mode of arrival by visitors to the site and the catchment size of the SANG. It is important that there is easy access between the car park and the SANG, i.e. this is not impeded by, for example, a road crossing. Thus such SANGs should have a car park with direct access straight on to the SANG with the ability to take dogs safely from the car park to the SANG off the lead. Similarly, the nature of foot access between urban development and a SANG is important and green corridors reaching into the urban area can be an important part of facilitating access to the SANG.

Guidelines:

- 1. Sites must have adequate parking for visitors, unless the site is intended for local pedestrian use only, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated numbers using the site and arriving by car.*
- 2. Car parks must be easily and safely accessible by car, be of an open nature and should be clearly sign posted.*
- 3. There should be easy access between the car park or housing and the SANG with the facility to take dogs safely from the car park to the SANG off the lead.*
- 4. Access points should have signs outlining the layout of the SANG and the routes available to visitors.*

## Paths, tracks and other SANGs infrastructure

SANGs should aim to supply a choice of circular walking routes that provide an attractive alternative to those routes on heathlands in the vicinity (i.e. those heaths that the SANG is designed to attract visitors away from). Given the average length of walks on heathland, a circular walk of 2.3-2.5km in length is necessary unless there are particular reasons why a shorter walk is considered still appropriate. Where possible, a range of different length walks should be provided; a proportion of visitors walk up to 5km and beyond so walking routes longer than 2.5 km are valuable, either on-site or through the connection of sites along green corridors.

Paths do not have to be of any particular width, and both vehicular-sized tracks and narrow paths are acceptable to visitors, although narrow corridors where visitors/dogs may feel constrained should be avoided. The majority of visitors come alone and safety is one of their primary concerns. Paths should be routed so that they are perceived as safe by the visitors, with some routes being through relatively open (visible) terrain (with no trees or scrub, or well spaced mature trees, or wide rides with vegetation back from the path), especially those routes that are 1-3 km long.

A substantial number of visitors like to have surfaced but not tarmac paths, particularly where these blend in well with the landscape. This is not necessary for all paths but there should be some visitor-friendly, all weather routes built into the structure of a SANG, particularly those routes that are 1-3 km long. Boardwalks may help with access across wet areas but excessive use of boardwalks, as may be necessary on sites that are mostly wet or waterlogged such as flood plain and grazing marsh, is likely to detract from the site's natural feel.

Other infrastructure specifically designed to make the SANG attractive to dog walkers may also be desirable but must not detract from a site's relatively wild and natural feel. Measures could include accessible water bodies for dogs to swim/drink; dog bins; fencing near roads/car-parks, etc. to ensure dog safety; clear messages regarding the need to 'pick-up'; and large areas for dogs to be off lead safely.

Guidelines:

5. *Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel. A majority of paths should be suitable for use in all weathers and all year around. Boardwalks may be required in wet sections.*
6. *All SANGs with car parks must have a circular walk that starts and finishes at the car park.*
7. *It should be possible to complete a circular walk of 2.3-2.5km around the SANG, and for larger SANGs there should be a variety of circular walks.*
8. *SANGs must be designed so that visitors are not deterred by safety concerns.*

### **Advertising - making people aware of the SANG**

The need for some advertising is self evident. Any advertising should make clear that the site is designed to cater specifically for dog walkers.

Guidelines:

9. *SANGs should be clearly sign-posted and advertised.*
10. *SANGs should have leaflets and/or websites advertising their location to potential visitors. It would be desirable for leaflets to be distributed to new homes*

*in the area and be made available at entrance points and car parks.*

## **Landscape and Vegetation**

The open or semi-wooded and undulating nature of most of the Dorset Heathland sites gives them an air of relative wildness, even when there are significant numbers of visitors on site. SANGs must aim to reproduce this quality but do not have to contain heathland or heathy vegetation. Surveys in the Thames Basin heath area show that woodland or a semi-wooded landscape is a key feature that people who use the SPA there appreciate. Deciduous woodland is preferred to coniferous woodland. In these circumstances, a natural looking landscape with plenty of variation including both open and wooded areas is ideal for SANGs. There is clearly a balance to be struck between what is regarded as an exciting landscape and a safe one and so some element of choice between the two is desirable.

Hills do not put people off visiting a site, particularly where these are associated with good views, but steep hills are not appreciated. An undulating landscape is preferred to a flat one. Water features, particularly ponds and lakes, act as a focus for visitors for their visit, but are not essential. The long term management of the SANG habitats should be considered at an early stage. Grazing management is likely to be necessary, particularly for larger SANGs and those with grasslands.

A number of factors can detract from the essential natural looking landscape and SANGs that have an urban feel, for example where they are thin and narrow with long boundaries with urban development or roads, are unlikely to be effective.

Guidelines:

- 11. SANGs must be perceived as natural spaces without intrusive artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.*
- 12. SANGs must aim to provide a variety of habitats for visitors to experience (e.g. some of: woodland, scrub, grassland, heathland, wetland, open water).*
- 13. Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.*
- 14. SANGs must be free from unpleasant visual, auditory or olfactory intrusions (e.g. derelict buildings, intrusive adjoining buildings, dumped materials, loud intermittent or continuous noise from traffic, industry, sports grounds, sewage treatment works, waste disposal facilities).*

## Site quality checklist

	<b>Criteria</b>	<b>Current</b>	<b>Future</b>
1	Parking on all sites unless the site is intended for use within 400m only		
2	Car parks easily and safely accessible by car, open in nature and sign posted		
3	Easy access between development or car park and SANG; able to safely let dog out of car into SANG		
4	Access points with signage outlining the layout of the SANGS and routes available to visitors		
5	Paths easily used and well maintained but mostly unsurfaced		
6	Circular walk start and end at car park		
7	Circular walk of between 2.3 - 2.5 km		
8	SANG design so that they feel safe for visitors		
9	Clearly sign posted or advertised in some way		
10	Leaflets or website advertising their location to potential users		
11	Perceived as semi natural space, without too much urban intrusion		
12	Contains a variety of different habitats		
13	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead		
14	Site is free from unpleasant intrusions		