

Purbeck Local Plan

(2018 - 2034)

Adopted 2024



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Foreword

It is with great pleasure that I am able to present the Purbeck Local Plan 2018-2034: Submission Draft. The new Purbeck Local Plan will shape the location and scale of development across Purbeck. Great care and attention has been taken in setting out responses to the wide range of challenges facing Purbeck. These include a changing and growing population and a revised minimum housing target of 186 new homes per year.

The Purbeck Local Plan identifies opportunities for achieving sustainable growth across Purbeck and investment in infrastructure and community facilities. The Purbeck Local Plan, as the spatial planning document, will deliver the priorities of Purbeck's Corporate Plan and is a positive strategy that will enable the successful delivery of thriving places, energy efficient housing, a dynamic economy and social and community infrastructure - maintaining Purbeck as a place where people wish to live, work, stay and visit. The Purbeck Local Plan has been shaped by consultation and engagement involving local people, businesses, community groups and external partners. Extensive and wide-ranging public consultations in 2015, 2016 and 2018 have informed the key issues and those places in the plan area where change and development can best be accommodated, whilst recognising that Purbeck must also be protected from inappropriate development. An extensive and up-to-date evidence base has also informed the drafting of this plan. This Submission draft Purbeck Local Plan responds to the key challenges facing Purbeck, has considered the responses to previous consultations, and incorporates the findings from the evidence base.

The preferred strategy is to spread new development over the plan period across Purbeck, directing the majority of housing growth to less constrained areas, in particular Wool and Moreton Station in the west of the plan area, and to the existing towns and key service villages. As well as being the least environmentally constrained, these areas are the more accessible and sustainable locations in the plan area being those that are the best connected to the public transport and other existing and planned supporting infrastructure. They offer a range of investment opportunities with capacity to accommodate new homes, jobs and will facilitate investment in much needed additional infrastructure including schools and health facilities.

The Purbeck Local Plan contains a number of detailed planning policies that will help deliver the strategy and manage development across Purbeck over the lifetime of this plan. This next round of engagement is focused on the 'soundness' of the plan, ensuring the Purbeck Local Plan is robust, effective and deliverable. It is important to us and our delivery partners that the local community and key stakeholders give their support to the final plan and work with us to maximise opportunities to deliver a range of new housing, jobs and community infrastructure for local people.



Cllr Gary Suttle

What is the Purbeck Local Plan?

1. The Purbeck Local Plan sets out the Council's planning framework and identifies how Purbeck will grow and develop to become an even more desirable and prosperous place to live, work and visit.
2. The plan sets out the approach and detailed policies for the whole of Purbeck for the period up to 2034 and consists of a written statement (this document) and a policies map. It is based on up to date evidence and the results of the previous consultations undertaken in 2015, 2016 and 2018. Once adopted, the policies in the plan will replace the policies in the Purbeck Local Plan Part 1 (PLP1) 2012.
3. This Purbeck Local Plan, together with the Swanage Local Plan (adopted in 2017), Minerals and Waste Local Plans jointly produced for Dorset and any adopted neighbourhood plans, collectively form the development plan for Purbeck. The development plan is the basis upon which planning applications will be determined, unless there are material planning considerations that indicate otherwise. The policies of this Purbeck Local Plan should be read as a whole and the Table below identifies which of these policies are strategic and which are non-strategic. The Purbeck Local Plan is supported by a number of supplementary planning documents (SPDs) available on the Council's website. Policies contained in the Swanage Local Plan will continue to be used in the consideration of applications within the area covered by that plan alongside the policies contained in this plan once adopted.

Policies	Strategic or non-strategic
V1, V2 E1, E4, E5, E6, E7, E8, E9, E10, E12 H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11, H15 EE1, EE2 I1, I2, I3, I4, I5, I6	Strategic
E2, E3 E11, H12, H13, H14 EE3, EE4 I7	Non-strategic

Reviewing Local Plans

4. National Planning Policy recommends that policies in local plans are reviewed to assess whether they need to be updated at least every 5 years and updated as necessary to take account of changing circumstances, changes in policy and changes in local housing need. If it becomes apparent that local housing need is expected to change significantly then the relevant policies of the Purbeck Local Plan 2018-34 will be reviewed earlier also taking into consideration work on the preparation of the Dorset Council Local Plan.

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Application of the plan

5. Following local government reorganisation on 1st April 2019, the area covered by this plan now forms part of the area covered by Dorset Council. When adopted by Dorset Council the Purbeck Local Plan will apply to the area formerly covered by Purbeck District Council. Dorset Council has started work on preparing a local plan for the new council area. A Local Development Scheme has been agreed which states that a new plan for the Dorset Council area will be adopted by 2027 enabling early review of the policies for the Purbeck area. Thereafter local plan policies in Dorset Council will be regularly reviewed and updated as necessary in accordance with national policy.
6. The Purbeck Local Plan is a long-term document which provides certainty to communities and businesses as to where development will be provided and, likewise, where precluding restrictions may apply. Having a clear and up to date plan which meets local development needs, and reflects the views of local people on how they wish Purbeck to develop, will be central to the success of future growth. It also allows infrastructure providers to plan effectively for the future.
7. The Purbeck Local Plan should be consistent with, and be read alongside, policies set out in the government's National Planning Policy Framework (NPPF). Consistency with the NPPF is one of the tests of soundness considered at the independent examination stage of local plans. Alongside the NPPF, the National Planning Practice Guidance (NPPG) provides practical guidance for the implementation of national planning policy. The Purbeck Local Plan therefore takes full account of, and is consistent with, the provisions of national planning policy and guidance.

Content of this document

8. The Purbeck Local Plan sets out the approach and detailed policies for the whole of Purbeck for the period up to 2034. It sets out:
 - the Council's vision and objectives for Purbeck's development over the plan period;
 - policies to ensure that development delivers sustainable homes, built to a high quality of design and maintains our high quality built and natural environment;
 - the locations for housing growth and requirements for affordable housing;
 - policies to build a strong, competitive economy and set out the future distribution for new employment land space and thus new jobs;
 - policies to maintain and enhance the vibrancy and vitality of our town centres;
 - policies to support a sustainable transport and road infrastructure network; and

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- proposals for delivery including an Infrastructure Delivery Plan (IDP) to demonstrate the infrastructure requirements necessary to support the development proposed in this plan.
9. The policies map shows the main policy designations, such as green belt, housing allocations, employment areas, environmental designations and assets, conservation areas and open spaces. The supporting text of a number of policies in the Purbeck Local Plan refer to other documents, these documents have been listed in an appendix to the local plan. When determining planning applications the Council will:
- identify relevant development plan policies from the Purbeck Local Plan, Swanage Local Plan and relevant neighbourhood plans;
 - interpret these policies (through an objective consideration of the language used in the policy, read in its proper context); and
 - exercise its judgement where required to do so by the policy.
10. The documents referred to in the appendix do not form part of the development plan, but provide guidance to applicants and decision makers when exercising judgements required by development plan policies in this local plan. The list of documents is not exclusive or exhaustive. Other documents may be relevant to applicants and decision makers in the exercise of judgements required by policies in this local plan. As circumstances change, and documents are necessarily updated or replaced, applicants and the Council will need to re-evaluate their relevance. This evaluation will need to be carried out on a case by case basis.

Evidence base

11. The Council's policies must be backed up by credible, robust and proportionate evidence that supports the approach taken and justifies what is being proposed. The Purbeck Local Plan has therefore been informed by preparation of an extensive evidence base which is available to view on the Council's website.
12. The evidence base includes research on housing, employment, the built and natural environment, accessibility and flooding as well as the views of local people, businesses, landowners and public agencies involved in the area. Technical studies cover a range of topics including housing need and delivery, transport modelling, infrastructure requirements and economic development. A combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) and a separate Habitats Regulations Assessment (HRA) have also been undertaken. Alongside national policy and guidance, our evidence base and formal consultation responses, the Council has taken into account the findings of the SA/SEA and HRA assessments when preparing the Purbeck Local Plan.

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13. The SA/SEA assesses the site options and policies against a range of social, environmental and economic indicators and helps to identify all the likely significant effects. The SA/SEA advises on ways in which any adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised. This helps to ensure that the emerging policies, plans and allocations in this new Purbeck Local Plan are promoting sustainable development.
14. The Habitats Regulations Assessment (HRA) and Appropriate Assessment assess whether policies in the Purbeck Local Plan would adversely affect a European protected habitat site. These include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, for example, Dorset Heathlands SPA and Ramsar site, Dorset Heaths SAC, Poole Harbour SPA and Ramsar site. The HRA and appropriate assessment advise whether there are any likely significant effects on European protected habitat sites. Where it is determined that there will be likely significant adverse effects, it is necessary to undertake an Appropriate Assessment to identify these effects and prior to setting out appropriate mitigation strategies.

Duty to co-operate, statement of common ground and strategic planning

15. The Council is committed to co-operating with other councils and key organisations on strategic planning issues. Created in the Localism Act 2011, the 'duty to co-operate' places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters. This is to ensure that issues such as providing land for new homes, jobs, infrastructure, and managing flood risk are properly co-ordinated.
16. The Council has produced a duty to co-operate position statement providing an update on the activities undertaken by the Council since the publication of the New Homes for Purbeck consultation in January 2018. This details the discussions that the Council has had with a number of key partners including other local planning authorities, Dorset County Council, Highways England, utility companies, health and education providers. Further joint working will continue.
17. Throughout the preparation of this plan, the Council has undertaken extensive engagement with a wide range of organisations including its neighbouring authorities and infrastructure providers. This approach to positive engagement is detailed in the Statement of Common Ground that has been jointly produced by all the Dorset authorities. This Statement outlines areas of agreement and joint working on strategic planning matters that cross local authority boundaries. In addition, the Council's duty to co-operate statement, explains who we will engage with, when we will do it and what methods we will use. The Council will also continue to have regard to neighbouring authorities' local plans, countywide minerals and waste plans, and strategies of any other relevant bodies.

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18. Purbeck forms part of the Eastern Dorset Housing Market Area and also includes green belt land that forms part of The South East Dorset Green Belt.

Sustainable development

19. The purpose of the planning system is to help achieve sustainable development. There are three dimensions to sustainable development: economic, social and environmental. The NPPF sets out three overarching objectives:
- a) **an economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe build environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
 - c) **an environmental objective** - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
20. These roles are mutually dependent and as such should not be undertaken in isolation. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
21. In line with the requirements of the NPPF, the Purbeck Local Plan seeks to create sustainable communities using a co-ordinated approach to the delivery of homes, jobs and infrastructure. The NPPF also highlights the government's desire to promote and support the delivery of growth.
22. Councils should work proactively with applicants and approve proposals wherever possible – where they accord with policies in their local plan. If the plan is silent or out of date, local authorities are urged to grant approval, having regard to whether any adverse effects would significantly outweigh the benefits, and other aspects of the NPPF. This approach has been termed a 'presumption in favour of sustainable development'.

Chapter 2: Vision and objectives

Introduction

23. This part of the Purbeck Local Plan outlines the Council's vision for achieving sustainable development that meets the need to provide new homes, jobs, services and facilities whilst protecting the distinctive natural and historic characteristics of Purbeck's unique environment. The Council has outlined its approach for achieving this vision in ten key objectives covering the following four areas:

- a) environment;
- b) housing;
- c) economy; and
- d) infrastructure.

This overarching vision and these objectives underpin the policies in the plan and are fundamental to informing decisions taken on planning applications.

Characteristics of Purbeck

24. Purbeck is a rural area with a population of 46,340 (2016 mid-year estimate from the Office for National Statistics). 49% of the population live in the three largest settlements of Swanage (9,601), Wareham (5,496) and Upton (7,611). The larger villages of Bere Regis (1,490), Bovington (1,570), Corfe Castle (984), Lytchett Matravers (3,321), Sandford (2,321) and Wool (2,529) offer a range of services and facilities to their communities and are home to 26% of the population. The remainder of the population live in a number of smaller villages and hamlets.

25. Purbeck's unique environment has been shaped over centuries of interaction between people and place, giving the area its uniqueness and sense of place and making it a very attractive place to live and visit. 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 area is challenging.

Environment

26. Purbeck is renowned for its rich natural, built and historic environment. The geology of Purbeck underlies its distinctive landscape, biodiversity, coast, history and economy.

27. Half of Purbeck is covered by the Dorset area of outstanding natural beauty (AONB) – a landscape designation that affords protection similar to a national park because of the beauty of the landscape. Dorset's AONB is a collection of fine landscapes, each with its own characteristics and sense of place that give the Dorset AONB its unique character.

28. Over 23% of Purbeck is covered by national and international nature conservation designations including sites of special scientific interest (SSSIs), special protection areas (SPAs), special areas of conservation (SACs) and Ramsar sites. Over 5% of the UK's lowland heath is in Purbeck and is home to over 56% of the UK's sand lizard population. Birds of international importance include the woodlark, Dartford warbler and nightjar. The unique geology of the area gives rise to a very wide range of plants and ecosystems.
29. Purbeck's coast forms part of the Jurassic Coast World Heritage Site – designated for its value in helping people to understand the history of Earth. The Jurassic Coast is unique because its visible layers reveal the history of Earth across 185 million years and form a near complete record of the Triassic, Jurassic and Cretaceous periods. Responding to climate change, particularly the impact on coastal areas (including parts of Poole Harbour) is a challenge. The effects of sea level rise and climate change include flooding through storm surges and winter rainfall; and coastal erosion leading to cliff-line recession and increasing cliff instability.
30. Purbeck has a rich history and is home to some internationally and nationally important archaeology sites that show settlement right from the Neolithic to the present day. Purbeck has over 250 scheduled ancient monuments - including barrows (burial mounds), hill forts, the Saxon walls of Wareham and the ruins of Corfe Castle – as well as over 1,400 listed buildings, 25 conservation areas and 6 registered parks and gardens.

Housing

31. In Purbeck, we need to balance the need to deliver homes for local people with the need to protect our special environment.
32. In order to protect internationally important heathlands, a 400-metre buffer is in place around protected heaths where no residential development is permitted. This covers 36% of the plan area. Approximately a quarter of the plan area is green belt where residential development is only allowed in very special circumstances. Care must be taken not to harm the landscape character of the AONB, or damage the important ecology, archaeology, historic monuments and buildings. This presents significant challenges to finding suitable locations for development of all kinds, including housing.
33. Average house prices in Purbeck are high and average salaries comparatively low – resulting in a ratio between salaries and house prices that means that many local people cannot afford to buy or rent houses locally. This is exacerbated by significant demand from a buoyant second homes market.

Economy

34. Purbeck has a diverse local economy which increasingly includes elements of advanced engineering, environmental businesses and information

technology. Purbeck has the highest rate of manufacturing employment in Dorset, as this totals around 14% (which is a significant increase on the 10.3% recorded in 1991). Workplace based wages in Purbeck are the second highest in Dorset, although these are still lower than the national average.

35. Purbeck is home to Dorset's only enterprise zone - Dorset Innovation Park at Winfrith, which is an advanced engineering cluster of excellence for the South West, building on strengths in marine, defence and energy. It offers a secure facility and the presence of two world leaders in defence technology - Atlas Elektronik and QinetiQ. The site is in public ownership; retained business rates will be invested in improving the site and local infrastructure over the next 25 years. The site will benefit from a local development order to streamline the planning process for businesses developing on the site.
36. Tourism related employment in Purbeck is significant and totals 21% of the workforce, which represents the second highest level in Dorset. The tourism sector is associated with the generation of £230 million annual spend in the local economy, but it can also be associated with seasonality and low wages.
37. Agriculture, horticulture and local food production also continue to make an economic contribution, although the overall number of people employed in these areas has declined during the last decade. These areas are associated with below average wages. Public sector bodies provide some significant employment in the area, with organisations including the police, Ministry of Defence and local authorities all representing significant local employers.

Infrastructure

38. Purbeck is within easy reach of the Poole and Bournemouth conurbation mainly via the A351 / A35 roads and the chain ferry across Poole Harbour. Many Purbeck residents look to the conurbation for work and shopping facilities and many conurbation residents come to Purbeck for outdoor leisure activities. Transport links can get congested, particularly in the peak tourism season.
39. The railway line from London Waterloo to Weymouth runs through Purbeck with stations at Holton Heath, Wareham, Wool and Moreton.
40. 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 area. In order to avoid social isolation and reduce the need to travel to access everyday facilities, the provision and retention of facilities that are accessible to the general public is important.
41. Developments need to provide, or contribute to, necessary infrastructure. In a small rural area with comparatively low levels of development, the resources available for infrastructure are limited and will need to be prioritised.

Vision

The aim of the Purbeck Local Plan is to protect Purbeck's distinctive character whilst improving the quality of life for the local community. The natural and historic assets of the area will be protected, whilst continuing to manage effective recreational access and use.

In line with the aspirations of local people, development will be spread across the plan area. The majority of new homes will be in the less environmentally constrained areas including Wool and Moreton Station in the west of the plan area. To ensure a supply of housing across the plan area, new housing, employment, shops, services and community facilities, will continue to be supported in the towns (Swanage, Wareham and Upton) and key service villages where growth will be proportionate to the size and character of the settlement. Limited developments that are sympathetic to their surroundings will also be supported elsewhere across the plan area.

An appropriate mix of housing sizes and tenures will be provided. Priority will be given to delivering housing which meets local needs first to create balanced, mixed and well integrated communities – including supported housing for the elderly and other groups with special needs.

New development will have high standards of sustainable design and respond positively to Purbeck's rich diversity of local architecture, beautiful landscape and wealth of wildlife. New development will also seek to provide necessary infrastructure to ensure good access to existing community facilities, services and open space, together with new facilities and services where necessary.

The focus for economic development will be on increasing the number and range of knowledge economy jobs, building on the area's strengths in advanced engineering and manufacturing employment. This will support high quality employment which raises wage levels and helps address housing affordability in Purbeck. Alongside employment opportunities within the towns and key villages, this plan will support the continued development of two of Dorset's strategic employment sites at Holton Heath and the enterprise zone site – Dorset Innovation Park.

Services and community facilities will be supported and provided to meet the needs of the growing population. A sense of local community will be maintained, with decisions affecting local communities reflected in development proposals at the neighbourhood planning level where communities want to bring these forward.

Objectives

42. The objectives of the Purbeck Local Plan aim to build on the strengths of the area and address its challenges:

Environment

- Conserve the outstanding character and distinctiveness of Purbeck's coastline, countryside, cultural heritage and settlements.
- Improve resilience to climate change and mitigate against flood risk.
- Conserve and enhance Purbeck's natural habitat, biodiversity and geodiversity.
- Ensure high quality, sustainable design fit for all.

Housing

- Support sustainable community growth to provide for the needs of local residents.
- Provide a mix of housing, including affordable that meets the needs of local people and is supported by appropriate infrastructure including education and healthcare.

Economy

- Promote a prosperous and diverse local economy.

Infrastructure

- Work with transport providers to improve public transport, including better linkages as a viable alternative to use of the car.
- Encouraging healthy communities through access to open space and encouraging walking and cycling.
- Support the growth of local community infrastructure.

Spatial strategy for sustainable communities

43. At the examination held prior to the Council adopting the Purbeck Local Plan Part 1 (PLP1) in 2012, the Inspector raised concerns that the Council had not fully explored all housing growth potential in Purbeck and that its plan to deliver 120 homes per year was below the required level. Therefore, the Council agreed to undertake a review of the plan to consider the potential for higher growth. As part of this review, the Council conducted an Issues and Options Consultations in early 2015 and again in August 2016. These consultations raised concerns that the number of homes proposed was too high, especially considering Purbeck's environment and land constraints. Consequently, the Council conducted further work to update the evidence base and appraise the potential for growth and in January 2018 undertook the 'New Homes for Purbeck' consultation to obtain views on a number of potential sites presented within three alternative options for meeting the remaining need to provide 1,700 new homes over the plan period.
44. Through the 'New homes for Purbeck' consultation, the Council identified three options presenting locations and different numbers of new homes at each. The first option spread development across the plan area and the last option concentrated development in two areas (Wool and Redbridge Pit /Moreton Station) with the middle option between the two. The options were intended to illustrate the broad choices that the Council needs to make about where new homes could be located.
45. The most favoured option from the results of the consultation was the one that sought to spread development as much as possible, including releasing some areas of the green belt for homes as well as providing homes in the less environmentally constrained west of Purbeck. It also included the use of smaller sites geographically spread across the plan area subject to the criteria outlined in a small sites policy.
46. The Council has established that delivery of its preferred approach to ensuring that Purbeck's housing needs can be met in sustainable, accessible locations must involve the removal of some land from the green belt at Lytchett Matravers and Upton. It also needs to reflect the constraints around many settlements, including the towns, whilst also recognising the less constrained nature of land and the relative accessibility of some of the other settlements, notably Wool and Moreton Station/Redbridge Pit.
47. Reflecting the spatial, vision and objectives that have been set out, and the clear preference expressed through the 2018 consultation, policies V1 and V2 below set out the overarching spatial strategy for development in Purbeck, within the context of the settlement hierarchy. Together with the policies for small sites (H8) and employment land (EE1 and EE2), these policies provide the direction to establish the general distribution of development across Purbeck over the plan period up until 2034.

Chapter 2: Vision and objectives

48. Purbeck Local Plan Part 1 (2012) included a settlement hierarchy, which remains unchanged in the table below, apart from the elevation of Moreton Station to a 'key service village' in recognition of the quantum of residential development and supporting infrastructure proposed in this plan.

Towns - The largest settlements with town centres and a range of community facilities:

Swanage, Upton and Wareham

Key Service Villages - Villages with the highest level of services and population, outside the towns:

Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford, Redbridge Pit / Moreton Station and Wool

Local Service Villages – Villages needing some growth to sustain vital rural services, such as the village school

Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh

Other Villages – Small villages with a limited range of facilities. Settlements with a boundary are judged to more influential as a 'local hub'

With a Settlement Boundary: Briantspuddle, Chaldon Herring, Church Knowle, East Burton, East Lulworth, Harmans Cross, Kimmeridge, Kingston, Lytchett Minster, Studland, Ridge and Worth Matravers

Without a Settlement Boundary: Affpuddle, Bloxworth, Coombe Keynes, East Knighton, East Stoke, Holton Heath, Morden (East and West), Moreton, Organford and Worgret

49. Villages and hamlets not listed above do not form part of the settlement hierarchy and are classed as falling within the open countryside.
50. The Council has taken account of the size and range of facilities offered in a settlement when determining its position in the settlement hierarchy – for the most part those settlements lower in the hierarchy generally have smaller populations and comparatively smaller range of services and facilities. The settlements position in the hierarchy is also determined by a judgement around their local influence. Similarly sized settlement with a similar range of facilities may be ranked at different levels in the settlement hierarchy because of their influence as a hub for the local community.

Policy V1: Spatial strategy for sustainable communities

1. To deliver the Council's vision for Purbeck, the Purbeck Local Plan makes provision for new housing as follows:
 - a. Allocated sites:
 - Moreton Station / Redbridge Pit – around 490 new homes
 - Wool – around 470 new homes
 - Lytchett Matravers – around 150
 - Upton – around 90 new homes.

See Policies H4, H5, H6 and H7 for more detail about these allocated sites.
 - b. Swanage Local Plan site:
 - around 91 homes
 - c. Neighbourhood plan sites at:
 - Wareham – around 167 new homes (developable within Local Plan Period)
 - Bere Regis – around 122 new homes.
 - d. Policy compliant sites including those which would be permitted under the new small sites policy.
2. Purbeck's ageing population will be catered for by the provision of around 65 units of extra care facilities at Wool and Moreton Station/Redbridge Pit.
3. Employment development will be directed to the strategic employment sites at Dorset Innovation Park and Holton Heath and other identified employment sites (as set out in policy EE1).
4. Subject to meeting all other relevant policies within the Purbeck Local Plan, the Council will consider favourably development proposals on sites identified in policies H4-H7, EE1 and I5 and neighbourhood plans, which deliver the proposed use or mix of uses identified for each site. Development proposals should seek to deliver the indicative number of new homes, other non-residential floorspace and social infrastructure set out for each site.

5. High quality small scale development on unallocated sites within the boundaries of settlements listed in the hierarchy or on small sites, outside the Green Belt, adjoining existing settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary will be supported where:
 - the scale of development is proportionate to the size and character of the existing settlement;
 - development does not harm the character and value of any landscape or settlement either individually or
 - cumulatively through the size, appearance and layout of proposed homes; development contributes to a mix of different types and sizes of homes (as specified in relevant policies); and
 - development would not have an adverse effect on the integrity of sites within the national site network (including European sites)

Chapter 2: Vision and objectives



Key diagram: Purbeck's spatial strategy

The green belt

51. The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers and Upton to support its strategic policy of spreading housing development across the plan area.
52. Removing land from the green belt will allow new homes to be delivered in sustainable locations around one of Purbeck's towns and one of its key service villages, where there is a strong demand for housing. SANG at Lytchett Matravers will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land from the green belt.
53. The Council has considered alternative strategies for delivering homes. It is satisfied that the proposals to remove land from the green belt (which spreads development more evenly across Purbeck) are justified and there are exceptional circumstances because:
 - removing land around Lytchett Matravers and Upton will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in Purbeck;
 - the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
 - there is limited brownfield land available for housing development in Purbeck but what is available contributes to meeting housing need through windfall projections in the Plan;
 - a spread of homes across Purbeck will better meet housing needs (rather than focussing all development in the least constrained west of the area) and provide a resilient housing land supply;
 - a greater spread of development will more evenly spread the impacts on infrastructure;
 - there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
 - there will be improved access and recreational use of some remaining green belt by developing SANGs at Lytchett Matravers, which will compensate for removing land from the green belt elsewhere; and
 - all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

Chapter 2: Vision and objectives

54. Green belt boundaries, and settlement boundaries, around Lytchett Matravers and Upton will be altered to remove land from the green belt and enlarge existing settlements. These changes are shown on the relevant policies maps.

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers and Upton to support sustainable development. The impact of removing land from the green belt must be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers.

The Council will work in partnership with landowners, Natural England and other relevant stakeholders to ensure that appropriate land is identified and delivered for SANG. It will also ensure that there are suitable arrangements for the management of the SANG, and that SANG will be available for use prior to completion of associated residential development.

Introduction

55. Purbeck's distinctive environment is characterised by its landscape, biodiversity, geodiversity and history. Over half of the plan area is designated as an Area of Outstanding Natural Beauty (AONB) and almost a quarter is designated for its national and international biodiversity value. The Jurassic Coastline is recognised by UNESCO as a World Heritage Site. In addition, historic towns and villages across the area contribute to its identity and attractiveness. The area's capacity to meet peoples' needs for homes, jobs, shops, services and facilities is underpinned by this valuable environment and its capacity to support limited development.
56. This chapter of the Purbeck Local Plan sets out policy for protecting and enhancing the natural, built and historic environment, in order to:
- a) conserve the outstanding character and distinctiveness of Purbeck's coastline, countryside, cultural heritage and settlements;
 - b) improve resilience to climate change and mitigate against flood risk;
 - c) conserve and enhance Purbeck's natural habitat, biodiversity and geodiversity;
 - d) ensure high quality, sustainable design fit for all; and
 - e) encourage the use and supply of renewable energy.

Conserve the outstanding character and distinctiveness of Purbeck's coastline, countryside, cultural heritage and settlements

Landscape

57. Purbeck is a predominantly rural area. The countryside has a diverse range of different types of landscapes that include: chalk uplands and valleys, valley pastures, a chalk ridge line and limestone plateau, coastline including sandy beaches and cliffs, woodlands, farmland and heathlands. The Isle of Purbeck is well known for the diversity of its geology and structural clarity of its rocks and landforms. The chalk ridge, which once extended continuously to the east linking the mainland with the Isle of Wight, separates the secluded valley of the Corfe River from the lowland heath around Poole Harbour. To the south of the Corfe valley the landform rises to a windswept limestone plateau. The rivers Piddle and Frome run across Purbeck through valley pastures, stretches of marshland and mudflats around the edges of Poole Harbour.
58. Around 60% of Purbeck (covering approximately 24,250ha) is designated as part of the Dorset National Landscape. Most of Purbeck's coastline is also defined as part of a heritage coast. The defined heritage coast overlaps with the land designated as part of the Dorset National Landscape. The Dorset

AONB Management Plan (2014-2019) provides a strategic framework for its management and the Dorset AONB Landscape Character Assessment (2008) describes the landscape's character with reference to a number of landscape types and character areas. Neither document forms part of the development plan, but both may contain information which is relevant, and a material consideration, when assessing planning applications.

- 59.** The Council is obliged to give great weight to conserving and enhancing the natural beauty, and outstanding value, of designated landscapes. The National Planning Policy Framework (NPPF) also provides guidance for determining whether there are exceptional circumstances, and public interest, in permitting major development in AONBs (now renamed as National Landscapes) (paragraph 177 of the NPPF 2023).

Policy E1: Landscape

The Council attaches great weight to conserving and enhancing landscape and scenic beauty in the Dorset National Landscape. The scale and extent of any development within these designated areas will be limited. Development, other than major development (where the NPPF provides guidance), will only be permitted in the Dorset National Landscape where the proposals would conserve and enhance the natural beauty of the area and are appropriate in terms of:

- a. appearance, scale, height, layout, density;
- b. any other effects on landscape character and visual quality (such as noise, light and traffic); and
- c. compliance with other policies in this Purbeck Local Plan.

The Council will also take account of the cumulative, and indirect, landscape and visual effects of development along with measures to avoid, reduce or compensate for any harmful impacts on the natural beauty of the Dorset National Landscape. Applicants for planning permission should submit appropriate supporting information, having regard to the scale and nature of proposed development, to enable the Council to assess the impacts of development on the visual quality and character of landscapes and seascapes in protected areas. Development that significantly adversely affects the character, or visual quality, of the local landscape or seascape, in protected areas will not be permitted.

Non-designated landscapes

The design of development should take account of:

- d. landform;
- e. the character of the existing landscape;
- f. the cumulative impacts with existing or planned development; and
- g. existing trees and hedgerows.

Poorly designed development which significantly harms landscape character and visual quality, and fails to take the opportunities to improve landscape character and visual quality shall be refused unless adverse impacts can be suitably mitigated or compensated for.

Historic environment

- 60.** The Council has a positive approach to the conservation and enhancement of the historic environment and acknowledges the wide benefits it can bring to the local economy, character, distinctiveness and the overall sustainability of Purbeck's communities.
- 61.** The historic environment is formed by the interaction between people and places over time, it includes:
- a) all surviving physical remains of past human activity (whether visible, buried or submerged);
 - b) planted landscapes; and
 - c) managed flora.
- 62.** National policy refers to both designated and non-designated heritage assets. Designated heritage assets include World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens, conservation areas, protected wreck sites and registered battlefields. A non-designated heritage asset can include any building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Non-designated assets include buildings which the Council has identified in its adopted Conservation Area Appraisals as making a positive contribution to the appearance or character of a conservation area. A number of records of known designated and non-designated heritage assets are also collated and presented in Historic Environment Records (HER). The HER for Purbeck can be viewed on the Heritage Gateway website. These records include Conservation Area Appraisals, which have also been adopted by the Council in a Supplementary Planning Document, and are published on the website. The Council will continue contributing to and updating its evidence on Purbeck's historic environment to allow for its understanding, promotion and protection.
- 63.** The historic environment in Purbeck is particularly rich with 1,441 listed buildings, 257 scheduled monuments, 6 entries listed in the register of parks and gardens, 25 conservation areas and a section of the Dorset and East Devon Coast World Heritage Site.
- 64.** Historic England prepares a Heritage at Risk Register, which currently (2018) includes 53 entries within the local plan area. These entries relate to buildings (3 entries), Swanage and Lytchett Minster Conservation Areas (2 entries), and archaeological remains (48 entries which are primarily scheduled monuments). The Council will encourage these assets to be rescued by taking opportunities to work with public, private and community partners to support this aim. The Council also supports the on-going conservation of the historic environment through the review of existing conservation areas.

- 65.** A large part of Purbeck’s coastline, running between Studland Bay (in the east) and White Nothe (in the west), is designated as part of the East Devon and Dorset World Heritage Site (with the site extending further westwards beyond the Purbeck Local Plan area). The coastline was designated because of the almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years.
- 66.** Purbeck’s historic environment contributes to the depth of character which gives Purbeck its unique sense of place. Heritage assets and their settings are irreplaceable. When considering applications, including planning applications and heritage related consents under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will always begin its assessment from a presumption that the heritage asset should be conserved, while looking for opportunities to enhance a heritage asset’s significance.
- 67.** The process of assessing whether an application will lead to the conservation, or enhancement, of a heritage asset’s significance will be guided by a description of the asset’s significance prepared by the applicant as well as relevant information from the HER and any necessary expertise within the Council and advice provided by Historic England. Using available information the Council will be proactive in exploring ways of avoiding, or minimising, any conflicts between the underlying objective of the heritage asset’s conservation and any other aspect of the proposals.
- 68.** The Council expects applications to be prepared with the aim of avoiding harm, and exploring the opportunities for enhancements, to heritage assets. Applying national and local planning policies, the Council will take account of all these wider considerations when determining planning applications affecting heritage assets.

Policy E2: Historic environment

Great weight will be given to protecting, and where possible enhancing, Purbeck's designated heritage assets and their settings when assessing applications. Designated heritage assets include: listed buildings, conservation areas, historic parks and gardens; scheduled monuments and Dorset and East Devon World Heritage Sites.

When assessing applications for proposals that are likely to affect (directly or indirectly) the significance of a designated or non-designated heritage asset, the Council will take account of the heritage asset's significance, together with all of the following considerations:

- a. whether proposals have taken advantage of an opportunity to enhance all, or part, of a heritage asset's significance;
- b. the nature, scope, scale, appearance (including detailed design and materials) and character of proposals;
- c. indirect effects arising from proposals including noise, traffic and lighting;
- d. the benefits of any repairs to a heritage asset's significance and or bringing a vacant heritage asset back in to use;
- e. the contribution that a heritage asset makes to local character, distinctiveness and the economy;
- f. measures to avoid or minimise harm to the heritage asset's significance; and
- g. the viability of the heritage asset's current and proposed uses and the effects of securing an appropriate and viable use on the heritage asset's significance.

Applications affecting the significance of a heritage asset should be accompanied by sufficient information to allow for an understanding of the heritage asset's importance and the potential impact of proposals on its conservation. Where harm or loss to a heritage asset can be fully justified, and development would result in the partial or total loss of the heritage asset and / or its setting, the applicant will be required to secure a programme of recording and analysis of that heritage asset.

Scheduled monuments and other designated heritage assets of national archaeological importance, or non-designated heritage assets of archaeological interest of equivalent importance, should be preserved in situ. Where harm to these heritage assets can be fully justified, and development would result in the partial or total loss of the heritage asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that heritage asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard.

East Devon and Dorset World Heritage Site

The Dorset and East Devon Coast World Heritage Site is an important and iconic landscape feature recognised for its geological interest. Development within the designated World Heritage Site, or development which is likely to affect its setting, will only be permitted if it can be satisfactorily demonstrated that the 'outstanding universal value' of the coastline will be protected. The Council will take account of the cumulative impacts of development when assessing its impact on the World Heritage Site.

Improve resilience to climate change and mitigate against flood risk

Climate change

69. Human activities over the past 50 years are affecting the earth's climate, and indicators across the climate system show that the earth's climate is changing. Most aspects of every day life connected with using fossil fuels to generate electricity and heating, for transport, industry and agriculture contribute to these changes. Key effects for the UK are expected to be higher temperatures, changing patterns of rainfall with greater incidences of flooding and extreme weather events, and changes to the behaviour of plants, insects and animals with consequences for agriculture and the environment.
70. Adapting to climate change involves developing strategies or actions to respond to actual, or anticipated, changes in climate. These strategies or actions allow people to lower the risks arising from climate change and take advantage of any opportunities these changes might bring. Such measures include ensuring rising sea levels and increased risks of flooding are taken into consideration.
71. Climate change mitigation includes actions and strategies to reduce the impact of human activity on the climatic system. The main way of mitigating climate change is through reducing greenhouse gas emissions.
72. National policy places climate change mitigation and adaptation as a strategic priority for plan making. The approach set out in policy throughout the Purbeck Local Plan seeks to ensure the needs for growth in Purbeck are managed to reflect the potential impacts of climate change and to support and encourage measures that would assist in climate change mitigation.
73. The Council will manage development and explore opportunities for climate change adaption and mitigation by:
 - a) taking account of rising sea levels when assessing new developments and flood risk;
 - b) encouraging the provision of multi-functional green infrastructure as part

of new development;

- c) managing development in areas of coastal change and providing opportunities for the relocation of existing development at risk of coastal erosion;
- d) supporting appropriate proposals that would increase low carbon or renewable energy generation;
- e) encouraging sustainable design in new development and encouraging use of decentralised, renewable or low carbon energy supplies; and
- f) directing most new development to the most accessible and sustainable parts of the plan area.

Renewable energy

- 74.** Government policy encourages the use and supply of low carbon energy with a national target for 15% of energy needs to be delivered from renewable sources by 2020. Renewable energy includes energy obtained from natural processes that is replenished more rapidly than it is consumed. The EU Renewable Energy Directive lists renewable fuels as wind, solar, hydro energy; energy arising from the burning of plant and animal matter (known as bio energy); waste energy (e.g. landfill gas); and aerothermal, geothermal and hydrothermal energy (heat derived from the air, ground and water).
- 75.** In Purbeck 69,572MWh of electricity were generated from renewable sources in 2015. Photovoltaics provide almost 55,000MWh of electricity generated by renewable energy reflecting the growth and development of solar farms across the plan area. The documents Landscape Change Strategy (Dorset County Council) and Landscape Sensitivity to Wind and Solar Energy Development in Purbeck are key to informing the Council's consideration of the specific impacts of renewable energy proposals upon the landscape in accordance with the following policy.

Policy E3: Renewable energy

The Council encourages the use and supply of renewable and low carbon energy provided any adverse impacts can be satisfactorily addressed. Proposals for development which supplies renewable, or low carbon, energy will be permitted provided that:

- a. the technology is suitable for the location and the scale, siting, layout, design and colour of development would not cause significant harm to landscape character or visual amenity;
- b. development would not harmfully interfere with radar, telecommunications, air traffic, railways, or highway safety;
- c. development would not cause significant harm to the amenity of existing neighbours because of its scale, position, noise, vibration, overshadowing, flicker (associated with wind turbines), or other emissions;
- d. development would not harm the significance and setting of the heritage assets;
- e. details of suitable mitigation measures and a site restoration plan are submitted as part of a planning application; and
- f. development can be safely accessed (both during construction and whilst operating).

Assessing flood risk

76. The policies in this part of the Purbeck Local Plan, together with national planning policy, the Purbeck Level 1 Strategic Flood Risk Assessment (SFRA) (January 2018) and Level 2 SFRA for Swanage (October 2016) provide the basis for assessing, avoiding, and where necessary addressing, the risks from flooding.
77. The Council published its Level 1 SFRA in January 2018. The SFRA will be periodically updated to take account of new evidence relating to the risks from flooding. The Level 1 SFRA includes combined maps showing the risks of flooding from main rivers, the sea, surface water, groundwater, future risks from tidal flooding around Poole Harbour and sewer flooding. The Level 2 SFRA undertaken to inform the Swanage Local Plan provides more specific guidance on current and expected future risks from river and tidal flooding in Swanage.
78. The Council's Level 1 SFRA is not a fully comprehensive or detailed record of flood risk across Purbeck. While taking account of the Level 1 SFRA, together with the level 2 SFRA for Swanage where appropriate, applicants may need to gather detailed information through a sitespecific flood risk assessment (FRA)

to guide the process of assessing the risks from flooding on specific sites.

Policy E4: Assessing flood risk

Applicants should assess flood risk when preparing a planning application and use the Council's Strategic Flood Risk Assessment (SFRA) to avoid any risks by steering development to areas with the lowest risk of flooding.

A Flood Risk Assessment (FRA) should be provided for all development in Flood Zones 2 and 3. A FRA will also be required for development on sites in Flood Zone 1 that:

- a. are over 1 hectare; or
- b. are at risk from other sources of flooding (as set out in SFRA maps) and where development would introduce a more vulnerable use (as identified in flood risk vulnerability classification of National Planning Practice Guidance); or
- c. are likely to be at risk from flooding in the future; or
- d. are likely to increase the risks from flooding elsewhere; or
- e. are in an area which the Environment Agency has identified as having a critical drainage problem.

In assessing proposals for development in an area with a risk of flooding, or where development is likely to increase the risk from flooding elsewhere, the Council will need to be satisfied that:

- f. adequate measures will be taken to mitigate the risk and ensure that potential occupants will be safe, including measures to ensure the development is appropriately flood resilient, flood resistant and 'future proofed' (finished levels for development must be set at a level agreed by the Council and should include 600 millimetres freeboard above the assessed flood level) against the effects of climate change; and
- g. safe access and escape routes are provided where required and practicable.

Development will not be permitted where it would adversely impact on the future maintenance, upgrading or replacement of a flood defence scheme.

Sustainable drainage systems

- 79.** Sustainable drainage systems (SuDs) should be designed to manage surface water running off development so that it mimics natural (from undeveloped land) run off rates as closely as possible. Properly designed SuDs can help to avoid flooding, limit the impacts from flooding, remove pollutants from surface

water run-off and provide biodiversity and amenity benefits.

- 80.** The Council encourages applicants to work with the relevant organisations (the Lead Local Flood Authority, sewerage undertaker, Environment Agency, or internal drainage body) at pre-application stage when designing SuDs. Where there is a risk from flooding, SuDs should be designed to ensure that the development will be safe over its lifetime and that surface run-off from development will not increase flood risk elsewhere. Working with other relevant organisations, the Council will assess reasonably practicable design standards for SuDs on an individual basis. The Council encourages applicants to consider the opportunities for reducing the overall level of flood risk in the surrounding area and beyond, when designing SuDs.

Policy E5: Sustainable drainage systems (SuDs)

The Council expects applicants to submit details of a SuDs with applications for:

- a. major development;
- b. development on land that is at risk from flooding (unless there is clear evidence that SuDs would be inappropriate); and
- c. development where surface water run-off from development is likely to increase the risks from flooding elsewhere (including sewer flooding caused by high groundwater levels).

Where needed, sustainable drainage systems should be designed taking account of:

- d. the character and nature of the proposed development;
- e. the characteristics (including risks from flooding, geology, water table and surface features of land) of the site and its surroundings;
- f. costs of the drainage system and arrangements for ongoing maintenance and operation over the lifetime of the development;
- g. opportunities to reduce the causes and impacts of flooding on site or elsewhere; and
- h. opportunities for maximizing biodiversity benefit.

There must be no surface water connections to foul sewer systems. Applicants must consider approaches to discharge surface water through SuDs in the following order of preference:

- i. into the ground;
- ii. to a surface water body;
- iii. to a surface water sewer, highway drain, or another drainage system; and
- iv. a combined sewer.

Sustainable drainage systems that are designed to discharge water into the ground or a surface water body, may not be appropriate on or close to:

- i. unstable land (including land close to the coast line within the 400 metre No-Water Discharge Consultation Zone as identified on the policies map);
- j. contaminated land; or
- k. land with a high water table.

Coastal change

- 81.** Purbeck's 90 kilometre coastline extends from Poole Harbour in the east, around the Isle of Purbeck, to White Nothe in the west. The coastline is largely undeveloped and undefended along most of its length. Coastal protection works in Swanage have an impact on a 1.8 km stretch of the coastline that extends from the southern part of Swanage Bay around to Ballard Estate to the north. The works include concrete/stone walls and timber/stone groynes.
- 82.** The Council has used the evidence of predicted coastal erosion zones, presented in the Poole and Christchurch Bays Shoreline Management Plan Review (2011) and the South Devon and Dorset Shoreline Manage Plan Review (2011), to identify coastal change management areas (CCMAs) on the policies map. These are parts of the shoreline that are likely to be affected by coastal change (as a consequence of erosion, coastal landslip, permanent inundation or accretion) over the next 100 years.
- 83.** The Council's approach to development within CCMAs has been developed in accordance with planning guidance for flood risk and coastal change. New homes will not be appropriate in CCMAs. Essential infrastructure and Ministry of Defence (MoD) installations may be appropriate provided certain criteria can be satisfied. In all other instances, the Council will assess whether development is likely to be appropriate in a CCMA on an individual basis taking account of a vulnerability assessment prepared by the applicant. Applicants will need to consider the level of risk from coastal change, the site characteristics and the nature of the proposed development when preparing their vulnerability assessment. The relevant shoreline management plan will provide more guidance on whether a site is likely to be at risk from coastal change in the short, medium or long term ie. 0-20, 20-50 or 50-100 years respectively.
- 84.** The Council will also take account of the policy recommendations relating to the future management of Purbeck's coastline, in the Poole and Christchurch Bays Shoreline Management Plan and the Durlston Head to Rame Head Shoreline Management Plan, when considering planning applications relating to existing and proposed coastal defences.

- 85.** Where existing development is at risk from coastal change, the Council's CCMA policy also permits replacement development elsewhere. The assets, or areas of particular importance, referred to in the policy include land:
- a) designated under the Birds and Habitats Directives, the Ramsar Convention of Wetlands of International Importance, and/or designated Sites of Special Scientific Interest;
 - b) designated as green belt;
 - c) local green space;
 - d) Areas of Outstanding Natural Beauty or Heritage Coast;
 - e) ancient woodland;
 - f) heritage assets; and
 - g) at risk from flooding.

Policy E6: Coastal change management areas (CCMAs)

CCMAs, as identified on the policies map, will be a material consideration in the determination of planning applications.

New development in coastal change management areas

New residential development (including replacement dwellings and changes in use) will not be permitted in CCMAs.

Essential infrastructure and Ministry of Defence installations may be permitted in CCMAs provided:

- a. there are clear plans to manage any impacts arising from proposed development on coastal change; and
- b. the proposed essential infrastructure will not have an adverse impact on rates of coastal change elsewhere; or
- c. any adverse impacts on rates of coastal change elsewhere are minimised with suitable mitigation.

Other development may be permitted within a CCMA where it is supported by a vulnerability assessment that can demonstrate that the development will:

- d. be safe over its planned lifetime without increasing risk to life or property, or requiring new or improved coastal defences;
- e. not prevent communities from sustainably responding to the impacts of climate change;
- f. not restrict natural processes from responding to the impacts of climate change; and
- g. not affect the natural balance and stability of the coastline, or the rate of change to the shoreline elsewhere.

Replacement or relocation of existing development at risk from coastal change

Applications to replace existing development within a CCMA or relocate development elsewhere outside a CCMA, would be directed firstly to suitable sites within or adjacent to an existing settlement. Where it can be demonstrated that no suitable sites are available within or adjacent to an existing settlement, development may be granted elsewhere in Purbeck in exception to other policies in the Purbeck Local Plan, provided:

- h. the existing development in the CCMA is lawful;
- i. from the date of the planning application the applicant can supply evidence showing that the existing development is likely to be at risk from coastal change over the next 20 years;
- j. the site for the proposed replacement development is outside the CCMA identified in the Policies Map;
- k. the proposed replacement development will be used in the same way as the existing development;
- l. any proposed buildings or hardstandings are not materially larger than the size of any existing buildings or hardstandings in the CCMA;
- m. the type, scale or location of the proposed development is consistent with policies to protect areas or assets of particular importance; and
- n. the applicant provides details of a suitable site restoration scheme for the existing development in the CCMA.

Conserve and enhance Purbeck's natural habitat, biodiversity and geodiversity

- 86.** Purbeck includes some of the most special and heavily protected environments in the country. It has a wealth of biodiversity and geodiversity of international, European and national importance. Maintaining and enhancing a well-connected and healthy network of biodiversity assets is an integral part of sustainable development. New development has an important role to play in reversing biodiversity declines, and provides opportunities to secure a 'net gain' in biodiversity value.

Protected habitats

- 87.** In Purbeck, Sites of Scientific Special Interest (SSSI), the Dorset Heaths Special Protection Area (SPA), Dorset heaths Special Area of Conservation (SAC), Dorset Heathlands Ramsar site, Poole Harbour Ramsar site, St Alban's Head to Durlston Head and Isle of Portland to Studland Cliffs SACs and Poole Harbour SPA are key sites afforded statutory protection through national regulations, legislation and where relevant, European law. A number of additional designations next to, or potentially affected by, development in Purbeck is of relevance when considering direct and in-combination effects of development in the area.
- 88.** As the population grows, additional pressure is placed on sensitive habitats, which has the potential to cause an adverse effect on the protected species that live there. The Council is required by law to ensure that new development

does not have an adverse impact on important areas of nature conservation. The Council is also the competent authority under the Habitats Regulations and is advised by Natural England on how to fulfil these duties. Policies and proposals for development in the Purbeck Local Plan identified as having potential significant effects upon internationally designated sites have therefore been assessed through Habitats Regulations Assessment including Appropriate Assessment.

St Alban's Head to Durlston Head and Isle of Portland to Studland Cliffs SACs

89. The Dorset coastline is a World Heritage Site and the two SACs form a single unit of cliffed coastline some 40km in length. The cliffs support two internationally important habitats: the vegetated sea cliffs of the Atlantic and Baltic Coasts and the semi-natural dry grassland and scrubland faces. A number of rare species are associated with the grassland. The HRA identifies that there is potential risk from increased recreation, but visits from new development will be a very small part of the already significant visitor pressure and the local authority should hold a watching brief.

Dorset Heathlands

90. Evidence considered through the Habitats Regulations Assessment including appropriate assessment demonstrates that the Dorset Heaths are under significant pressure from development. Natural England supports the findings of the HRA that adverse impacts upon the heathland arise from a range of urban affects, including harm caused by disturbance and predation by domestic pets and disturbance by visitors, and equestrian-related development.
91. Additional residential, tourist and equestrian development in close proximity to designated heathland increases such recreational pressures and has been identified as having a significant adverse effect. The majority of visitors to the heathland live within 5km of the site with particular direct pressure arising from new homes within 400m of designated heathland. The 5km zone includes all of Purbeck except for a small stretch of coastline and a small pocket of land in the north of the area.
92. The principle of the heathland buffer areas and a detailed strategy for mitigation are set out more fully within the Dorset Heathland Planning Framework SPD. The approach to mitigation falls into two main areas - managing and encouraging appropriate behaviour when visiting heathland sites and providing alternative areas of green space for recreation. Suitable Alternative Natural Greenspace (SANG) provide new areas of public open space that are convenient and dog friendly providing an alternative to heathland. The overarching aim of the provision of SANGs is to divert visitor pressure to ensure that there is no net increase in recreation pressure on internationally protected heathland.
93. The Dorset Heathlands Planning Framework 2020-2025 SPD gives guidance on the type, scale and delivery of heathland infrastructure projects (including

SANG) and how these and strategic access management and monitoring will be secured. Other development proposals will be considered on a site by site basis and be subject to appropriate assessment in line with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and/or any equivalent relevant legislation or regulations. The proposals may need to provide site specific mitigation.

94. The Council’s ‘Interim Mitigation Strategy for Heathland Habitat Sites (2018/19 to 2023/24)’ and ‘Annual update on interim mitigation projects’ (November 2022) outline its approach to the delivery of strategic (i.e. heathland infrastructure projects for development which does not deliver site specific mitigation as part of the proposals) heathland infrastructure projects for the Purbeck area up to the date when the council expects to adopt the emerging Dorset Council Local Plan. The Council’s approach identifies several ‘priority’ mitigation projects for delivery, which between them are estimated to have capacity to mitigate for around 680 new homes. The table below summarises the estimated mitigation capacity from each of the ‘priority’ mitigation projects.

Priority mitigation project	Estimated mitigation capacity expressed in numbers of homes
Wild Woodbury Heathland Infrastructure Project, Bere Regis	Around 430 homes
Extension to French’s Farm SANG, Upton	Around 150 homes
Securing excess mitigation capacity from Flowers Drove SANG, Lytchett Matravers	Around 100 homes

95. The Council will monitor planning permissions for development within the 5km area around Dorset Heaths and progress on the delivery of the priority mitigation projects identified above. In circumstances, where there is an anticipated deficit in the quantities of mitigation for homes that are expected to be delivered during the interim period, the Council will seek to develop and deliver further heathland infrastructure projects as required.
96. Air quality monitoring shows that heathlands are exceeding the critical loads for pollutants such as nitrogen oxides and ammonia resulting from multiple sources including vehicle emissions. New housing and other developments can result in additional traffic and further deterioration of the protected sites. An interim air quality mitigation strategy will cover the period to 2025 and provide confidence that short term growth can be achieved without adverse effects on site integrity from air pollution. As necessary, a longer term approach will be established to address the cumulative impacts of development on air quality as part of the new Dorset Council Local Plan

supported by additional evidence such as traffic modelling and air quality monitoring.

Poole Harbour Special Protection Area (SPA)

97. Poole Harbour provides a resource for a variety of local businesses and port activities. The quality of the natural environment in Dorset makes it an attractive place to live, work and for recreation and leisure. However, increasing nitrogen and phosphorus levels from wastewater and agricultural processes are contributing to the growth of algal mats in the harbour, restricting the growth, distribution and variety of important food available for wading birds protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and European law and smothering estuarine habitats. Evidence shows that there are two particular pressures on the harbour: nutrient pollution; and recreational issues.
98. Most of the nutrient load in Poole Harbour arises from agricultural activity, but a proportion (approximately 15%) is generated from wastewater arising from urban areas. Currently there is concern over raised levels of both nitrogen and phosphorus and hence both phosphorus and nitrogen levels need to be reduced. However, the science suggests that if phosphorus levels within the harbour are reduced to below a threshold level¹ the need for further reductions in phosphorus would not be necessary.
99. The Levelling Up and Regeneration Act 2023 includes provision for the Secretary of State to require wastewater treatment works within nutrient sensitive catchments to be upgraded to achieve the nutrient pollution standard. The legal requirement is expected to apply to sufficient wastewater treatment works within the Poole harbour catchment to achieve a threshold level, thereby removing the need for development specific phosphorus mitigation during the Plan period.
100. In planning for development that would result in an increase in nutrient loading within the Poole Harbour catchment, applicants will need to ensure that any additional nutrient loading arising from development to Poole Harbour is in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations.
101. Where a development would increase the nutrient loading within the Poole Harbour catchment and if the Regulations (or any equivalent legislation) require or necessitate nutrient neutrality, it will be the responsibility of the applicant to demonstrate that this would be achieved. Such circumstances may include mitigation in the form of on-site measures, by working with third parties to secure nutrient mitigation or by working with the Council to secure nutrient mitigation. Where nutrient mitigation proposals are required, they will need to be agreed with the Council prior to planning permission being given

¹ Poole Harbour Consent Order Technical Investigation and Recommendations, Results and recommendations from the schedule of work under High Court of Justice Consent Order (CO/3029/2015) 11 February 2021

for the development and the council will need to have some degree of certainty over the delivery and maintenance of the mitigation for the lifetime of the development proposed. The amount of additional nutrient load arising from the development, and therefore the amount of mitigation required, will need to be assessed and evidenced with detailed calculations using a robust methodology.

- 102.** The joint Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD) 2017, sets out an approach to calculating nitrogen loads from development and to securing the necessary mitigation. Since this was adopted, Natural England have provided new direction around calculating nutrient load, necessitating a review of the SPD. In the interim, whilst this review is being undertaken, the Poole Harbour nutrient calculator² should be used to calculate the nutrient loading arising from residential development.
- 103.** Recreational pressures can also have a harmful effect on Poole Harbour. More activity within the harbour and on the shoreline, through activities like boating and dog walking, can disturb protected birds. The Council has adopted Poole Harbour Recreation 2019-2024 Supplementary Planning Document. This SPD provides detailed guidance on potential mitigation for development and projects to mitigate potential harm to Poole Harbour.
- 104.** The Poole Harbour Aquatic Management Plan (2006), supported by the Poole Harbour Steering Group of which the Council is a member, considers ways of maintaining sustainable levels of economic and social activity within the harbour and its hinterland, while protecting its natural environment.
- 105.** In planning for development that would result in an increase in nutrient loading within the Poole Harbour catchment, applicants will need to ensure that any additional nutrient loading arising from development to Poole Harbour is in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations.
- 106.** Where a development would increase the nutrient loading within the Poole Harbour catchment and if the Regulations (or any equivalent legislation) require or necessitate nutrient neutrality, it will be the responsibility of the applicant to demonstrate that this would be achieved. Such circumstances may include mitigation in the form of on-site measures, by working with third parties to secure nutrient mitigation or by working with the Council to secure nutrient mitigation. Where nutrient mitigation proposals are required, they will need to be agreed with the Council prior to planning permission being given for the development and the council will need to have some degree of certainty over the delivery and maintenance of the mitigation for the lifetime of the development proposed. The amount of additional nutrient load arising from the development, and therefore the amount of mitigation required, will need to be assessed and evidenced with detailed calculations using a robust methodology.
- 107.** The joint Nitrogen Reduction in Poole Harbour Supplementary Planning

Document (SPD) 2017, sets out an approach to calculating nitrogen loads from development and to securing the necessary mitigation. Since this was adopted, Natural England have provided new direction around calculating nutrient load, necessitating a review of the SPD. In the interim, whilst this review is being undertaken, the Poole Harbour nutrient calculator² should be used to calculate the nutrient loading arising from residential development.

108. Recreational pressures can also have a harmful effect on Poole Harbour. More activity within the harbour and on the shoreline, through activities like boating and dog walking, can disturb protected birds. The Council has adopted Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD). This SPD provides detailed guidance on potential mitigation development and projects to mitigate potential harm to Poole Harbour.
109. The Poole Harbour Aquatic Management Plan (2006), supported by the Poole Harbour Steering Group of which the Council is a member, considers ways of maintaining sustainable levels of economic and social activity within the harbour and its hinterland, while protecting its natural environment
110. The Recreation in Poole Harbour SPD is intended to facilitate small developments coming forward which individually would be unable to provide sufficient mitigation measures over the necessary timescale.

Studland to Portland Marine Special Area of Conservation (SAC)

111. This site lies off the Dorset coast and contains numerous areas of reef rich in geological variety and biological diversity. Features of particular interest within the Studland Bay to Ringstead Bay area include a series of limestone ledges (up to 15m across) protruding from shelly gravel at Worbarrow Bay, which support a rich sponge and sea fan community; dense brittlestar beds (*Ophiothrix fragilis*) on shale reefs extending from Kimmeridge; a unique reef feature, known as St Albans ledge, extending out over 10km offshore and subject to strong tidal action; and an area of large limestone blocks known as the “seabed waves”. The habitat and associated species are susceptible to a range of activities.
112. The Council's remit covers the shore down to mean high water mark, only a small part of the marine SAC. Natural England will be consulted on any proposals that may impact on the reefs and associated species in the Studland to Portland Marine SAC.

Solent and Dorset Coast SPA

113. The Solent and Dorset Coast SPA has been designated to protect important foraging areas at sea used by the protected birds from colonies within adjacent, already classified SPAs, including common tern, sandwich tern and little tern. The site extends from the Isle of Purbeck in the west to Bognor Regis in

² As part of its direction on the nutrient pollution issue (March 2022) Natural England have prepared a ‘Poole Harbour nutrient budget calculator’. The calculator is published on the council’s website

the east, following the coastline on either side to the Isle of Wight and into Southampton Water. Given the off-shore nature of this SPA the Council is unlikely to be called upon to make any planning decisions related to this SPA.

Corfe Common Site of Special Scientific Interest (SSSI) (part of the Dorset Heaths SAC and Heathlands Ramsar)

114. Corfe Common is a designated SAC, listed Ramsar site and SSSI, but not a SPA. Its protected wetland and grassland habitats are home to the southern damselfly and the 400m heathland consultation area does not automatically exclude residential development as indicated in Policy E8(a) for all other heathlands. All development within a 400m consultation area will be considered on a site by site basis by Natural England. Residential applications may be acceptable if requirement for significant effects on Corfe Common can be avoided/mitigated Development within 5km of Corfe Common are subject to the same mitigation requirements for impacts on heathlands in general.

Policy E7: Conservation of protected sites

Development will only be permitted where it would not lead to an adverse effect upon the integrity, either alone or in-combination with other plans and projects, directly or indirectly, of nationally, European and internationally protected nature conservation sites.

The Council will determine applications adversely affecting these sites in accordance with the recommendation of the relevant assessments under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 or any equivalent relevant legislation or regulations and policies E8 and E9, or appropriate to the adverse effects identified.

Policy E8: Dorset heathlands

Development will only be permitted where it would not lead to an adverse effect upon the integrity, either alone or in-combination with other plans and projects, directly or indirectly, of heathlands protected at the national, European and international level for their biodiversity.

Recreational effects

To ensure that sites are not harmed, residential development involving a net increase in dwellings or other uses such as tourist accommodation and equestrian-related development:

- a. will not be permitted within 400 metres of heathland, as shown on the policies map, unless, as an exception, the type and occupier of residential development is restricted in perpetuity to those who would not have an adverse effect upon the sites' integrity (e.g. nursing homes such as those limited to advanced dementia and physical nursing needs)(with the exception of Corfe Common -see below); and
- b. may be permitted between 400 metres and 5km of heathland if the Council is satisfied that mitigation measures avoid adverse effects on protected heathland.

The impacts of other non-residential development proposals on protected heathlands will be considered on a site by site basis and be appropriately assessed in line with national legislation, regulations and European law. The proposals may need to provide bespoke mitigation.

All development within a 400m consultation area around Corfe Common will be considered on a case by case basis in consultation with Natural England. Residential applications may be acceptable if the applicant can demonstrate that likely significant effects on Corfe Common can be avoided or mitigated.

Air quality

To ensure that European heathland sites are not harmed new housing and other developments which result in additional traffic and contribute to the further deterioration of the protected sites, will require mitigation measures relating to air quality impacts. These will be necessary to avoid adverse effects on the integrity of protected heathland.

Policy I1 identifies how the mitigation will be secured.

Policy E9: Poole Harbour

Development will only be permitted where it would not lead to an adverse effect upon the integrity, either alone or in combination with other plans and projects, directly or indirectly of the Poole Harbour SPA, SSSI and Ramsar site.

Nutrient neutrality

Development proposals that would result in an increase in nutrient loading within the Poole Harbour catchment will need to demonstrate compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 or any equivalent relevant legislation or regulations. If required, this may include the provision of appropriate avoidance/mitigation measures to ensure development is 'nutrient neutral' and that the development would not have an adverse effect on the integrity of the Poole Harbour SPA, SSSI and Ramsar site due to increased nutrient loading.

Recreational effects

Development proposals for any net increase in homes, tourist accommodation or a tourist attraction around the edges of the harbour (as defined on the local plan policies map) will need to make provision for avoidance/mitigation measures to ensure that additional effects arising from recreational activity do not have an adverse effect on the integrity of the site.

The impacts of other development proposals on Poole Harbour will be considered on a site by site basis and be subject to appropriate assessment in line with national legislation and the Habitats Regulations. Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and full details of any proposed site specific mitigation.

Policy I1 identifies how the mitigation will be secured.

Local biodiversity and geodiversity

- 115.** The Council has a specific duty set out in the Natural Environment and Rural Communities Act 2006 to conserve biodiversity. Species of national importance are set out in Section 4.1 - List of Species of Principal Importance.
- 116.** Species and habitats of local importance are identified in the Dorset Biodiversity Strategy. Other local biodiversity interests lie within Sites of Nature Conservation Interest (SNCIs), Local Nature reserves (LNRs), and habitats and species of principal importance to biodiversity, including ancient woodland, veteran trees, reedbeds, coastal sand dunes, rivers and lowland heathland. A full list of principal habitats and species can be found on the Dorset Wildlife Trust website.

- 117.** Heath and forest areas outside of SPAs and SACs 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 that support nightjar and woodlark, at Rempstone, Hethfelton, Wareham Forest and Moreton, that are not yet protected. Any proposed development in these areas will have to adopt a risk based approach to ensure that there will not be any adverse impact on protected species. Any adverse effects identified should be avoided through considering the location of development on the site and the use of buffer areas or biodiversity corridors. If avoidance is not possible, then measures to reduce the impact as far as possible should be taken. This may involve modifying the development, reinstating lost habitat or the relocation of species/ habitat. Where impacts cannot be avoided, they should be assessed in terms of the potential implications for harm to land that may provide a supporting function to designated sites.
- 118.** In 2012, the Wild Purbeck Nature Improvement Area (NIA) was established to deliver large scale initiatives to improve connectivity and improve biodiversity. The original funded project came to an end in 2015 but the partnership continues to work on initiatives to deliver further improvements, for example using funding from the Wytch Farm Landscape and Access Enhancement Fund to deliver landscape, biodiversity and access projects.
- 119.** The restoration of former minerals sites will also contribute to improving biodiversity. The Dorset Local Geodiversity Action Plan (2005) aims to promote the conservation and enhancement of geology, provide guidance and increase the appreciation and understanding of the geological heritage of the area. Regionally Important Geological and Geomorphological Sites (RIGS) are selected according to their value for education, scientific study, historic significance or aesthetic qualities. Purbeck has 17 regional sites of geological importance, several focused along the Purbeck Ridge
- 120.** Dorset Council with the Local Nature Partnership has produced the Dorset Ecological Network and potential Ecological Network which are available online. Natural England advise that that these constitute a firm basis for the delivery of the Nature Recovery Network locally. Sites of local importance such as SNCI and Local Nature Reserves etc form key part of the ecological networks.
- 121.** The Dorset Biodiversity Protocol and Dorset Biodiversity Compensation Framework provides guidance on the expected content of a biodiversity appraisal and requirements for compensation where there are protected or important species and habitat features on site or close by.

Policy E10: Biodiversity and geodiversity

Applications for development that affect biodiversity and geodiversity, and any sites containing priority species and habitats as well as those of local importance, including Sites of Nature Conservation Interest (SNCI), and Local Nature Reserves (LNR), will be permitted where they:

- a. ensure any features of nature conservation, biodiversity and geodiversity interest are protected to prevent or avoid any adverse impact and are appropriately managed;
- b. incorporate measures to reduce and / or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development; and
- c. seek opportunities to enhance biodiversity and geodiversity through the restoration, improvement or creation of habitats and/or ecological networks.

In accordance with national policy development resulting in the loss or deterioration of Ancient Woodland, and veteran trees will be refused unless there are wholly exceptional circumstances and a compensation strategy exists.

Within the vicinity of areas that support nationally significant numbers of Annex 1 bird species (including nightjar and woodlark), the applicant will need to demonstrate to the Council's satisfaction that there is no significant adverse effect upon these species and their functionally linked habitats.

Biodiversity appraisal

A biodiversity appraisal must be submitted where there are protected or important species and habitat features, within the site or close to it. The appraisal will need to demonstrate that the development will not result in any adverse impacts. The appraisal must involve consultation with the Council and, as appropriate, Natural England.

Ensure high quality, sustainable design fit for all

Pollution

Sewage Treatment Works and Pumping Stations

- 122.** All new development close to existing sewage treatment works and sewage pumping stations needs to effectively integrate with existing infrastructure. The Council expects applicants to demonstrate that the proposed development will not be adversely affected by existing noise, unpleasant odours and vibrations. Early pre-application consultation between applicants and Wessex Water will allow the potential effects of existing sewage treatment works and pumping stations on proposed development to be considered. Applicants will also need to consider whether development will affect the function or operation of existing sewage treatment or sewage pumping stations.

Policy E11: Development next to sewage treatment works and pumping stations

Development inside the consultation zone (as shown on the policies map) of an existing, or any future, sewage treatment works or sewage pumping stations will only be permitted if:

- a. the applicant can demonstrate that the proposed development is not likely to be adversely affected by unpleasant odours, noise or vibration; and
- b. the scale, height, mass, layout and design of the proposed development will not compromise the function or operation of the neighbouring sewage treatment works or pumping station.

Design

- 123.** This section of the Purbeck Local Plan focuses on the interaction between people and places. The relationship and interaction between humans and natural processes have direct and indirect effects on the character of places. The Council seeks to conserve the character and distinctiveness of its coastline and countryside, along with ensuring high quality design that is also sustainable and fit for all.
- 124.** The Council's design policy focuses on the interaction between existing and new development. When determining planning applications, the Council has a vital role to play in promoting and securing the highest standards of architectural and townscape design whilst not discouraging appropriate innovation and change. New development should also respond to local character and history, whilst preserving neighbouring amenity.
- 125.** When developing proposals for development, applicants should have regard to the criteria set out in the policy below read alongside:
 - The District Design Guide SPD (2014);
 - Dorset County Council's residential car parking strategy (2011); and
 - townscape character appraisal SPDs for Swanage, Wareham, North Wareham, Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool (2012).
- 126.** The Council's adopted Conservation Area Appraisals, should be used to help assess local character and history. Applicants should also have regard to the design policies in any relevant neighbourhood plan.

Policy E12: Design

The Council will expect proposals for all development and other works to demonstrate a high quality of design that:

- a. positively integrates with their surroundings;
- b. reflects the diverse but localised traditions of building materials found across Purbeck;
- c. limits the opportunities for crime and anti-social behaviour;
- d. where appropriate supports and promotes sustainable modes of transportation;
- e. avoids and mitigates any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity;
- f. supports biodiversity through sensitive landscaping and in-built features;
- g. minimises energy consumption, including where possible inclusion of renewable energy;
- h. supports the efficient use of land taking account of capacity in existing infrastructure and services, access to sustainable means of transport, the local area's prevailing character and the requirement to deliver high quality buildings and places; and
- i. provides buildings which are accessible to all.

Locally distinctive design

Local policies in neighbourhood development plans should support the general principles around achieving high quality design. Where justified with robust local evidence local planning policies in neighbourhood development plans may provide additional detail around locally distinctive characteristics and set out a distinctive approach or local requirements in respect to the design of development.

Introduction

- 127.** One of the key functions of the Purbeck Local Plan is to set out the required number of new homes that should be provided to meet identified need in the area in support of the Government's objective of boosting the supply of homes. National policy sets out the requirement for local authorities to assess local housing need and emphasises that planning should ensure: 'a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.
- 128.** This chapter of the Purbeck Local Plan sets out policy to deliver sufficient homes across the area that will meet the needs of local people, whilst protecting the existing environment. New development will have high standards of sustainable design and will help deliver the Plan's objectives to:
- a) support sustainable community growth to provide for the needs of local residents; and
 - b) provide a mix of housing, including affordable, that meets the needs of local people and is supported by appropriate infrastructure including education and healthcare.

Support sustainable community growth to provide for the needs of local residents

- 129.** Purbeck is recognised as forming part of the Eastern Dorset Housing Market Area (HMA). The Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015 was jointly commissioned with the five other Local Authorities within the HMA of Bournemouth, Christchurch, East Dorset, North Dorset, Poole and Purbeck. The 2015 SHMA established housing need across the HMA and provided a summary of annual housing need based on analysis from 2016-2033 specifically for Purbeck.
- 130.** An update to the SHMA 2015 was completed in August 2018 to reflect the most recent population and household projections for Purbeck³, and latest published and emerging national policy and guidance. The SHMA update for Purbeck also enables the Council to consider its housing need using the standardised method for calculating housing need. Both the existing stock and new homes to be built over the life of the Purbeck Local Plan will be used to ensure the needs of both the existing and future communities are met. The policies in this section contribute towards the Purbeck Local Plan's broad overarching spatial strategy, delivering new housing informed by a range of evidence on housing land availability and housing need, in order to contribute

³ Office for National Statistics, Sub-National Population Projections and MHCLG Sub-national Household Projections 2014

to providing well-designed places for residents of Purbeck.

Identifying a local housing requirement

- 131.** Using the standard methodology for calculating local housing need, and after applying the necessary cap, the Council has calculated an annual need for 186 new homes per year. For the period covered by this Purbeck Local Plan from 2018 to 2034 this equates to the need to provide 2,976 homes across Purbeck. Having thoroughly reviewed future opportunities for investment or economic growth in Purbeck, the Council is satisfied that no other special circumstances exist to justify identification of a higher local housing need. The Council is committed to reviewing and considering an update to the strategic policies in this local plan as part of the preparations of the Dorset Council Local Plan, in order to ensure that any changes in local housing need can be addressed appropriately.
- 132.** As highlighted throughout this Purbeck Local Plan, there are a number of significant constraints upon development across the plan area. Significant areas are protected through environmental and landscape designations or fall within the South East Dorset Green Belt. As part of the plan preparation and site selection process, the Council has considered whether Purbeck has the capacity to meet its assessed local housing need figure in full. A key conclusion from this process was the identification of a requirement to release land previously in the green belt to the east of the plan area. Prior to reaching this conclusion, the Council assessed all its reasonable options and engaged in discussions with its neighbours, to establish what capacity they might have to provide additional homes that would remove the need for release of green belt in Purbeck. Discussions established that these local authorities were also facing challenges in accommodating their own identified housing needs given the environmental constraints and green belt designations in their areas. Consequently, none of Purbeck's neighbouring councils have offered to meet some of Purbeck's identified housing need.
- 133.** Taking all factors into account, the Purbeck Local Plan sets out a strategy and housing requirement that will meet Purbeck's assessed local housing need in full. The SHMA update (2018) and housing background paper provide further detail of the consideration undertaken in determining the local housing requirement.

Policy H1: Local housing requirement

Over the plan period of 2018 to 2034, at least 2,976 homes will be required to enable Purbeck to meet its identified housing need, equivalent to 186 homes per year. In line with national planning policy and guidance, the local housing requirement will be reviewed as part of preparation of the Dorset Council Local Plan to ensure that any changes in local housing need can be addressed appropriately. Housing delivery will be monitored annually in line with national planning policy and guidance.

Across Purbeck, six neighbourhood plan areas have been designated. The table below identifies a housing requirement for designated neighbourhood areas where a made, or emerging, neighbourhood plan allocates land for new homes in support of the Council's strategy for meeting Purbeck's housing needs.

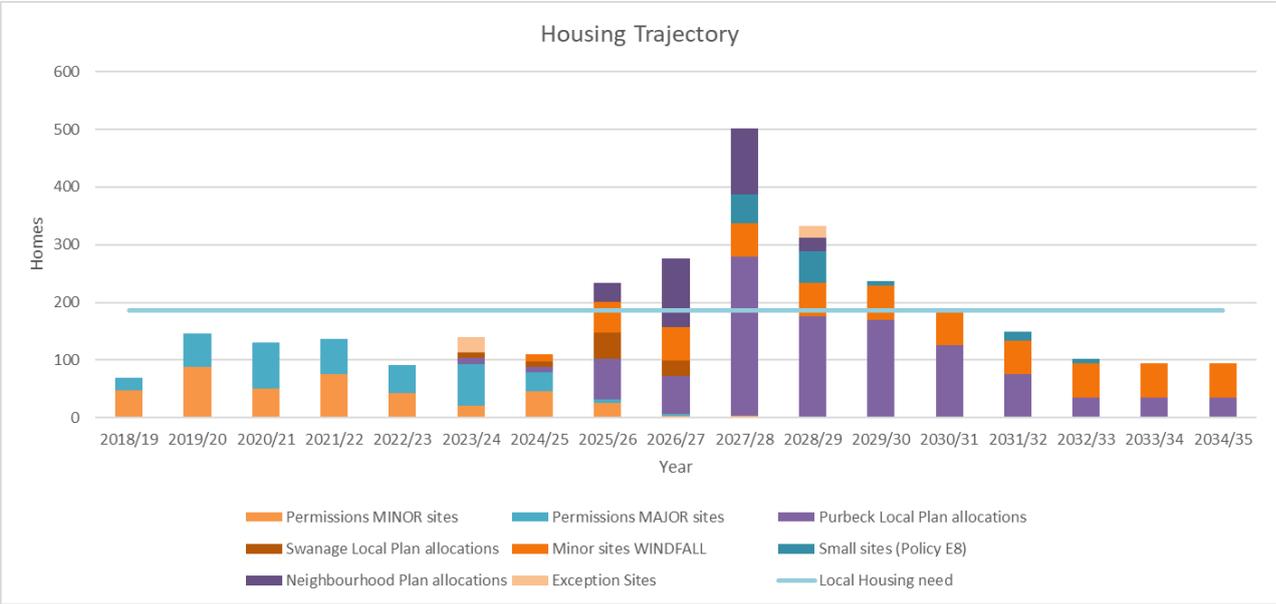
Designated Neighbourhood Areas	Housing requirement for neighbourhood area
Arne	Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council's housing strategy.
Bere Regis	Allocated housing sites in made neighbourhood plan for 122 new homes (the requirement identified in the neighbourhood plan has been updated to reflect the numbers of homes in extant planning permissions and new evidence on deliverability that has emerged after the plan was made).
Lytchett Matravers	Made neighbourhood plan does not seek to allocate any housing sites, no specific housing requirement in accordance with the Council's housing strategy beyond the number of homes allocated in this Plan
Wareham	Identified housing sites in emerging neighbourhood plan for 167 new homes (the requirement identified in the neighbourhood plan has been updated to reflect new evidence on deliverability that has emerged after the plan was made).
West Lulworth	Currently no intention to prepare neighbourhood plan, no specific housing requirement in accordance with the Council's housing strategy.
Wool	Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council's housing strategy beyond the number of homes allocated in this Plan.

Ensuring a sufficient supply of homes

- 134.** Distribution of housing is one of the most significant issues that the Purbeck Local Plan must address through the appropriate allocation of land and establishing robust policy to guide development. As detailed in Policy V1: Spatial strategy for sustainable communities, housing growth will be prioritised in the most sustainable locations to promote a balanced approach in meeting local need. In line with the aspirations of local people, development will be spread across Purbeck. The majority of new homes will be in the less environmentally constrained areas including Wool and Moreton in the west of Purbeck. To ensure a supply of housing across Purbeck, new housing, employment, shops, services and community facilities, will also continue to be supported in the towns (Swanage, Wareham and Upton) and key service villages where growth will be proportionate to the size and character of the settlement. Limited developments that are sympathetic to their surroundings will also be supported elsewhere in Purbeck.
- 135.** Purbeck's housing need is calculated using the standard methodology introduced in the NPPF from July 2018 which requires 186 homes per year to be built in Purbeck. Over the plan period of 16 years, this results in a total requirement of 2,976 homes. As the Purbeck Local Plan replaces the adopted PLP1, any other housing allocations from PLP1, not included in current or new plans, will not contribute towards meeting the housing requirement of 2,976 homes. The plans that will set out where the homes will be delivered are the Purbeck Local Plan, the Swanage Local Plan, and any neighbourhood plans with housing allocations. The allocations (where appropriate the yields from allocations in adopted plans has been updated to reflect emerging evidence, e.g. extant planning permissions) which contribute to meeting Purbeck's housing needs are split between:
- Swanage Local Plan – this plan was adopted in 2017 and runs until 2027. It plans for 200 homes in settlement extensions. Of these, 91 can be included towards meeting Purbeck's housing need.
 - Bere Regis Neighbourhood Plan – adoption 25 June 2019 delivering 122 homes. (The expected yield of homes in the neighbourhood plan has been updated to reflect the numbers of homes in extant planning permissions and new evidence that has emerged after the plan was made).
 - Wareham Neighbourhood Plan – adoption 8 November 2021 and delivering 167 homes. (The expected yield of homes identified in the neighbourhood plan has been updated to reflect new evidence on deliverability that has emerged after the plan was made).
 - The table in Policy H2 sets out the total spread of where Purbeck's housing requirement of 2,976 homes will be met.
- 136.** Through the Strategic Housing Land Availability Assessment (SHLAA) and

sustainability appraisal, the Council has considered the suitability and developability of a wide range of sites in Purbeck. The distribution of housing and the proposed housing allocations identified in the Purbeck Local Plan have been appropriately assessed for their impacts upon international designated sites for biodiversity and will be delivered in accordance with the policies set out in Chapter 3. In addition, the proposed allocations have been assessed against a wide range of evidence including flood risk and heritage impact assessments. Details about the site selection process and matters considered are set out within the housing background paper (2018). Further policies within this Purbeck Local Plan ensure that the design and character of any proposed housing is sympathetic to landscape character and the natural, built and historic environment.

- 137.** The Council's approach to identifying suitable sites for new homes includes the identification of housing site allocations at Wool (around 470 houses), and Moreton Station/Redbridge Pit (around 490 houses). The approach established by the Council has also established that exceptional circumstances exist for amendment to the green belt boundaries at Upton and at Lytchett Matravers to release land for residential development. These amendments will allow approximately 240 homes to be built at extensions to these settlements (90 houses at Upton and 150 houses at Lytchett Matravers), which will contribute towards providing a balanced spread of housing development across the plan area. In addition, around 167 additional homes will be delivered across the Wareham Neighbourhood Planning Area, and thereby enabling important, sustainable growth in this area of Purbeck. Around 122 homes will be delivered in Bere Regis through the Neighbourhood Plan.
- 138.** The housing sites identified by the council in Policy H2 include small and medium sized sites (i.e. those sites which are no larger than one hectare). Some of these sites already have planning permission, others are allocated for development in made and emerging Neighbourhood Plans or are those sites which the council has identified as potentially suitable small sites for the purposes of Policy H8. These sites have capacity to deliver around 14% of Purbeck's housing requirement and are identified in Appendix 2 of this local plan.
- 139.** The Housing Trajectory demonstrates how housing will be delivered throughout the plan period. The housing requirement for Purbeck will therefore be delivered through a combination of specific allocated sites in the Purbeck Local Plan and additional plans as well as extant planning permissions, windfall in existing settlements and small sites next to existing settlements. The windfall allowance shown in the trajectory includes Swanage, Wareham and Bere Regis, in addition to the allocated sites allowance in their respective plans. The Council needs to ensure that sufficient sites are identified to support the level of growth set out in the plan, together with evidence of windfall allowance, across the timeframe for likely delivery. The housing trajectory below demonstrates how housing will be delivered throughout the plan period from 2018 to 2034.



Policy H2: The housing land supply

Housing development will be distributed across Purbeck, in accordance with the overarching Policy V1: Spatial strategy for sustainable communities as follows:

Source of housing supply	Number of homes
Completions April 2018 to March 2019	69
Completions April 2019 to March 2020	146
Completions April 2020 to March 2021	131
Completions April 2018 to March 2022	137
Extant Planning Permissions at 1 April 2022	305
Unconsented Purbeck Local Plan allocations	
Lytchett Matravers: Blaney's Corner	25
Lytchett Matravers: East of Flower's Drove	30
Lytchett Matravers: East of Wareham Road	95
Moreton Station: Redbridge Pit/Caravan Site	490 (+65 extra care units)
Upton: West of Watery Lane	90
Wool: West of Chalk Pit Lane and Oakdene Road	320 (+65 extra care units)
Wool: North East of Burton Cross Roundabout	90
Wool: North West of Burton Cross Roundabout	30
Wool: North of the Railway Line	30
Total unconsented allocations	1,200 (+130 extra care units)
Swanage Local Plan	91
Neighbourhood plan allocations and sites	
Bere Regis	122
Wareham	167
Total neighbourhood plan allocations and sites	289
Windfall	596
Exception sites	47
Small sites policy sites	139
Total	3,150 (+130 extra care units)

The estimates of capacity from unconsented allocations in the table above are based on the best available evidence, including: indicative layouts prepared by land owners/site promoters, relevant planning policies and a consideration of prevailing character of existing development around the allocation sites. The Council recognises that the numbers of homes delivered from each unconsented allocation may differ from the estimates outlined above, taking account of the need to make efficient use of land in accordance with national planning policy and after detailed design, layout and requirements (including open space) have been finalised at planning application stage.

Constraints and requirements for delivery of site allocations

- 140.** Further to Policy V1, policies H3 to H7 outline the detailed requirements for each of the sites around Upton, Lytchett Matravers, Wool and Moreton Station/Redbridge Pit that the Council considers are suitable for new homes that will contribute to meeting Purbeck's housing needs. Policies H4 to H7 impose further specific requirements as the impacts of development on these sites varies according to the nature, scale, characteristics and surroundings of individual sites. The strategic policies in this part of the local plan support the Council's objective around meeting Purbeck's housing requirement.
- 141.** The Council will use planning obligations to mitigate the impacts of new homes around Moreton Station / Redbridge Pit, Wool, Lytchett Matravers and Upton. The evidence demonstrating that the mitigation is: necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind, is summarised in the supporting text before each of the site allocation policies. The mitigation that will need to be delivered to address the impacts of development is summarised as a policy requirement.
- 142.** The Council is also seeking a financial contribution towards the infrastructure needed for schools around each of the allocated sites. Policy I1 outlines the level of contribution that will be sought from each new home. The contribution will be secured through a planning obligation.
- 143.** Planning applications on these allocated sites will need to be assessed against the specific policies relating to each site and all relevant local and national planning policies. Where necessary, the site policy may impose further specific requirements.

Policy H3: New housing development requirements

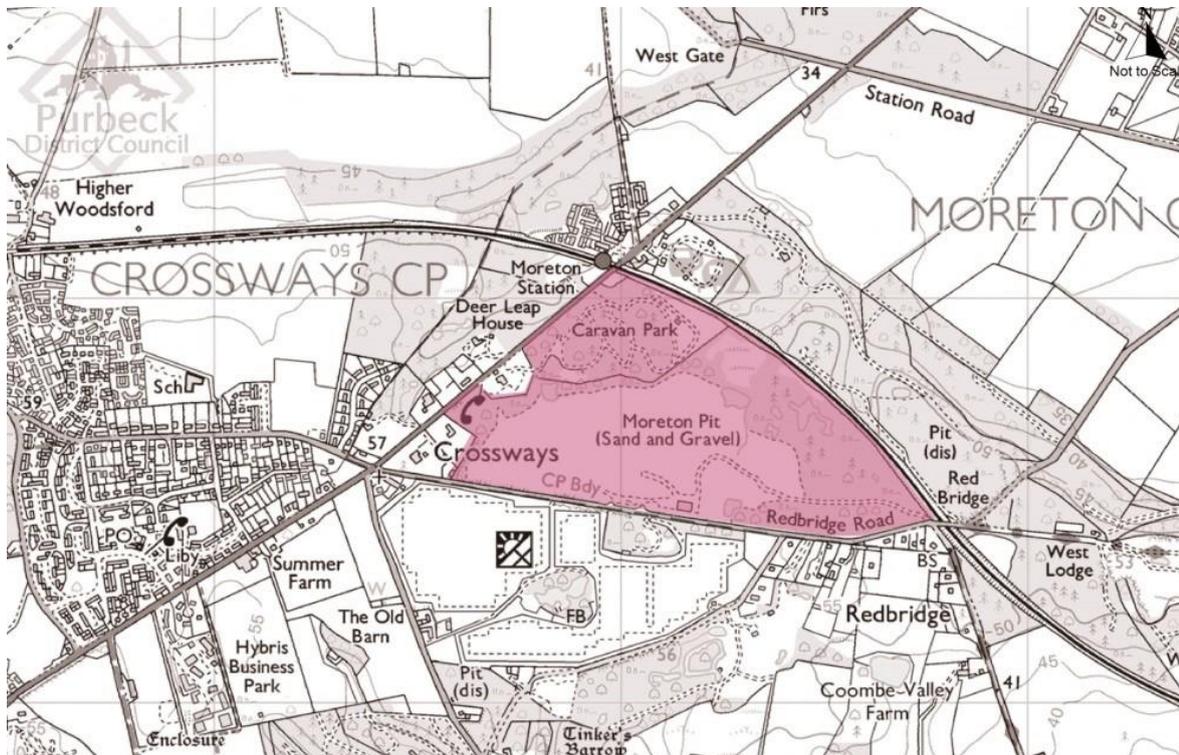
Development proposals for new homes on sites allocated in policies H4 to H7 must comply with the requirements listed in these policies in addition to those listed below and, all other relevant policies in the Purbeck Local Plan.

New housing development on allocated sites identified in policies H4 to H7 must:

- a. demonstrate a high quality of design in accordance with Policy E12;
- b. deliver affordable homes, a mix of different types of homes and accessible homes as required by Policies H9, H10 and H11;
- c. mitigate the effects of recreational activity from the allocated new homes at Lytchett Matravers and Upton (in accordance with Policy E9);
- d. where necessary for compliance with Policy E9 and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 or any equivalent relevant legislation or regulations, mitigate the effects of nutrients from allocated new homes in the Poole Harbour catchment;
- e. include details of suitable hard and soft landscaping schemes;
- f. provide suitably designed formal and informal recreation, sport and/or open space facilities;
- g. include details of links between homes for high-speed electronic communications network and, where possible, details of charging points for electric vehicles;
- h. provide suitable points of vehicular and pedestrian access into the sites (including emergency vehicles and waste collection vehicles);
- i. include survey information that identifies important trees, and provide details for their retention and protection whilst construction work is taking place;
- j. provide financial contributions towards education in accordance with the Policy I1, other than for extra care units on allocated sites in Moreton (Policy H4) and Wool (Policy H5) where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;
- k. include details of suitable foul and surface water drainage schemes;
- l. include opportunities to avoid harm to and secure net gains for biodiversity when considering the layout and design of open green spaces and the development's landscaping scheme; and
- m. include a transport statement or assessment so that likely impacts of development can be mitigated, if necessary, including a travel plan which encourages occupiers of new homes to make use of sustainable modes of transport.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Moreton Station / Redbridge Pit - 490 homes, 65 bed care home and SANG



144. Moreton Station / Redbridge Pit is located in the west of Purbeck close to the boundary with West Dorset area. It is also close to Wool and Dorset Innovation Park (located around 6 kilometres to the east of the site). The Council has identified a suitable site (formed from an existing sand / gravel pit and an adjoining caravan site in the same ownership) for around 490 new homes. Applicants should refer to the other policies in this plan relating to the design, landscape setting and the historic environment when considering the appearance, scale, layout and detailed design of new development.
145. Sand and gravel are currently being extracted from part of the site (conditions on the planning permission require the minerals site to be restored by 31 December 2022). The new homes at Moreton Station / Redbridge Pit will have a cumulative impact which extends to Crossways. Occupants of new homes at Moreton Station / Redbridge Pit are likely to make use of existing infrastructure, services and facilities in Crossways as well as that in Purbeck.
146. Given the site's location and relationship with Crossways, the Council will continue to work with neighbouring planning authorities to coordinate infrastructure provision. Many of the needs of the proposed Moreton Station / Redbridge Pit residents will be met by services and facilities in Crossways and elsewhere. Where appropriate developer contributions will support provision elsewhere e.g. lower school and health facilities in Crossways.

- 147.** The site falls inside the catchment areas for Frome Valley CE First School in Crossways, St Mary's CE Middle School Puddletown and The Thomas Hardy School Dorchester. The size and capacity of Frome Valley CE First School means that financial contributions are needed to fund extensions to the school. The level of contribution per home will be calculated by applying Policies H3 and I1.
- 148.** The closest local general practitioners' surgery to Moreton Station / Redbridge Pit is Crossways Surgery. The Surgery runs various clinics and includes a dispensary. Five Doctors practice from the surgery which is open Monday to Friday. The Clinical Commissioning Group has advised the Council that financial contributions are needed to fund the costs of building an extension to the existing surgery building. The level of contribution per home will be calculated by applying Policy I1.

Policy H4: Moreton Station / Redbridge Pit

Land at Moreton Station / Redbridge Pit and caravan site, as shown on the policies map, will help to meet Purbeck's development needs by providing around 490 new homes, and around 65 extra care units, community facilities and supporting infrastructure. Delivery of the homes will be phased, commencing after the current use of part of the site as a sand and gravel pit has stopped and the site has been restored in accordance with the relevant minerals and waste planning permission.

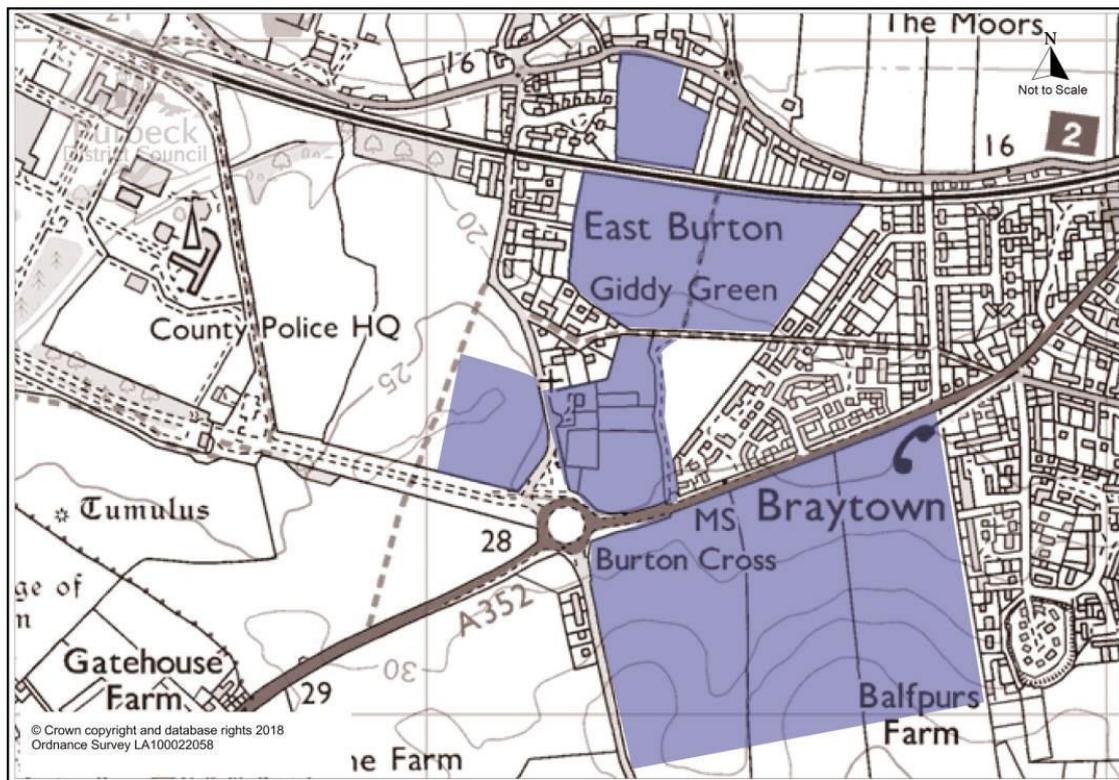
Subject to the requirements of other policies in this plan, development on this site will be expected to:

- a. provide care accommodation designed in consultation with local health and social care providers to meet the changing needs of older and disabled people in Purbeck. The scheme should aim to provide:
 - i. around 65 extra care units; and
 - ii. 10% of its overall housing requirement (comprising only the 490 new homes) as supported housing for the elderly or age specific housing;
- b. provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people;
- c. provide around 350sqm of convenience retail floor space;
- d. improve accessibility between the site and nearby employers, services including Moreton Railway Station and facilities by forming or improving defined walking and cycling routes;
- e. make a financial contribution toward improvements to the station / travel interchange, to include an additional shelter for customers travelling on the railway, secure cycle parking and improvements to the pedestrian crossing over the railway line;
- f. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line, unstable ground and any possible contamination on new homes within the development site;
- g. identify important trees in the part of the site being used as a caravan site, as well as those growing around the site's southern and western edges, and design suitable layouts for development which allow these trees to be retained;
- h. provide financial contributions for local health infrastructure and education (as required by Policy I1), other than for extra care units where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;

- i. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority; and
- j. include details of improvements / alterations to the local roads including junction improvements along the B3390 (at Fiveways in Crossways), including pedestrian and cycle access to Crossways.
- k. provide and manage in perpetuity an on-site SANG and off-site Heathland Support Area to avoid or adequately mitigate the adverse effects from the new homes on the national site network (including European sites). The on-site SANG must be at least 18ha (in the eastern part of the site) and the Heathland Support Area at least 23.8 hectares as indicated on the policies map. The development will also be expected to provide details for phased implementation and access to the SANG and Heathland Support Area, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided or adequately mitigated over the lifetime of the development. Both areas will be restored to heathland and/or acid grassland as appropriate. Other open space within the development will also be restored to acid grassland with a view to maximising biodiversity within the whole site.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Wool - 470 homes, 65 bed care home, SANG, community hub and recreational space



- 149.** The Council has identified four suitable sites for around 470 homes around the western edges of Wool. The sites cover an area of around 36 hectares.

Land to the west of Chalk Pit Lane and Oakdene Road

- 150.** The largest of the four sites (positioned to the west of Chalk Pit Lane and Oakdene Road) is currently used as agricultural land. Ground levels fall from the southern side of the site toward its north eastern corner. The northern, eastern and western edges of the site are enclosed by mature hedgerows. The Council considers that this site is suitable for around 320 homes.

Land to the north east of Burton Cross Roundabout

- 151.** Ground levels fall across the site from south to north. The site has an irregular shape which extends northward from Burton Cross Roundabout up to the railway line. The land is currently in use by a mix of uses that include agricultural pasture and a house / garden. The Council considers that this site is suitable for around 90 homes.

Land to the north west of Burton Cross Roundabout

- 152.** The site forms part of a larger agricultural field that extends to the west and north. Ground levels fall gently across the site from south to north. The

southern side of the site faces onto the access into Dorset Innovation Park. The Council considers that this site is suitable for around 30 homes.

Land to the north of the railway line

- 153.** The site is currently used as an agricultural field situated between the northern side of the railway line and East Burton Road. The Council considers that this site is suitable for around 30 homes.
- 154.** There are a number of designated heritage assets around all of these sites including: Romano British Settlement (scheduled monument) (positioned to the south of the largest site), grade II listed buildings in East Burton and barrows in the surrounding area (scheduled monuments). The River Frome, and number of other ordinary water courses, run through water meadows to the north of the sites. The land around the banks of these rivers is prone to flooding. The fields to the south of the railway line (between East Burton and Wool) are also at risk from surface and groundwater flooding. Surface water from the sites that the Council has identified for new homes drains into these fields. The railway embankment restricts the northward flows of surface water from these fields into the River Frome, and those ordinary watercourses to the north.
- 155.** The sites fall inside the catchment areas for Wool CE VA Primary School and The Purbeck School. The size and capacity of these schools, means that financial contributions are needed for extensions to schools. The level of contribution per new home will be calculated by applying Policies H3 and I1.

SANG Provision

- 156.** The SANG provision at Wool as set out in the policy has added benefits. The SANG will be made up of 17 hectares of agricultural fields currently designated as Scheduled Ancient Monument and 15.7 hectares of Coombe Wood (of which Planted Ancient Woodland area is 12.2 hectares). The development of the proposed SANG presents a significant opportunity to implement management to enhance the biodiversity value of Coombe Wood, e.g. through the restoration of existing plantation coniferous woodland to native broadleaved woodland towards meeting Ancient Woodland criteria, and creation of a series of rides and glades along proposed walking routes. It also secures the future management of the heritage assets within the Scheduled Ancient Monument whilst also protecting them from the damage otherwise arising from tillage.

Policy H5: Wool

Land at Wool as shown on the policies map will help to meet Purbeck's development needs by providing around 470 new homes and around 65 extra care units, community facilities and supporting infrastructure. Housing development on all the allocated sites in Wool will be expected to:

- a. provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people;
- b. provide care accommodation designed in consultation with local health and social care providers to meet the changing needs of older and disabled people in Purbeck. The scheme should aim to provide 10% of its overall housing requirement (comprising only the 470 new homes) as supported housing for the elderly or age specific housing;
- c. provide around 350sqm of convenience retail space;
- d. provide contributions towards improvements at the D'Urberville Hall community facility or explore opportunities to provide a community hub;
- e. improve accessibility between the sites and nearby services (including Wool Railway Station and Dorset Innovation Park) and facilities by forming or improving defined walking and cycling routes;
- f. provide financial contributions towards improvements to the travel interchange at Wool Railway Station to include additional car parking, secure cycle storage, and electric vehicle charging points;
- g. include details in a traffic statement or assessment of the likely impact on the safety risk at the level crossing and mitigation measures that satisfy Network Rail and the Highways Authority;
- h. include details in a traffic statement or assessment of improvements to the local road network (C6) and a program to reduce volumes of traffic on the A351 by encouraging use of the C6 road;
- i. provide financial contributions for education (as required by Policy I1) other than for extra care units where an applicant is able to demonstrate that it would be unnecessary and unreasonable to seek contributions;
- j. conserve, and where appropriate look for opportunities to enhance, the significance of heritage assets including: scheduled monuments, listed buildings on neighbouring land and non-designated heritage assets within development sites; and

- k. provide and manage in perpetuity a SANG totalling 32.7 hectares as indicated on the policies map to avoid or adequately mitigate the adverse effects from the new homes on the national site network (including European sites). The applicant will provide details for phased implementation of development and access to the SANG, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided or adequately mitigated over the lifetime of the development. Where features with significant existing biodiversity value have been identified within the SANG (e.g. trees with bat roost potential and badger setts), detailed design and appropriate management (e.g. routing of footpaths and retention of existing broadleaved trees) must be agreed with the Council and delivered by the land owner to ensure that these features are protected and enhanced.

Land to the west of Chalk Pit Lane and Oakdene Road

Land as shown on the policies map will help to meet Purbeck's housing needs by providing around 320 new homes and around 65 extra care units. Subject to the requirements set out at a-k above and the other policies in this plan, development on this site will be expected to:

- l. provide care accommodation designed in consultation with local health and social care providers to meet the changing needs of older and disabled people in Purbeck. The scheme should aim to provide around 65 extra care units.
- m. avoid, and where necessary mitigate or remediate, the effects of possible contamination and avoid any development within a buffer around a pipeline located on the western boundary; and
- n. include an undeveloped buffer between the southern edge of the site and the scheduled monument and explore opportunities to enhance the scheduled monument's significance.

Land to the north east of Burton Cross Roundabout

Land as shown on the policies map will help to meet Purbeck's housing needs by providing around 90 new homes. Subject to the requirements set out at a-k above and the other policies in this plan, development on this site will be expected to:

- o. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line;
- p. explore opportunities to provide informal / formal open space on the land;
- q. conserve the setting of nearby listed buildings; and
- r. explore opportunities to deliver a new footpath link to Burton Road.

Land to the north west of Burton Cross Roundabout

Land as shown on the policies map will help to meet Purbeck's housing needs by providing around 30 new homes. Subject to the requirements set out at a-k above and the other policies in this plan, development on this site will be expected to:

- s. conserve the setting of nearby listed buildings

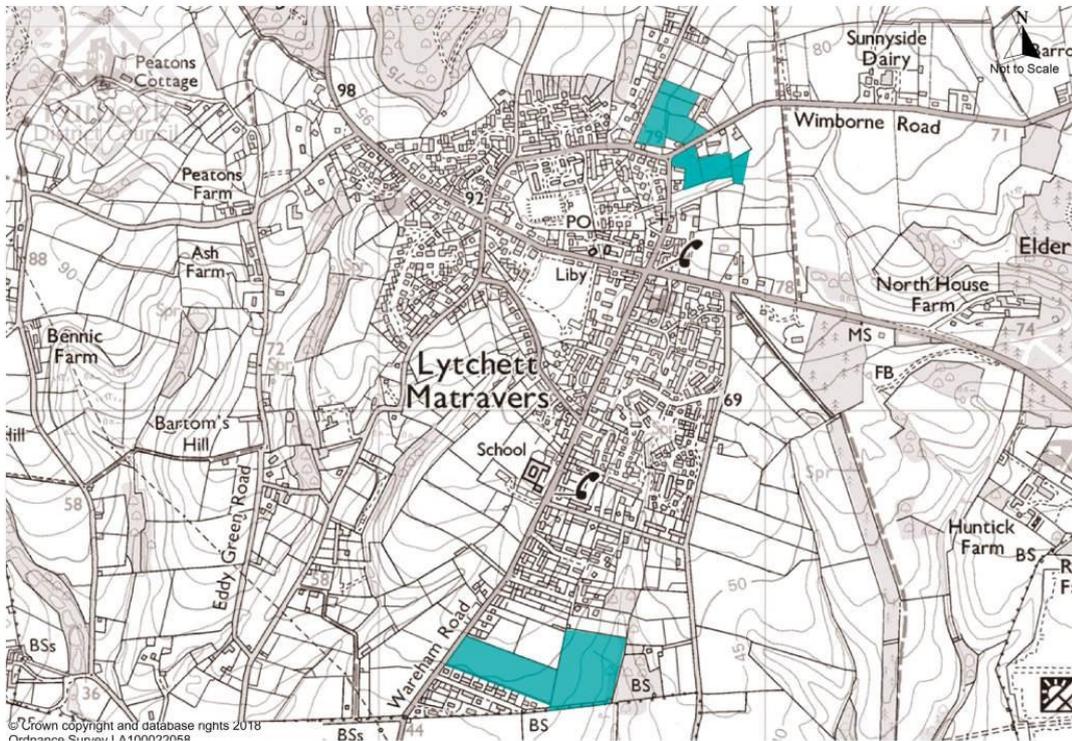
Land to the north of the railway line

Land as shown on the policies map will help to meet Purbeck's housing needs by providing around 30 new homes. Subject to the requirements set out at a-k above and the other policies in this plan, development on this site will be expected to:

- t. avoid, and where necessary mitigate or remediate, the effects of noise from the adjoining railway line;
- u. conserve the setting of nearby listed buildings; and
- v. explore opportunities to deliver a new footpath link through the land between Sandhills Crescent and East Burton Road.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Lytchett Matravers - 150 homes and a SANG



- 157.** The Council has identified three suitable sites for around 150 homes in total, which are all currently used for agriculture.

Land to the east of Wareham Road

- 158.** The site next to Wareham Road is positioned between existing homes on Burbidge Close and Glebe Road / Castle View Drive (to the south). There is an existing vehicular access through the western side of the site from Wareham Road. The site is enclosed by mature hedging around all its boundaries. Ground levels fall steeply across the eastern part of the site towards an open drain (ordinary water course) and a small copse of trees / vegetation growing to the east of the site.

Land at Blaney's Corner

- 159.** Ground levels fall across the site toward an open drain to the south. A new access would need to be formed into the site at an appropriate point along the boundaries around the site's north eastern corner (close to the junction between Wimborne and Wareham Road).

Land to the east of Flowers Drove

- 160.** Ground levels fall steeply from south to north across the site. A new vehicular access will need to be formed at the eastern boundary of the site from Wimborne Road. There are existing homes close to the southern and eastern edges of the site. The site's northern boundary is defined by a mature stand of trees.
- 161.** The site falls inside the catchment areas for Lytchett Matravers Primary School and Lytchett Minster School (secondary school). The size and capacity of these schools, means that financial contributions are needed for extensions. The level of contribution per new home will be calculated by applying Policy I1.
- 162.** The closest local general practitioners surgery to the sites around Lytchett Matravers is The Adam Practice. The Surgery runs various clinics and includes a dispensary. Three Doctors practice from the surgery which is open Monday to Friday. The Clinical Commissioning Group has advised the Council that financial contributions are needed to fund part of an extension to the surgery to increase its capacity. The level of contribution per new home will be calculated by applying Policy I1.

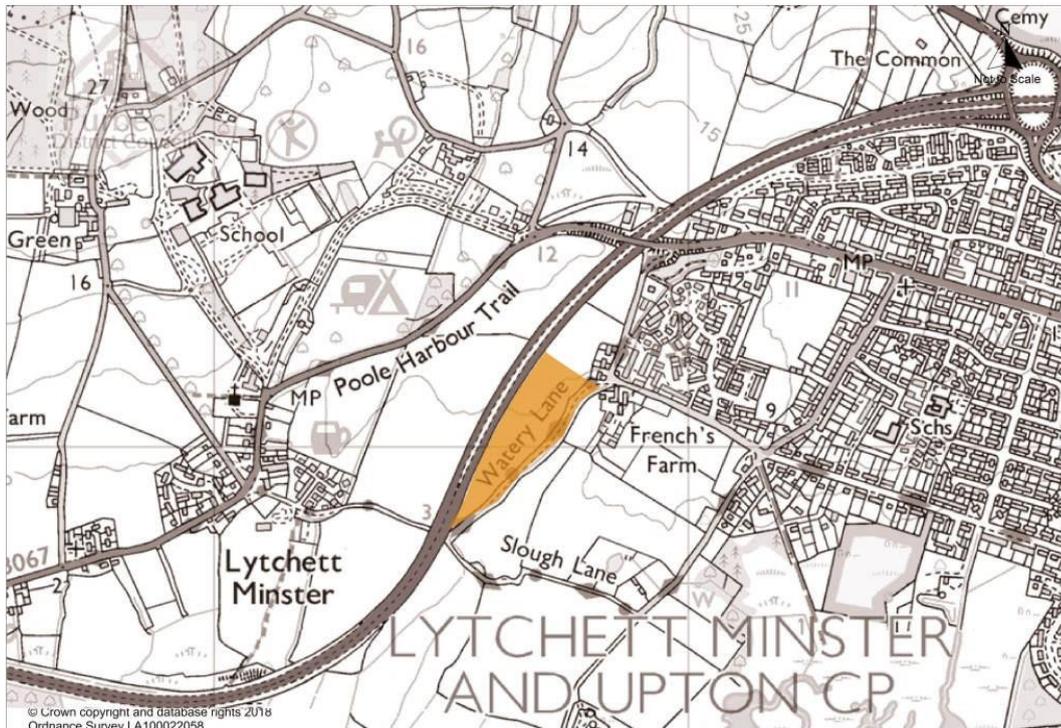
Policy H6: Lytchett Matravers

Land as shown on the policies map will help to meet Purbeck's housing needs by providing around 95 new homes on Land to the East of Wareham Road, around 25 homes on Land at Blaney's Corner and around 30 homes on Land to the East of Flowers Drove as well as supporting infrastructure and community facilities. Along with the requirements relating to all development on the sites allocated for new homes in this plan, housing development on all the allocated sites in Lytchett Matravers will be expected to:

- a. provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and / or disabled people
- b. improve accessibility in Lytchett Matravers by forming or improving walking and cycling routes within the village or its immediate surroundings. Off-site improvements can be delivered through financial contributions and/or physical works;
- c. provide financial contributions for local health infrastructure and education (as required by Policy I1).
- d. provide and manage in perpetuity a SANG totaling 7.6 hectares at Flower's Drove as indicated on the policies map to avoid the adverse effects from the new homes on the national site network (including European sites). The applicant will also provide details for phased implementation of development and access to the SANG, along with details of site access management and monitoring to demonstrate that adverse effects can be avoided/mitigated over the lifetime of the development.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Upton - 90 homes and SANG



- 163.** New homes were allocated in Upton through PLP1 (2012) and as a result a SANG has already been formed to the east of the site as mitigation. The existing SANG has excess capacity to mitigate the effects from the proposed 90 homes on the site identified in the Purbeck Local Plan.
- 164.** The closest local general practitioners surgery to the site at Upton is The Adam Practice – Upton Surgery. The Surgery runs various clinics. Six Doctors practice from the surgery which is open Monday to Friday. The Clinical Commissioning Group has advised the Council that financial contributions are needed for an extension to the surgery. The level of contribution per new home will be calculated by applying policy I1.
- 165.** The site falls inside the catchment areas for Upton Infants' School, Upton Junior School and Lytchett Minster School. After considering the size and capacity of these schools, Dorset County Council has stated that financial contributions are needed for extensions to schools. The level of contribution per home will be calculated by applying Policy I1.

Policy H7: Upton

Land at Upton, as shown on the policies map, will help to meet Purbeck's housing needs by providing around 90 new homes, community facilities and infrastructure. Subject to the requirements relating to all development on the sites allocated for new homes in this plan, housing development on the allocated site at Upton will be expected to:

- a. provide 20% of its overall housing requirement in accordance with M4(2) building control optional standards to meet the needs of the elderly and/or disabled people; and
- b. include details of mitigation measures to avoid the adverse effects of traffic noise from the adjoining A35 on the occupants of new homes; and
- c. provide financial contributions for local health infrastructure and education (as required by Policy I1); and
- d. provide and manage in perpetuity a 4.66 hectare SANG, as indicated on the policies map, to avoid the adverse effects from the new homes on the national site network (including the Dorset Heaths European sites).

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Managing the development of new housing

166. The design and layout of new development should be of a level that is appropriate and justified for the locality to create attractive places. In line with NPPF, the use of land should be optimised to achieve appropriate densities and meet as much of the identified need for housing as possible. Development proposals should respond to the density of the surrounding area. Although a proposed density of 30 homes per hectare was applied when preparing the SHLAA, this does not serve as a broad threshold and consequently appropriate density levels will be assessed on a site by site basis at the application stage so as to reflect the overall potential of the individual site.
167. Design and character of housing is a key concern of the local community and new housing should reflect the character and existing setting. Proposals for new development will need to comply with the requirements of Policy E12 on design. New housing should be underpinned by sustainable development principles to meet the needs of local people, support a thriving economy and resilient communities.

Small sites development

- 168.** Housing growth should be directed to settlements that have good access to services and facilities, consistent with the wider aims of sustainability within Purbeck's rural context. It is important that there is a balance in meeting the needs of the community and local economy, whilst also recognising the need for small scale development in rural areas to support rural communities and appropriate services.
- 169.** The policies in this Purbeck Local Plan recognise the special and distinctive character of the natural environment that includes: designated landscapes, protected habitats, the undeveloped coastline and the open land in the green belt around the edges of the conurbation. The Council's strategies for addressing development needs take account of the areas of particular importance, along with Purbeck's rich historic environment.
- 170.** Purbeck has a population of 46,341 people in existing communities spread across the area. These communities vary in size and the number of services and facilities that they offer to their inhabitants. The proportion of Purbeck's population aged over 65 is 30%, which is greater than the regional (24%) or national (21%) averages. Purbeck's working age dependency ratio is 45.8 per 100 working age population (19 lowest from the 25 districts in the South West Region). Second homes ownership has contributed to raising house prices and reducing the numbers of homes that are available to local residents. These factors can contribute to a decline in the local services, including local shops / post offices / bus services, leaving less mobile people in these communities remote and cut off.
- 171.** The Council's strategies for addressing Purbeck's development needs focus strategic and larger scale allocations on land with the least environmental or amenity value, in the most sustainable locations. The Council's strategy helps to consolidate on and improve existing infrastructure, while supporting and enhancing existing services and facilities in its towns and larger villages. Outside these areas the Council's strategy also recognises that high quality small scale development, at towns, key service villages, local service villages and those other villages with a settlement boundary, which respects its surroundings, can have an important role in enhancing and maintaining the vitality of rural communities.
- 172.** The Council's small sites policy, which only applies outside the green belt, permits new homes on sites adjoining existing towns and key service villages, local service villages and those other villages with a settlement boundary, and states that the number of homes on each small site will reflect the specific context, including the size and character of the nearest town or village. The upper limit of homes that will be permitted on any single small site around towns is 30, key service villages is 20, local service villages is 15 and other villages with a settlement boundary is 5. The small sites policy does not

impose a limit on the total number of separate small sites that may be permitted around any one of the eligible settlements in the hierarchy, but it does require the cumulative effects of development on small sites to be taken on to consideration. Applications for small housing sites will be assessed against the policy requirements, as set out in bullets a to e in Policy H8. The Council will use the evidence in the Strategic Housing Market Assessment (SHMA) (that underpins the housing mix policy) and (where available) evidence from local communities, to achieve an appropriate mix of types of homes on small sites which meets local need.

- 173.** The effects of small housing sites on European sites will need to be carefully considered on a case by case basis with respect to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitats Regulations), or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on European sites alone, or in combination with other existing and proposed development or other plans and projects. Where development is found to have a probability or a risk of likely significant effects on the national site network (including European sites) either individually or cumulative with existing or proposed development elsewhere, an appropriate assessment will be required. Applicants should provide the information required by the Council to undertake an appropriate assessment, together with full details of any mitigation measures considered to be needed to avoid or mitigate adverse impacts on the national site network with their planning application, and also demonstrate that mitigation can be delivered and maintained over the life time of development.
- 174.** In line with National Planning Policy, the Council considers that the new homes delivered on small sites will make an important contribution in helping to meet Purbeck's development needs, at the same time as helping enhance the vitality of existing rural communities.

Policy H8: Small sites next to existing settlements

Outside the Green Belt, applications for residential development will be permitted on sites adjoining the settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary (as listed in the settlement hierarchy), provided that:

- a. the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of:
 - i. 30 homes on any single small site adjoining a town;
 - ii. 20 homes on any single small site adjoining a key service village;
 - iii. 15 homes on any single small site adjoining a local service village;
 - iv. 5 homes on any single small site adjoining other villages with a settlement boundary;
- b. individually and cumulatively, the size, appearance and layout of proposed homes does not harm the character and value of any landscape or settlements potentially affected by the proposals;
- c. the development would contribute to the provision of a mix of different types and sizes of homes (including affordable homes) to reflect the Council's expectations in Policies H9 and H11 or, where expressed in a neighbourhood plan, those of the relevant local community;
- d. the site does not lie within a neighbourhood plan area where small sites have been allocated to meet identified housing needs in a made neighbourhood plan; and
- e. the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network.

Provide a mix of housing, to include affordable options, that meets the needs of local people

- 175.** It is important to ensure the proposed delivery of homes in Purbeck can meet the needs of different groups across Purbeck. National planning policy sets out that when considering local housing need, policies should identify the size, type and tenure of homes required for different groups in the community. This includes all types of residents and households including those with specialist housing requirements and those who wish to build their own homes. There are a range of factors that will influence demand for different sizes of homes, including demographic change, future growth in earnings and housing affordability.
- 176.** The SHMA Update (2018) for Purbeck provides an understanding of the implications of demographic dynamics on need and demand for different sizes of homes. The housing market model looks at the types and sizes of accommodation occupied by different ages of residents and considers projected change in population to assess demand for different sizes of homes. A summary of the recommended mix of housing in Purbeck is outlined in the table below with further detail provided in the SHMA (2015 and 2018 Update).

	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
Market Housing	0-5%	30-35%	40-45%	20-25%
Affordable Home Ownership	15-20%	45-50%	25-30%	5-10%
Affordable Rented	20-25%	40-45%	25-30%	5-10%

Specialist accommodation for an ageing population

- 177.** Specialist housing for older people is intended to enable people to remain living in their own homes independently for as long as possible, but is designed so that support can be provided. It covers a broad spectrum of accommodation, including purpose built accommodation for the elderly, sheltered housing and care homes. Whilst with an ageing population there is a growing need for care, there is also a desire, supported by the Council, to move away from providing care in an institutional setting and towards more flexible forms of living and support which seek to maintain people's independence and control of their lives. Mainstream housing needs to be suitable to meet the needs of older people, both through adaptation to the existing stock and by ensuring new housing is built with the flexibility to adapt to meet occupants' changing needs over time. Improving housing standards to strengthen local communities and reduce the need for residential care by enabling vulnerable people to remain in their homes, or be able to choose to move into a new home, is important as part of improving the overall housing mix within Purbeck.
- 178.** The SHMA notes that Eastern Dorset has a higher proportion of residents aged

over 65 than both the wider south west region and England as a whole; 27% of residents compared to 24% for the south west and 21% for England based upon 2011 Census data. For Purbeck this distinction is even greater with 30% of residents aged over 65. The projected population growth for Purbeck over the plan period highlights that the proportion of Purbeck's population aged over 65 is expected to grow by 30% compared with overall population growth of 5%. As a consequence, the existing prevalence of households that include a person with long-term health issues, identified as 27.8% in 2011, is expected to grow. Further, the SHMA estimates a 72% increase in residents suffering from dementia and a 58% increase in residents suffering from mobility problems (2013-33). Ensuring housing delivery responds to this demographic shift is key to the overall success of the Purbeck Local Plan.

Custom and self build housing

- 179.** The Self Build and Custom Housebuilding Act 2015 placed an obligation on local authorities to maintain a register of people interested in building their own homes. Purbeck launched its Self Build and Custom Housebuilding Register in October 2015. As of 31st October 2016, the Council had a total of 31 eligible applicants. In June 2018 there are 88 applicants on the self-build register for serviced self-build plots. To support the delivery of suitable self-build plots the Council intends to work positively with landowners and developers to ensure that each development makes a reasonable contribution to the identified need and provide suitably serviced plots ⁴.
- 180.** The Council recently implemented changes to the self-build register to introduce eligibility criteria that would require the applicant to demonstrate to the Council's satisfaction a local connection and finance available to build their home. The Council expects larger development sites incorporating self-build homes, whilst also recognising the role they have within rural communities. Provision of self-build homes will be supported in line with national guidance, policies in the Purbeck Local Plan and through neighbourhood planning.

⁴ A serviced plot either has access to a public highway and has connections for electricity, water and waste water, or, the Council is satisfied that access can be provided to these services within the duration of a development permission granted in relation to that land

Policy H9: Housing mix

In order to achieve mixed and balanced communities, the Council will expect new market housing to support delivery of the housing mix identified through the Strategic Housing Market Assessment 2015, its update in 2018 or other recent evidence. The final housing mix proposed will be agreed between the applicant and the Council.

With the exception of the site allocations in this plan (identified in policies H4 to H7) sites delivering 20 or more units, will be encouraged to provide:

- a. 5% for sale as self-build plots. Such plots must be provided with a means of access and utility services to the boundaries of the plot; and
- b. 10% as accessible single storey homes which can be in the form of flats or bungalows.

As part of ensuring a wide mix of accommodation to meet the needs of Purbeck's population, proposals for sheltered housing, retirement living, age specific housing, care homes or extra care units for the elderly and/or disabled people will be supported through individual developments at appropriate locations in accordance with the settlement hierarchy and in agreement with local health and social care providers.

Where an applicant considers there are significant economic viability constraints that would prevent a mix of housing in accordance with the policy, they will be required to provide full justification of the exceptional circumstances to the Council's satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then. Any viability assessment will be funded by the applicant and should reflect the government's recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Meeting local needs

Local policies in neighbourhood development plans should support the general principles around providing the sizes and types of homes needed in Purbeck. Where justified with robust local evidence, local policies in neighbourhood plans may set distinct local requirements on the mix of different sizes and types of homes. Where neighbourhood plans set a distinct local requirement on the type of homes proposed this must be done in agreement with local health and social care providers.

Housing optional technical standards

- 181.** Through its review of housing standards, the government took measures in 2015 to standardise the type of specific requirements that can be placed upon the contribution of homes by local authorities through the planning system. This meant that a range of previous local enhanced standards for energy efficiency, space and design quality were removed and replaced by a number of standardised "Housing Optional Technical Standards". Enhancements to the building regulations implemented through planning, the Optional Technical Standards include provision for water efficiency, space standards and accessible homes.
- 182.** As Purbeck is not part of a water stress area as shown on the "Water Stress in England" map, there is no evidence that would justify optional technical standards in respect of water efficiency. The Council also considers that application of the Nationally Described Space Standards would be too prescriptive for an area with such varied townscapes as Purbeck. However, from the assessments the Council has undertaken, there is a justification for introducing optional accessibility standards. This assessment has been undertaken with regard to the advice set out in planning guidance to demonstrate need for the optional standard.
- 183.** This Optional Technical Standard allows Local Authorities to require a proportion of new homes to comply with optional categories of Part M of the Building Regulations 2010. These are M4(2) Category 2: Accessible and adaptable homes that provide enhanced accessibility features and can be adapted at a later date, or M4(3) Category 3: wheelchair accessible homes. All new homes must presently comply with M4(1) Category 1: VISIBLE homes.
- 184.** As explained above, the SHMA has demonstrated that Purbeck's population is ageing and will continue to do so over the life of the Purbeck Local Plan. This will increase numbers of residents and households who will suffer from long-term health problems and mobility issues. Evidence regarding Purbeck's existing housing stock is presented in The English Housing Survey 2012-13. This highlights that most existing homes in Purbeck are poorly designed for use by people with disabilities or long-term health problems that affect their mobility. It notes that 64% of the homes surveyed provide no, or only one of the visitability features⁵ that are currently a mandatory requirement of Building Regulations part M4(1).

⁵ Visitability features are defined as a home having the following: 1. level access: there are no steps between the gate/pavement and the front door into the home to negotiate; 2. flush threshold: a wheelchair can be wheeled directly into the home, with no obstruction higher than 15mm; 3. sufficiently wide doors and circulation space; and 4. WC at entrance level

Policy H10: Accessible and adaptable homes

With the exception of the site allocations in this plan the following will apply on sites of 10 or more homes or site area greater than 0.5 hectares:

10% of the new homes proposed must meet the Building Regulation optional requirement M4(2): 'Category 2 - accessible and adaptable homes' (where this calculation gives part of a new home the Council expects the proportion to be rounded to the nearest whole number.

Meeting local needs

Local policies in neighbourhood plans should support the general principles around providing accessible homes needed in Purbeck. Where justified with robust local evidence, local policies in neighbourhood plans may set distinct local requirements on the proportions of accessible and adaptable homes provided in new developments and optional design requirements for accessible homes in new housing development.

If an applicant considers there are site specific considerations including but not limited to:

- a. landform;
- b. flood risk;
- c. heritage assets; or
- d. designated landscapes

that mean they are unable to provide the proportion of accessible and adaptable homes identified in this policy, the Council expects applicants to evidence this through a statement submitted with their planning application. Where necessary the applicant will be expected to fund the independent verification of the submitted statement by a person appointed by the Council.

Affordable housing need

- 185.** The provision of affordable housing is a major priority for the Council. The Council recognises that, because of average local incomes, some people cannot access appropriate homes, even those classed as affordable. The Purbeck Local Plan, in providing sufficient land to increase housing supply so that local housing need can be met, must also set out policy to ensure that sufficient homes are delivered to meet the needs of all residents. To ensure the Council is able to secure the best provision of affordable homes for its residents, evidence has been prepared through its SHMA 2018 update and assessment of viability evidence. These documents provide a sound understanding of

affordable housing need and the level of provision that can be secured viably across Purbeck and from specific sites.

- 186.** Affordable housing is defined within national policy as "housing for sale or rent for 'those whose needs are not met by the market'". Detail on the range of affordable housing tenures is included in national policy and includes:
- a) Affordable housing for rent, which can include a range of products managed through social rent controls or limited to rents at 20% below market value;
 - b) Starter homes, are generally intended to provide discount homes to buy for first time buyers who have a maximum household income of £80,000 or less (this definition reflects the meaning set out in relevant laws at the time of preparing the Purbeck Local Plan);
 - c) Discounted market sales housing, where homes are sold at least 20% below market value;
 - d) Other affordable routes to home ownership, including intermediate affordable tenures where part of the equity in the home would be held by a Registered Provider of affordable homes.
- 187.** The Eastern Dorset SHMA has outlined affordable housing need using the approach advised by government. The methodology considers any existing unmet need and projected future affordable housing need. In seeking to create mixed and balanced communities, it is important to establish the right balance of maximising affordable housing whilst ensuring viability and overall deliverability of homes and infrastructure. Purbeck's median affordability ratio (2017) has increased at a rate slightly above the national average over the past 12 months, slowing down since 2015-16. The ratio of lower quartile house price to earnings in Purbeck is 11.1, which is higher than the wider County average of 10.6. Although this has increased slightly since 2016, it has been quite static since the recent peak of 11.2 in 2014. The SHMA update also outlines affordable home ownership prices as a guide to ensure that homes are genuinely affordable.
- 188.** The Eastern Dorset SHMA concludes that the overall net affordable housing requirement for Purbeck would be 149 affordable homes per year. Even allowing for the 40% uplift apportioned to the local housing need assessment, this is almost 90% of the identified housing requirement. The area wide viability assessment has identified that the maximum proportion of affordable housing that will be achievable is 40%.
- 189.** National planning policy directs that 10% of all major housing developments should provide affordable homes for sale. Of the tenures described above, this includes Starter Homes, Discounted Market Value and other affordable routes to home ownership. The Eastern Dorset SHMA provides further conclusions on the most appropriate mix of affordable housing tenures to best ensure the

housing needs of residents can be met. This includes identifying that 23% of affordable homes should provide affordable routes to home ownership and analysis takes into consideration the range of products available and described above. The Council will work proactively with landowners and developers to secure a minimum 10% affordable home ownership on major sites as informed by the NPPF. The proposed mix of housing tenures set out in the affordable housing policy has been tested through the Council's area wide viability assessment.

- 190.** Provision of affordable housing should be sought on major sites, which have been defined in the NPPF as development providing 10 or more homes or the site has an area of 0.5 hectares or more. This threshold is lower in National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty (AONB) and designated rural areas, where a threshold of 5 units or fewer can be applied. In Purbeck, a large portion of Purbeck is designated as National Landscape and nearly all of the parishes are identified as designated rural areas by order of the Secretary of State. The only areas that are not designated rural areas and are not located within the National Landscape are Lytchett Minster, Upton and Wareham.
- 191.** Proposals for affordable housing will not be exempt from any requirement to provide mitigation measures in relation to environmental designations, habitats regulations and related design, landscape and environmental policies in the Purbeck Local Plan.
- 192.** In line with national planning policy, affordable units should be provided on site. Where provision is less than one whole home it will be met through payment of a commuted sum equivalent to building part of an affordable home on site. For example, a proposal of 12 homes with 40% affordable housing requirement would result in a requirement for 4.8 affordable homes. Such a scheme would be required to provide 4 homes on site and a commuted sum of 80% of a further affordable unit as a financial equivalent.
- 193.** The Council's method for calculating commuted sums for affordable housing takes account of the housing sub-market area, the number of affordable homes that are being sought and the size of the smallest market homes in the development that will be built if the Council grants planning permission. The amount of a commuted sum depends on the number of bedrooms in a property. For the avoidance of doubt, the Council will consider rooms that have the potential to be a bedroom (e.g. playroom or study) to constitute a bedroom for the purposes of the commuted sum calculation. The Council's website provides full step-by-step guidance on how to undertake this calculation.

Policy H11: Affordable housing

When determining planning applications for all new residential development, including residential elements of mixed use schemes. Affordable housing will be required as follows:

Number of homes or site area	Greenfield sites	Brownfield sites
2-9 (applies Purbeck wide, except for the following areas which are not designated as rural: Lytchett Minster, Upton and Wareham Town Councils)	20%	20%
10 homes or more, or more than 0.5ha inside settlements	40% on-site	30% on-site

To reflect the latest evidence of housing need and national policy, the Council will seek to secure the following tenure mix for affordable housing provision, which will provide 10% of affordable home ownership overall (to include intermediate tenures such as shared ownership, discount market value and starter homes). Any variation to the identified tenure mix will be considered on specific sites, in consultation with the Council's housing strategy team and registered providers, where necessary to secure the most appropriate and deliverable mix of affordable housing tenures. If calculating the proportions of different types of affordable homes gives part of a new home, the Council expects the proportion to be rounded up, to one decimal place. The following mix of affordable housing is required:

Sites with 40% provision of affordable housing	Sites with 30% provision of affordable housing
10% social rented housing	10% social rented housing
65% affordable rented housing	56% affordable rented housing
25% affordable home ownership	34% affordable home ownership

Local policies in neighbourhood development plans should support the delivery of affordable homes needed in Purbeck, as required through this policy. Local planning policies may set locally specific requirements relating to the tenure mix of affordable housing where justified with robust local evidence.

Affordable housing provision should be provided on-site for all sites of 10 or more homes. A commuted sum will be sought from sites of between 2 and 9 homes and for any part homes from sites of 10 or more homes after provision of all whole homes required on site.

Affordable housing provision required as part of Purbeck Local Plan site allocations will be provided on site without exception. In any other circumstance, the payment of a commuted sum for delivery of affordable homes off-site, to a value equivalent to on-site provision, will only be agreed where there are clear site specific constraints that would impact the economic viability of development.

Where an applicant considers there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, they will be required to provide full justification of the particular circumstances to the Council's satisfaction. Where a viability assessment is required, it should refer back to the viability assessment that informed the plan, providing evidence of what has changed since then.

Any viability assessment will be funded by the applicant and should reflect the government's recommended approach as set out in National Planning Practice Guidance. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

To ensure the development of mixed and sustainable communities, the affordable housing element of schemes should be fully integrated or distributed through the site as far as possible.

Rural exception sites

- 194.** There is a lack of affordable homes in parts of Purbeck where people who live and work in the local plan area cannot afford to buy a home. The Council's rural exception sites policy permits affordable homes in rural areas, which address local housing needs, and in locations that are likely to encourage sustainable patterns of development by enhancing or maintaining the vitality of existing rural communities. The parishes of Swanage and Wareham and parts of Upton are not designated as small rural settlements that are eligible for rural exception sites.
- 195.** The Council recognises that high quality small scale rural exception sites around key service villages, local service villages and those other villages with a settlement boundary can have an important role in meeting local housing needs while enhancing and maintaining the vitality of rural communities. The Council's settlement hierarchy ranks settlements according to their size, and the number and range of services and facilities they offer residents. Taking account of the settlement hierarchy, and in order to encourage sustainable patterns of development across Purbeck, the number of homes on each rural exception site should reflect the size of the settlement that it most closely relates to and the opportunities for future residents to gain access to services and facilities.
- 196.** The Council expects new homes on rural exception sites to be well designed, having regard to the effect on the surrounding environment (including the appearance and character of nearby settlements and the surrounding landscape), access to and from the site and flood risk. The Council will take account of the positive contribution that new affordable homes make to meeting local housing needs when assessing this type of application. The effects that affordable, and market, homes on rural exception sites have on European sites will need to be carefully considered on a case by case basis with respect

to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on the national site network (including European sites) alone, or in combination with other existing and proposed development or other plans and projects. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network over the life time of the development.

- 197.** The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and occupied in perpetuity as an affordable home. Local need must be proved through an acceptable and up-to-date survey of parish housing need. The survey should demonstrate whether there are people living in the parish / village who are in housing need and unable to compete in the general housing market (to rent or buy) due to the low level of their income.
- 198.** 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 having grown up in the parish) and with a housing need are given priority in the affordable housing allocation process. The affordable homes on rural exception sites must always be offered to households with a local connection to the parish where it will be built in the first instance and for any future vacancies. If there are no households with a local need in the parish where the homes are to be built, households in adjacent parishes will be considered, followed by households from across Purbeck.
- 199.** The Council will invite developers to enter into a planning obligation with the Council to limit the occupation of affordable homes on rural exception sites. After the first occupiers have moved in, the terms of the planning obligation will ensure that the homes on the exception site remain affordable in perpetuity.
- 200.** 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. National policy considers new buildings to be inappropriate in the green belt, but recognises that limited affordable housing can be treated as an exception.
- 201.** The NPPF suggests that Councils consider allowing some market housing on rural exception sites to cross-subsidise the affordable housing and provide a financial incentive for landowners to bring sites forward. Given the purpose and objectives of rural exceptions sites, the Council expects that the majority of homes will need to be affordable.

Policy H12: Rural exceptions sites

In order to meet local community needs in rural areas, except in the parishes of Swanage, Wareham and Upton, the development of rural exception sites for affordable housing will be supported, subject to the following:

- a. The sites is closely related to, or adjoining, a settlement (as defined in the settlement hierarchy and including those 'other villages with a settlement boundary') and the number of homes on each exception site should reflect community needs, the size of the village it most closely relates to, available infrastructure and services;
- b. the Council is satisfied that the proposal is capable of meeting an up to date identified, current, local need for affordable homes within the parish, or immediately adjoining rural parishes;
- c. individually and cumulatively, the size, appearance and layout of proposed homes does not harm the character and value of any landscape or settlements potentially affected by the proposals;
- d. the site is not remote from existing buildings, and there is an opportunity to use sustainable modes of transport (walking, cycling and public transport) to access jobs, services and facilities, unless the applicant can demonstrate that there are no other suitable alternatives in the parish for addressing local need;
- e. the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network;
- f. there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed in perpetuity by subsequent as well as initial occupiers; and
- g. if any market housing is proposed to facilitate delivery of affordable homes the applicant must demonstrate, through a viability assessment, that the number of market homes is restricted to the minimum required to facilitate delivery of the proposed affordable homes. Rural exception sites must primarily provide affordable housing. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Rural worker sites

- 202.** The Council supports appropriate economic growth in rural areas in order to create jobs and prosperity. New economic growth can take a number of different forms including: development / diversification of agricultural and other land based rural businesses, and rural tourism and leisure development. New rural workers homes may be needed to support new rural businesses and to allow existing businesses to grow.
- 203.** National planning policy states that councils should generally avoid isolated homes in the countryside but recognises circumstances may exist where it can be demonstrated that there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. As the NPPF does not define rural worker, essential need, countryside or temporary home, for the purposes of this Purbeck Local Plan these terms mean as follows:
- Rural worker - people employed in an existing, or proposed rural business, including those taking majority control of a farm business.
 - Rural Business - those existing, or proposed businesses, whose activities are intrinsically connected with the countryside or those existing or proposed businesses that because of their characteristics and nature need to be located in the countryside.
 - Countryside - all land outside the settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary listed in the glossary.
- 204.** The Council's rural workers policy requires applicants to demonstrate that a rural business is economically viable. Where there is an essential functional need for a rural workers home for a rural business, to show that this business is economically viable, the Council expects applicants to submit evidence that the rural business has been established for a minimum of three years and profitable for at least one of those years. For new businesses, the Council will require evidence to demonstrate that the business has been planned on a sound financial basis. This should include estimates of the costs involved in starting the business and short/ long term forecasts on net profit (taking account of all likely costs and anticipated re-investment).
- 205.** The effects that rural worker homes have on European sites will need to be carefully considered on a case by case basis with respect to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on the national site network (including European sites) alone, or in combination with other existing and proposed development and other plans and projects. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Applicants should provide full details of any mitigation

measures needed to avoid or mitigate adverse impacts on the relevant sites within the national site network with their planning application, and demonstrate that mitigation can be delivered and maintained over the life time of development.

Policy H13: Rural workers homes in the countryside

A rural worker's house will be permitted at, or near, the worker's existing place of work provided all of the following criteria are satisfied:

- a. it is essential for the rural business that one, or more, rural workers are readily available at most times to allow the business to function;
- b. no suitable accommodation exists (or could be made available) in established buildings on the site or in the immediate vicinity;
- c. it can be demonstrated that the rural business is economically viable;
- d. the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network ; and
- e. the proposed home is sited to ensure that the rural worker can meet the businesses needs, is well-related to any existing building and is no larger than required to meet operational needs of the business.

If the Council considers that any of this evidence needs to be reviewed by an expert, the applicant will be expected to meet these costs in full.

Where a new home is permitted, occupancy will be subject to a condition that limits occupation to the person(s) currently or last employed as rural workers, or their surviving partner or dependent(s). Permission to vary or remove a condition limiting how a rural workers home can be occupied will only be given if the applicant can demonstrate that:

- f. the home has been realistically marketed for sale as a rural worker's home for a continuous period of at least 9 months within the last 12 months of the date when their application was submitted; and
- g. the rural business, or any other rural businesses in the local area, no longer needs one, or more, rural workers to be readily available at most times to allow the business to function.

Second homes

- 206.** Average second home ownership in Purbeck is 7.3%, which is above the regional average of 6.6%. This figure ranges across parishes, rising up to 28% in Studland. The proportion of second homes is particularly high in the National Landscape (formerly Area of Outstanding Natural Beauty (AONB)), where around 91% of Purbeck's second homes are located. Many traditional attractive villages outside of the National Landscape also experience high levels of second home ownership.
- 207.** Purbeck is proud of its attractive landscapes, towns and villages, however high concentrations of second homes within relatively small towns and villages can harm the overall fabric of communities. Second homes can remain unoccupied for long periods of the year, harming the viability of local services and facilities and the sustainability of communities for the residents who live there. Meanwhile, with the availability of affordable homes being a major issue for people in the local community, the competition arising from buyers looking for second homes from outside the area compounds the challenges residents face.
- 208.** A policy intervention is therefore necessary to manage the number of new homes which are built as or become second homes. This policy seeks to take a positive approach to the provision of new housing to benefit sustainable communities and support the development of new homes that will be permanently occupied. The policy will ensure that any new housing constructed in the AONB, on rural exception sites and small sites not within the AONB will not be at risk of becoming a second home. This will support an increase in the number of year-round residents and ensure new housing development specifically meets the needs of residents of Purbeck. This policy is fundamental to Purbeck's aim of meeting the housing needs of local people, creating a good balance and mix of housing to allow people to live and work locally and strengthening the community and local economy.
- 209.** The Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord and homes occupied by military personnel as their principal residence when not posted away from home.
- 210.** The Council defines a second home as a property which is not occupied by anyone as their only or principal residence. This includes holiday homes which is accommodation for the property owner's personal use for holidays.
- 211.** The Council does not consider holiday lets which are run as a business to be classed as a second home. Applications can be made specifically for new build holiday lets and where approved these homes would be restricted for holiday use through a planning condition and/or under the terms of a planning obligation.
- 212.** The principal residence restriction will not be applied where an existing

dwelling is replaced with another dwelling, provided the existing dwelling is not subject to the principal residence restriction. Where an existing dwelling is replaced and there is a net increase in the total number of dwellings, for example:

- replacing an existing dwelling with more than one dwelling; or
- changing the use of an existing dwelling into more than one dwelling;

the Council will apply the principal residence restriction on all additional dwellings. Worked examples are presented below:

- demolish 1 dwellinghouse (currently not subject to the principal residence restriction) and replace with 6 dwellinghouses = the council would apply the principal residence restriction to the 5 additional dwellinghouses;
- change of use from 1 dwellinghouse (currently not subject to the principal residence restriction) to 10 flats = the council would apply the principal residence restriction to the 9 additional flats; and
- demolish 1 dwellinghouse (subject to the principal residence restriction) and replace with 1 dwellinghouse = the council would apply the principal residence restriction to the replacement dwellinghouse.

Policy H14: Second homes

New housing in the Dorset National Landscape will only be supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence. This policy will also be applied to changes of use to residential. This policy will not apply to:

- a. new homes which are commercially let for holiday makers; or
- b. a single home that is proposed as a replacement for an existing home which is not subject to the principal residence restriction.

This policy also applies to new homes permitted on small sites as set out in Policy H8 and on rural exception sites as set out in Policy H12. The restriction will be imposed through a planning condition attached to the planning permission or by a planning obligation. The condition or obligation will require that any new housing to which this policy applies is occupied as a principal residence. Where an applicant is seeking permission for a commercial holiday let, the Council will restrict the use through a planning condition attached to the planning permission or by a planning obligation.

Occupiers of such homes will be required to keep evidence that they are meeting the condition or obligation, and produce that evidence should the Council request proof of compliance. Proof of principal residence will be by verifiable evidence which could include, but is not limited to, occupiers being registered on the local electoral register and being registered with a local general practitioner. Proof of occupation as a holiday let will be by verifiable evidence which could include, but is not limited to, audited accounts, booking records, marketing activity, Council tax records and payment of business rates.

Gypsies, travellers and travelling showpeople

- 213.** National policy sets out clear specific guidance regarding the approach to planning for gypsy and travellers and ensuring that sufficient provision is made for assessed need for additional pitches or plots forming part of ensuring objectively assessed needs for development are met. Planning policy for gypsy and travellers in this local plan specifically relates to the Purbeck area. The needs of gypsies, travellers and travelling showpeople in Purbeck, will also be considered as part of the Dorset Council Local Plan.
- 214.** The Bournemouth, Dorset and Poole Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) was published October 2017. The GTAA assesses the needs for gypsies, travellers and travelling showpeople across Dorset.
- 215.** The GTAA uses the current planning definition of gypsies, travellers and travelling showpeople in 'Planning policy for traveller sites' (August 2015) and estimates that there is a need for 2 traveller pitches in Purbeck up until 2033.

Since the GTAA was published, the Council has received evidence of a further need for 4 travelling showpeople plots in addition to the pitches identified in the GTAA. The demographic base line used to calculate the Council's local housing need (LHN) calculation takes account of the accommodation needs of those people who are no longer included in the planning definition of gypsies, travellers and travelling showpeople.

- 216.** There are currently two authorised gypsy and traveller sites in Purbeck. Ash Oaks Park is a public site with 16 pitches. Little Acre is a private site with 1 pitch. The sites are situated close to each other near to Wareham within the green belt and a minerals safeguarding area. All of Little Acre is inside the 400 metre consultation zone for Morden Bog and Hyde Heath European site. Parts of Ash Oaks are also inside the 400 metres consultation zone for the same European site. The Council has not been able to identify any available and suitable sites for allocation through this plan to meet the areas accommodation needs of gypsies, travellers, travelling showpeople and those who have been excluded from the planning definition of gypsies, travellers and travelling showpeople. However, it will identify appropriate sites in the new council area to meet the assessed accommodation needs of gypsies, travellers, travelling showpeople and those people who have been excluded from the planning definition of gypsies, travellers and travelling showpeople, as part of the preparation of the Dorset Council Local Plan.
- 217.** The Purbeck Local Plan's approach to planning for gypsy and travellers provides a complimentary planning framework in the interim period pending adoption of the Dorset Council Local Plan by establishing a positive criteria-based policy for considering gypsy and traveller applications. National planning guidance sets out key matters local planning authorities should take account of: the effective use of brownfield or derelict land; landscaping and the positive enhancement of the environment; promoting opportunities for healthy lifestyles; and avoiding isolation from the rest of the community. It suggests that councils should also consider any locally specific criteria to assess applications that may come forward on unallocated sites. The effects that gypsies, travellers, travelling showpeople sites (and those sites for people who have been excluded from the planning definition of gypsies, travellers and travelling showpeople) have on the national site network (including European sites) will need to be carefully considered on a case by case basis with respect to compliance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, or any equivalent relevant legislation or regulations. The Council will screen proposed development for likely significant effects on the national site network, alone or in combination with other existing and proposed development and other plans and projects. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Applicants should provide full details of any mitigation measures needed to avoid or mitigate adverse impacts on relevant site(s) within the national site network with their planning application, and demonstrate that the mitigation can be delivered and maintained over the life

time of development.

Policy H15: Meeting the needs of gypsy, traveller and travelling showpeople

Gypsy, traveller and travelling showpeople sites will be permitted where all of the criteria listed below have been addressed to the satisfaction of the Council:

- a. the occupants have easy access to existing services and facilities including: schools, shops, health services and public transport
- b. the site can be safely accessed and adequate on-site parking, turning and storage can be provided;
- c. the use would not result in harmful overlooking, overshadowing, noise, or light pollution for occupants of the site or neighbours;
- d. the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network; and
- e. the use would not demonstrably harm the appearance, character, and setting of the surrounding landscape and the historic environment.

Promote a prosperous and diverse local economy

Introduction

- 218.** Purbeck is a rural area with the population concentrated in the towns of Swanage, Wareham and Upton. Purbeck's economy is focused around: businesses on a number of key employment sites, tourism, and shops and services in existing towns and villages. The policies in the Purbeck Local Plan form part of the Council's strategy to support economic growth and prosperity in Purbeck by helping to create the right conditions for businesses to invest, expand and adapt. They are focused around:
- a) encouraging investment and expansion of new and existing businesses at a number of key sites;
 - b) supporting tourism related development in suitable locations; and
 - c) permitting a range of suitable shops and services in town centres.

Employment

- 219.** National policy requires the planning system to place considerable emphasis on supporting economic growth. It also promotes sustainable growth of all types of business in rural areas, diversification of agricultural uses, sustainable tourism activities as well as supporting the retention and development of local services. Purbeck has a diverse local economy that increasingly seeks to focus on the growth of cyber security, advanced engineering, information technology, marine defence and environmental services, as well as supporting the more established sectors such as agriculture, retail, marine and tourism. As Purbeck's population grows, employment opportunities are vital to the maintenance of balanced, sustainable and prosperous communities.
- 220.** The Purbeck Local Plan seeks to increase opportunities for investment by adopting a comprehensive approach to; assessing the need for employment land and workspace, and ensuring sufficient capacity, diversity and suitability of existing and future supply. It incorporates policies to support and enable future jobs growth by identifying, protecting and promoting investment in sites and areas of importance to meeting Purbeck's needs for employment land and jobs.
- 221.** In 2017, a new set of employment projections were developed by Dorset County Council in partnership with other Dorset local authorities. These were based on the 2016/17 update of the Cambridge Econometrics model – the Local Economy Forecasting Model for Dorset. Whilst the employment projections used in the Workspace Strategy 2016 were based on projected housing development, the new set reverted to the previously used methodology. Starting from the baseline data directly produced by the model, in consultation with Dorset local authorities, scenarios were drawn up for:

- a) a trend scenario – this is broadly ‘business as usual’ i.e. what would be expected to happen without any intervention; and
 - b) a strategy scenario – this is the projected impact of strategic interventions implemented in the area.
- 222.** For the Eastern Dorset Housing Market Area (HMA), employment land demand projection is 161.2 hectares for the trend scenario and 216.4 hectares for the strategic interventions. However Purbeck’s growth did not change between the two scenarios in contributing to the area-wide total need for 11.5 hectares of employment land.
- 223.** The Council’s approach to employment land provision is underpinned by support for long-term sustainable growth across the wider Dorset area, to allow access to jobs and business opportunities. This is focused particularly upon further growth at Holton Heath Trading Park and the Enterprise Zone at Dorset Innovation Park. These sites provide for the needs of the sub region as well as Purbeck and its residents and are two of the county’s strategic employment sites within the Dorset Local Enterprise Partnership (LEP) area. The Dorset Strategic Economic Plan identifies the sites and provides specific proposals for their growth and development. Away from the strategic allocations there is a relatively limited supply of available employment land in many parts of Purbeck. The retention, renewal or intensification of existing employment sites and maintenance of current employment space is consequently important to ensuring the Purbeck Local Plan sets out a strategy to meet all of Purbeck’s identified minimum need of 11.5 hectares of employment land over the plan period, together with supporting the wider national and regional economy through the continued development of the two strategic employment sites.
- 224.** The Bournemouth, Dorset and Poole Workspace Strategy (2016) provides a shared evidence base that has informed the review of the Dorset Strategic Economic Plan, informal strategic planning undertaken between local authorities, employment land reviews as well as local plans.
- 225.** The Workspace Strategy (2016) has tested growth scenarios to assess future employment land requirements in relation to current planned housing growth. Overall, the strategy identifies that approximately 80% of future demand for employment land for the Dorset LEP is in the Eastern Dorset Housing Market Area (HMA). All local authorities saw a fall in industrial space between 2008 and 2012 except Purbeck. Greatest demand in the Eastern Dorset HMA is for freehold premises and there is a shortage of this type of property (Workspace Strategy, 2016). Future demand for industrial space is projected to increase in eastern Dorset over the plan period, with increasing demand for larger premises. Overall the Workspace Strategy identifies that for the Eastern Dorset HMA:

- 70% of demand is for industrial uses, including B1c, B2 and B8 use classes; and
 - 30% of demand is for office and research and development in use classes B1a and B1b.
- 226.** The proportion of highly skilled residents in Eastern Dorset is higher than the national average, with the largest percentage of workers in the sectors of wholesale and retail trade (17%), human and health social work activities (15%) and manufacturing (9%). Purbeck has the smallest amount of commercial and retail floorspace across all Dorset local authorities, with 55% of total commercial floorspace as industrial use. Employment land take up between 2005 and 2015 was 10.32 hectares, which represents 11.6% of all completed development across Eastern Dorset.
- 227.** Drawing on Purbeck's Economic Development Strategy (2017) the employment land available across the plan area should allow Purbeck to build on its strengths, in environmental uses, manufacturing and advanced engineering particularly relating to artificial intelligence, to facilitate the UK's ability to become a global leader in these areas.

Policy EE1: Employment land supply

To enable the growth of high quality employment opportunities and a prosperous local economy, provision is made for 46.01 hectares of available employment land at a range and choice of employment sites, particularly in Purbeck's towns and villages and including the development of strategic employment sites of 44.1 hectares at Holton Heath and Dorset Innovation Park.

The following employment sites below, and identified on the policies map, will be safeguarded for employment uses (including use classes in classes B2, B8 or any other light industrial uses falling outside these classes).

Reference	Site Name	Parish	Total Site Extent (Ha)	Estimated Remaining Availability (Ha)
Strategic employment sites				
ES1	Holton Heath Trading Park	Sandford	35.0	5.7
ES2	Dorset Innovation Park (Enterprise Zone)	Wool and Winfrith	43.4	38.4
Other identified employment sites				
ES3	Townsend Business Park, North Street	Bere Regis	1.86	0.7
ES4	Old Milk Depot	Corfe Castle	0.4	0.3
ES5	Freeland Business Park, Wareham Road	Lytchett Matravers	0.6	0.0
ES6	Factory Road Trading Estate	Lytchett Minster & Upton	3.9	0.0
ES7	Axium Centre	Organford	0.5	0.0
ES8	Romany Works Estate	Sandford	1.6	0.0
ES9	Prospect Business Park	Swanage	2.2	0.0
ES10	Victoria Avenue Estate	Swanage	2.4	0.0
ES11	Sandford Lane Estate	Wareham	9.0	1.0
ES12	Admiralty Park (Site with Certificate of Lawfulness)	Sandford	12.0	0.0
ES13	Westminster Road Industrial	Wareham	2.5	0.0
ES14	St Johns Road Industrial	Wareham	0.5	0.0
Total Provision			115.86	46.1

- 228.** As identified in the Workspace Strategy (2016), Purbeck is unique in having its strategic employment sites located at the Western (Dorset Innovation Park) and Eastern (Holton Heath) edges of the area, within the Eastern Dorset HMA. Many of the Holton Heath businesses have a workforce that is largely resident in the conurbation. Dorset Innovation Park is in the western edge of Purbeck and will act as a hub for south Dorset with significant in-commuting from adjoining settlements, which has traditionally always been the case for the site. The longer and higher than normal level of in-commuting to the Dorset Innovation Park is partly as a result of the specialist skills required.

Strategic Employment Sites

Holton Heath Trading Park

- 229.** Planned interventions in Purbeck include supporting businesses and the landowner in delivering an enhanced high voltage power supply at Holton Heath Trading Park. This will be subject to a willing landowner prepared to invest, supportive businesses prepared to invest and the availability of grant funding support from government and consideration of state aid issues. Such specialist infrastructure provision would greatly enhance the ability of advanced engineering and manufacturing companies with high power requirements to invest in this particular strategic employment site.

Dorset Innovation Park Enterprise Zone

- 230.** Dorset Innovation Park is an advanced engineering cluster of excellence for the South West, building on strengths in marine, defence, energy and cyber security. The park was designated as an Enterprise Zone (EZ) in April 2017. The EZ status enables the retention of business rates from new development for the purposes of investment in the site's infrastructure. Businesses moving to the site can benefit from 5 years of business rate discounts. The site is supported by the Dorset LEP and will benefit from full fibre broadband.
- 231.** To ensure the success of the EZ, the site has been acquired by Dorset Council to focus investment and activity for the benefit of raising the quality of employment in the sub region. The park is a vital stimulus for employment over the wider catchment of South Dorset, expecting to facilitate up to 1,500 new jobs over the life of the Enterprise Zone to 2042 equivalent to about 1,000 new jobs over the plan period to 2034 and attract dozens of new businesses to the area, contributing more than £800 million to the Dorset economy. Start up units were built as part of the early development and are already operational.
- 232.** Gaining Enterprise Zone status has enabled a large marine defence company sited within the Enterprise Zone to expand bringing new jobs and securing existing jobs within the Enterprise Zone.

Dorset Innovation Park Local Development Order

- 233.** Dorset Innovation Park now benefits from a Local Development Order (LDO) [Pending approval at Planning Committee in November 2018] which enables a mix of advanced engineering, defence, marine, energy, cyber security and other uses which fall within Use Class B of the Town and Country Planning (Use Classes) Order 2015 to come forward across the site to create a vibrant, successful and sustainable Innovation Park.
- 234.** The LDO is intended to be in place for the duration of the Enterprise Zone status of 25 years, which was designated in April 2017. The LDO covers the initial 40ha of Dorset Innovation Park. The site is planned to expand after the decommissioning of the current Magnox site and a further 3.4ha being developed which already has Enterprise Zone status. This comprises of land acquired by Tradebe, an existing on site waste management company, and a 0.5 ha area surrounded on three sides by the LDO boundary. The remaining 7.6 hectares of Enterprise Zone land adjoining the railway line is not being safeguarded for employment use in this Plan.
- 235.** Development is only permitted under the Order where the Council is satisfied that it is in accordance with the permitted uses, development parameters and conditions as defined within the Order. Development proposals which do not satisfy the requirements of the LDO will be determined in accordance with adopted planning policies unless material considerations indicate otherwise. Such applications will not benefit from the expedient processes facilitated by the LDO.

Policy EE2: Planning for employment

New employment provision

New employment provision and the expansion of existing employment use(s) should be directed to Purbeck's identified employment land allocations or other suitable locations in accordance with Policy V1: Spatial strategy for sustainable communities.

New employment uses and the expansion of existing employment uses will be encouraged in rural areas through the conversion of buildings or well-designed new buildings, if the size, appearance and layout of the proposal does not harm the character of the surrounding landscape or have an adverse impact on biodiversity. The impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network. The diversification of agricultural or rural businesses to help rural regeneration and improve the sustainability of communities will be permitted provided any impact can be satisfactorily mitigated.

It is important that new employment uses consider sustainable transport modes to support proposals and are in compliance with Policy I2: Improving accessibility and transport. Major employment developments (over 1ha) that generate significant amounts of movement will be required to implement sustainable travel plans.

Effective use of safeguarded employment land identified in Policy EE1

The Council will regularly monitor its employment land supply and the need for employment land. It will assess whether the supply of safeguarded employment land needs to be updated as part of the review of the policies and strategies in this plan.

Where there is no reasonable prospect of a planning application being submitted for development in use classes B2, B8 or light industrial uses on the safeguarded employment land identified in Policy EE1 alternative uses may be permitted where development:

- a. would not result in an excessive reduction in the supply of employment land for, B2, B8 and light industrial uses, taking into account:

- i. the overall amount;
 - ii. range; and
 - iii. choice of available employment land for the remainder of the plan period; and,
- b. the impact of proposed development on European sites, alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulation). Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network; and
 - c. would not have an adverse impact upon the amenity and operation of neighbouring properties and businesses; and
 - d. demonstrates that the current use has been realistically marketed for a period of at least 9 months in the 12 months prior to the application.

Where identified in The Bournemouth, Christchurch, Poole and Dorset Waste Plan 2019, or where required in connection with existing development, waste management infrastructure may be permitted on safeguarded employment land following assessment against criteria b and c of this policy.

Retail

- 236.** National policy asks for local plans to encourage the vitality of town centres, allowing for change and growth to accommodate a diverse range of uses. Plans should support leisure uses as well as retail uses to drive the promotion of vibrant centres with multiple uses. It should also be recognised that nationally retail is undergoing a period of continued restructuring in response to recent trends and future forecasts for: consumer expenditure, population growth, technological advances and changes in consumer expenditure. There is also evidence of increasing amounts of spending via the internet. As a consequence the retail sector has evolved to become multi-channel with physical stores often supported by internet 'click and collect' in store or deliveries to homes or workplaces and in some cases purely online businesses with no physical stores.
- 237.** In Purbeck, high quality convenience stores are well supported supplying

quality local produce that will continue to be encouraged. Retail is focussed in the town centres of Swanage, Wareham and Upton, and the local centres of Corfe Castle, Bere Regis and Lytchett Matravers and Wool.

- 238.** Evidence of retail and leisure needs in Purbeck is provided through the "Poole and Purbeck Town Centres Retail and Leisure Study" (2014). The 2014 study suggested a need for 2,750sqm of floor space in Purbeck, comprising 950sqm for comparison goods and the remaining 1,800sqm for convenience goods. This study identifies that the centres in Purbeck display a good range of independent and specialist stores and have considerably lower vacancy rates than national averages, with Swanage's vacancy rate at 3.87% and Wareham's vacancy rate at 3.5% compared to 21.5% nationally.
- 239.** The town centre of Swanage, is defined within the Swanage Local Plan 2017-2027. It includes a diverse mix of leisure and entertainment facilities, convenience shops and independent retailers. The plan allocates a further 2,100sqm of retail floor space; 1,000sqm of comparison goods and 1,100sqm of convenience goods, which will contribute to the additional provision for Purbeck as a whole, but will also increase the vibrancy of Swanage's town centre. As the required comparison floorspace has already been allocated in the Swanage Local Plan, there is no identified need to provide any additional allowance in Purbeck. 1,100 of the 1,800 sqm of convenience goods need has been allocated in Swanage, which requires an additional 700 sqm of convenience retail floorspace to be provided in the Purbeck Local Plan.
- 240.** Wareham's town centre is also defined but the Neighbourhood Plan extends this boundary to increase the potential for Wareham. The Wareham Neighbourhood Plan Group was made by Dorset Council on 8 November 2021. The local plan policies maps which define the town centre reflect those boundaries in the made neighbourhood plan.
- 241.** Purbeck is close to the larger towns of Poole, Bournemouth and Dorchester which provide a wider range of retail stores, supermarkets and leisure facilities from which it benefits. The Council will continue to review how to meet future floorspace requirements over the plan period.

Policy EE3: Vibrant town and local centres

The Purbeck Local Plan supports provision of an additional 700sqm (net) convenience retail floorspace.

Policy H4: Moreton Station/Redbridge Pit requires the provision of 350sqm of the additional convenience floor space and Policy H5: Wool requires the provision of the remaining 350sqm of the additional convenience floor space. Identified provision at these locations will be of an appropriate scale and type relative to the allocations.

Retail development in Purbeck will be managed in accordance with the settlement hierarchy. Identified retail centres in Purbeck include:

- a. town centres of Swanage, Wareham and Upton; and
- b. local centres of Wool, Bere Regis, Lytchett Matravers and Corfe Castle.

Ground floor changes of use in town and local centres will be permitted, provided that the proposed use would not harm the vitality, viability and functionality of the centre as a whole.

Out of town retail proposals for main town centre uses, as defined in the NPPF, will be permitted where:

- c. there is an identified need;
- d. it has been demonstrated that the location is appropriate in accordance with the sequential test as required by national planning guidance; and
- e. proposals over 200sqm (gross) are supported by a retail impact assessment that establishes the development would not harm the vitality or viability of town and local centres.

The impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network.

Existing provision

Development leading to the loss of uses within Class E will only be permitted if:

- f. it can be proven that the provision is surplus to requirements;
- g. the change of use would not harm the vitality and viability of the town centre or local centre; and
- h. the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network.

Tourism

- 242.** Tourism and related revenue is key to the South West region's economy. In Purbeck's attractive designated landscapes, towns and villages make the area popular with visitors but also sensitive to the pressures that tourist activities can cause. National Policy requires the support of a prosperous rural economy by enabling 'sustainable rural tourism and leisure developments which respect the character of the countryside' (NPPF, para 83c). It is important that tourist related development takes place in a sustainable manner so as to ensure positive benefits whilst avoiding adverse impacts on the local environment or existing infrastructure.
- 243.** Tourism provides for 21% of all employment within Purbeck and contributes approximately £230 million to the local economy annually via visitor expenditure from day tips and longer stay accommodation.
- 244.** In Purbeck there are opportunities for the provision of high quality built accommodation, particularly in the redevelopment of agricultural uses, eco-friendly accommodation, tented accommodation, forest lodges/chalets, study centres, redundant barn conversions and accommodation for disabled visitors. Facilities such as some holiday parks benefit from rural locations in attractive landscapes with opportunities for recreation and enjoyment of the countryside.
- 245.** Whilst tourism is an important sector of the local economy, its growth may also

raise challenges for the environment and local communities. High numbers of visitors can put pressure on some locations in terms of their tranquillity, appearance and by physical erosion. The Purbeck Local Plan therefore sets out a positive framework for consideration of such proposals to appropriately manage their growth and development and protect Purbeck's natural and built environment, including in accordance with the provisions for ensuring the protection of national and international sites.

Policy EE4: Supporting vibrant and attractive tourism

Development opportunities to enhance the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits.

Hotels and bed and breakfast accommodation should be distributed in accordance with the settlement hierarchy, inside the settlement boundaries identified on the Policies Map.

Outside settlement boundaries the Council will permit:

- i. conversion of existing buildings;
- ii. limited new development that is closely related to existing buildings;
- iii. campsites;
- iv. caravan sites;

for tourist related activities and tourist accommodation provided:

- a. the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation or regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network; and
- b. it does not result in harmful impacts upon local services and the capacity of roads and other infrastructure; and
- c. the scale of any proposed buildings, and nature of the development does not harm the character and value of any landscape or settlement potentially affected by the proposals, and avoids any adverse impact to the amenity of neighbouring uses; and;
- d. it can demonstrate that it would result in benefits for the economy of Purbeck; and
- e. If located within the Dorset National Landscape or green belt, would meet the requirements of national policy as well as clauses a-d above

Existing tourist accommodation

Proposals that would lead to the loss or change of use of a hotel or other accommodation in Use Class C1 will only be permitted:

- f. where the proposal would affect five or fewer lettable bedrooms, or:
- g. it can be demonstrated that there is no market interest in acquisition or investment to allow the continued profitable operation of the business; and
- h. the impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where there is a probability or risk of a significant effect, the proposed development will be subject of an appropriate assessment (taking into account the lifetime of the development). Development proposals should, therefore, be accompanied by information reasonably required to undertake an appropriate assessment, and demonstrate how the development will avoid or otherwise mitigate any adverse impact on the integrity of any relevant site(s) in the national site network; and
- i. the planning application demonstrates that the facility has been realistically marketed without success for a continuous period of 9 months over the 12 month period prior to the application being submitted.

Introduction

- 246.** The sustainability of Purbeck as a place to live, work and visit is underpinned by the ability of its infrastructure to enable everyone to travel, access health and education services and participate in sport, leisure and recreation activities. As Purbeck's population continues to grow and additional employment opportunities are created, infrastructure, facilities and services will come under increased pressure.
- 247.** It is important to ensure that any new development, required to meet Purbeck's needs for growth, makes appropriate contributions to support existing and improved infrastructure. Contributions will mitigate the impact of development by enhancing existing or providing new facilities and services.
- 248.** Existing facilities and services, particularly in the rural parts of Purbeck, are often central to the sustainability of local communities and provide a focal point for residents. Whilst retention of existing facilities and services is therefore very important, the Purbeck Local Plan must also allow sufficient flexibility as to the way in which services are delivered. These continue to evolve in response to ongoing financial pressures and changing technology.
- 249.** As part of the preparation of the Purbeck Local Plan the Council has prepared an Infrastructure Delivery Plan (IDP). The IDP, taking account of the scale of growth anticipated in Purbeck over the plan period, considers the potential capacity of existing infrastructure and the need for new infrastructure. A wide range of partners involved in the provision, maintenance and management of infrastructure in Purbeck have been consulted to ensure infrastructure projects that support the growth of the area are identified and the impacts of the Purbeck Local Plan upon infrastructure capacity are understood. The IDP will be updated regularly, working with partners and local communities to identify the strategic and neighbourhood infrastructure required to support the level of development proposed in Purbeck.

Delivery of infrastructure

Securing developer contributions

- 250.** The NPPF requires that plans should set out the contributions expected in association with particular sites and types of development. This should include the levels and types of affordable housing provision required, alongside infrastructure. Such policies should not make development unviable, and should be supported by evidence to demonstrate this.
- 251.** Developer contributions in Purbeck will continue to be sought through a mix of planning obligations secured through Section 106 agreements (S106) and use of funds secured through the Community Infrastructure Levy (CIL). The Council adopted its CIL Charging Schedule in June 2014. CIL has provided a crucial tool to allow the Council to pool developer contributions towards

management of the impact of growth on the areas of internationally protected heathlands and for transport infrastructure.

- 252.** Use of S106 agreements also continue to be an important means for securing funding and improvements to address the specific planning impacts of proposed development and growth.

Habitats Regulations requirements

- 253.** CIL is an important mechanism for the Council in seeking contributions towards heathland mitigation. Developer contributions secured to ensure appropriate management of the impacts of growth upon Purbeck's internationally protected heathland have been crucial to enabling growth and development in Purbeck and will continue to be so over the period covered by this Purbeck Local Plan.
- 254.** In addition to mitigating the impact of development on heathlands, other essential infrastructure has been identified that is required to meet Habitats Regulations requirements and, thereby, enable development. Development must ensure that it does not add to the over-enrichment of the water in Poole Harbour Special Protection Area (SPA) and mitigate for disturbance to the wildlife of the harbour.
- 255.** Supplementary Planning Documents (SPD) provide guidance on avoiding or mitigating the impacts of residential and tourism development, equestrian activities on heathland and nutrient enrichment of Poole Harbour. These SPDs support policies E8 Dorset Heathlands and E9 Poole Harbour.

Affordable Housing

- 256.** Meeting Purbeck's housing needs, particularly the delivery of affordable housing, is a high priority for the Council. However, competing demands for strategic and neighbourhood infrastructure funding risks reducing the affordable housing contribution that can be made from the value of housing sold on the open market. Affordable housing provision is secured through S106 agreements in accordance with CIL regulations and will be sought in line with Policy H11.

Transport, education, health and open space

- 257.** Currently major transport projects in the delivery of the Purbeck Transport Strategy 2012 are funded through CIL. Site specific transport improvements continue to be secured through a combination of S106 and use of Section 278 agreements (S278) to implement planning conditions.
- 258.** Developer contributions and infrastructure provision to support appropriate investment and improvements in education, future transport enhancements, health and open space will be secured through use of S106 agreements. The Council will draw upon the policy requirements set out in the Purbeck Local Plan, latest evidence of needs and provision and consultation with its partners and service providers to establish any specific requirements from development. These are summarised in the site specific policies (H4-H7) and the IDP.
- 259.** Good education is key to ensuring that our local workforce has appropriate skills and training, and that young families want to live in the area. The Annual Population Survey (ONS) for 2017 identifies that 26% of residents in Purbeck are qualified to HND or degree level (NVQ Level 4 and above), compared to 38% for Great Britain. Overall the proportion of residents with 5 or more GCSE or equivalent (NVQ Level 2 and above) at 72% is broadly equivalent to the national average of 74.7%. Maintaining and improving attainment, will support the success and prosperity in Purbeck.
- 260.** Schools also play a key role in bringing the community together and providing facilities that the local community can use. Purbeck is served by 3 secondary schools at Wareham, Lytchett Minster and Swanage (a free school), with students from the Moreton area being served by the Thomas Hardy School in Dorchester. The levels of housing proposed is not expected to trigger a requirement for new schools and it is therefore anticipated that the additional investment secured will be required and ring-fenced to provide future expansion.
- 261.** The Council will support schooling provision for Purbeck students and will apply a tariff based charge for all new residential development in accordance with an agreed approach to securing appropriate funding from development established by the local education authority.

Policy I1: Developer contributions to deliver Purbeck's infrastructure

The Council will work with its partners, funding bodies and infrastructure providers to secure the infrastructure required to enable sustainable growth to meet the needs of Purbeck.

Developer contributions will be sought from new proposals through a range of mechanisms in order to achieve timely and effective investment in infrastructure and secured through the application of Community Infrastructure Levy, S106 agreements and S278 agreements for works to the highway.

As part of the process of securing site specific developer contributions, the Council will have regard to the overall costs of development, including CIL, and work with applicants to ensure necessary investment in infrastructure can be secured whilst enabling otherwise sustainable and viable development to proceed. Contributions will be sought as follows:

- a. affordable housing contributions will be secured through S106 agreements in accordance with national policy and Policy H11: Affordable housing;
- b. habitats mitigation will be secured through a combination of CIL and S106 agreements with CIL rates being set to reflect this approach:
 - i. for sites of 50 dwellings or more, heathland mitigation and nutrient mitigation (where necessary for compliance with Policy E9 and/or relevant legislation or regulations) will be secured through S106 agreements whereas mitigation of recreation impacts on Poole Harbour will be secured through CIL
 - ii. for small sites and windfall developments of less than 50 dwellings, all habitats mitigation will be secured on a site by site basis through either S106 or through CIL;
- c. local transport, health and formal and informal recreation, sport and / or open space improvements to address site specific impacts will be secured through S106 agreements on allocated sites. Site specific transport and health infrastructure requirements are set out in the site policies and evidenced in the Infrastructure Development Plan. A contribution of £80 per house will be collected towards extending GP facilities, where the local surgery is at capacity. These rates may be revised by the relevant health body. Contributions to off-site open space / recreation improvements will be secured through S106 agreements;
- d. strategic transport projects will be funded through CIL or by securing external funding; and

- e. for sites of 10 or more dwellings contributions for education provision will be secured through a S106 agreement towards the provision of additional school facilities to meet the need of pupils generated by the development at a rate of £6,161 for each dwelling of 2 or more bedrooms, not including dwellings restricted to older people. These rates may be revised by the local education authority.

If the applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Work with transport providers to improve public transport, including better linkages, as a viable alternative to use of the car

Improving accessibility and transport

- 262.** Purbeck is a rural area with a relatively small and widely dispersed population. The largest towns of Swanage, Upton and Wareham all have populations of fewer than 10,000 residents. The A35, A351 and the A352 roads connect Purbeck to Dorchester and the conurbation of Christchurch, Bournemouth and Poole to the east. Purbeck also benefits from four railway stations each served by regular services to Poole, Bournemouth, Southampton and on to London Waterloo providing Purbeck with good strategic connectivity for its size and location.
- 263.** Where possible, the Purbeck Local Plan encourages public transport, walking and cycling to enable accessibility for all residents to the jobs, services and facilities they need by means other than the car. The Council supports opportunities for expanding and encouraging cycling links.
- 264.** The Council and Dorset County Council identified in the early 2000s that the effects of increasing numbers of car journeys and the reduction in the availability of key services and facilities had resulted in increasing levels of traffic on the roads and reducing accessibility for residents across Purbeck. To respond to this decline, the Purbeck Transportation Study was published in 2004 and sets out the overarching principles and actions for the delivery of improvements to the transport network in Purbeck. The study's recommendations fed into the Purbeck Transportation Strategy (PTS) that was last updated in 2012, and is reflected within the Local Transport Plan 3 (LTP3) 2011-2026.

- 265.** The PTS sets out a series of practical actions to provide reliable and efficient travel for all transport users. To achieve this aim, the strategy identified a number of overarching objectives to:
- improve the level of service, availability, and attractiveness of public transport, cycling and walking;
 - reduce the impact of the private car; and
 - provide additional road access capacity into Purbeck where appropriate.
- 266.** The principal elements of the PTS are currently focused upon promoting sustainable transport to reduce the impact of the private car by promoting measures aimed at increasing cycling and walking, and encouraging train and bus use through improvements to services and infrastructure. Measures are also included to implement new approaches to road management along the A35 and C6 corridor that would divert traffic east/west journeys between Poole/Bournemouth and Wool/Lulworth and the west of Purbeck from the A351, which is at capacity at peak times.
- 267.** Since the Council adopted the Community Infrastructure Levy (CIL) in 2014, transport projects have formed part of the Regulation 123 list. The CIL Regulation 123 list was last updated in August 2017 and will be reviewed following any revisions made to the CIL Charging Schedule which are being considered alongside this Pre-Submission Draft Local Plan. Key strategic transport infrastructure supported through CIL includes funding of the Swanage to Wareham Rail Reconnection. To support strategic transport requirements, including cross boundary accessibility with neighbouring local authorities, the Council is working with its partners in Dorset, Poole and Bournemouth to secure external funding with opportunities identified through Transforming Cities and the Housing Infrastructure Fund.
- 268.** The impact of increasing traffic volumes associated with new homes and rise in home delivery services are important factors that the Council has taken into consideration through preparation of this Purbeck Local Plan. Working jointly with the Dorset County Council Highway Authority and Highways England a number of traffic studies have been commissioned to consider the proposals for development and identify potential impacts and necessary mitigation. These studies include the Purbeck Modelling Spatial Model Report, April 2016; the Moreton/Crossways/Woodsford Traffic Impact Assessment, 2016 and Strategic Road Network Transport Modelling, 2017.
- 269.** The more recent studies undertaken have led to the conclusion that whilst development will have an impact on the network, with mitigation the impacts have not been assessed as severe and would therefore not be a barrier to the level of growth proposed in this Purbeck Local Plan. Although this means no major additional highway or other transport infrastructure can be provided to support the level of growth envisaged to 2034, large allocated sites will be required to provide improvements to junctions, traffic management, highway

safety and sustainable transport schemes. Proposals will be expected to make adequate provision for parking that is well designed, complements the layout of development and supports the provision of electric vehicle charging points. Allocated sites will be expected to mitigate their impact directly through site specific measures whilst more strategic issues will be addressed, where possible, through CIL or through partnership working to secure external sources of funding to deliver strategic improvements.

- 270.** A range of documents provide guidance to the Council and applicants on improving accessibility and shaping development proposals. These include: the Manual for Streets 2, Dorset Rural Roads Protocol, Coastal Car Park Design Guide and Non-residential car parking guidance. The Bournemouth, Poole and Dorset Residential Car Parking Strategy, and non-residential parking guidelines, provide direction to applicants on identifying and designing adequate vehicle parking for proposed development.
- 271.** The Council is a funding partner of Superfast Broadband Dorset which will deliver 94% of Dorset premises with access to superfast broadband. Developments will need to provide the infrastructure required for Superfast Broadband. Openreach (BT), in partnership with the Home Builders Federation (HBF), have agreed a solution capable of offering Fibre Broadband Infrastructure connectivity to all new homes. Some larger sites may be free. For smaller sites they may be able to offer co-funding or alternative solutions. Openreach has developed a web-based connectivity assessment which developers can access to give them cost estimates and options for delivering fibre broadband that is available online from the BT Openreach website.

Policy I2: Improving accessibility and transport

The Council will work with and support its partners to create a safe, well-maintained and efficient transport system across Purbeck that supports economic growth and which:

- a. builds on its location through improvements to road and rail connections and other public transport provision;
- b. promotes transport choice through improvements to public transport services, the protection and improvement of public rights of way and promotion of walking and cycling networks to provide a genuine alternative to the car and facilitate changes in travel habits; and
- c. promotes and improves safety, security and opportunities for healthy lifestyle choices.

This will be achieved through the identification and promotion of opportunities to deliver improvements in road and rail connections, expansion of Purbeck's cycle and pedestrian routes, enhancing the connectivity between various modes of transport, and supporting the provision of local services and facilities that reduce the need to travel, including, wherever possible, reducing reliance on the car.

Proposals for development will be required to support the Council's priorities for transport outlined above and will be permitted where they:

- d. are located in the most accessible location and ideally reduce the need to travel;
- e. maximise the use of alternative and sustainable forms of travel;
- f. are supported by a detailed transport assessment and a travel plan where it is likely the proposal would result in significant transport implications;
- g. provide appropriate access to local services and facilities by foot, cycle and public transport, and safe and convenient connections to existing routes and public rights of way;
- h. do not compromise highway safety (including access for emergency vehicles), and/or contribute towards new/improved access to the highway and improvement of the local highway;
- i. provide for adequate parking levels across Purbeck;
- j. where appropriate make provision in agreement with the Council and Highway Authority, for new electric vehicle charging points; and
- k. provide the infrastructure required to achieve links between homes and the high-speed electronic communications network. Where there is no provision of high speed electronic communications infrastructure

locally and/or provision on unallocated sites would impact significantly on viability of the development, the Council expects applicants to submit evidence to demonstrate this. The applicant may be expected to fund the independent verification of a submitted viability assessment by a person appointed by the Council.

Local vehicle parking provision

Local planning policies in neighbourhood plans relating to the provision of vehicle parking should support the general principles around delivering adequate parking in accordance with this policy and be consistent with national planning policy. Where justified with robust local evidence, local policies in made neighbourhood plans may specify distinct local requirements for vehicle parking.

Encourage healthy communities through access to open space and encouraging walking and cycling

Green infrastructure, recreation and sports facilities

- 272.** Green infrastructure, open space and recreational facilities provide as a network for important recreational opportunities, as well as linkages between habitats and other ecological services. They include: parks, gardens and recreational grounds; civic areas; cemeteries; play areas; allotments and community orchards; outdoor sports pitches/grounds (including school playing fields); amenity open space; natural or semi-natural green spaces/ corridors to which the public have open access; beaches; and sports and leisure centres. Together they contribute to the promotion of healthier lifestyles and community cohesiveness. It is important to safeguard existing areas and provide new recreation facilities and/or improve the quality of existing facilities as an integral element of new development. Where possible open space should be multi-functional.
- 273.** Green infrastructure includes the diverse range of green and open spaces that combine to create much of the environment in which we live. It is a network of spaces, that connects walking and cycle routes, parks, rivers, designated wildlife sites and roadside verges. Designed and managed in an integrated way, green infrastructure can meet multiple objectives for residents including: promoting health and wellbeing; adapting to the impacts of climate change; improving air and water quality; encouraging walking and cycling and conserving and enhancing biodiversity and ecological resilience, alongside more traditional functions of green space such as sport, play and recreation. Protecting and enhancing green infrastructure in Purbeck and encouraging new provision and connections can therefore help create a healthy environment and lifestyle to tackle rising obesity and improve physical and mental health through exercise.
- 274.** The Council is developing a Green Infrastructure Strategy. Once in place this strategy will outline how and where green infrastructure across the plan area can be enhanced to deliver benefits for residents, wildlife and the environment. The strategy will co-ordinate existing schemes and plans addressing specific green infrastructure related issues in Purbeck. Examples include recreational pressures on the areas of protected heathlands and the excessive concentration of nutrients in Poole Harbour. It will seek to promote alternatives to manage and mitigate these issues. Local planning policies in neighbourhood plans relating to green infrastructure should support the general principles outlined in Policy I3 and national planning policy. Local Green Spaces in neighbourhood plans may positively contribute toward the objectives in the Council's emerging Green Infrastructure Strategy where justified with robust local evidence.
- 275.** Trees and hedgerows form part of the green infrastructure network and support the character of town and rural landscapes whilst providing benefits for

biodiversity, flood risk and air quality. In complying with Purbeck Local Plan policy regarding green infrastructure, proposals for development should be undertaken in a manner that safeguards the survival of existing trees and hedgerows through the construction phase and be designed to ensure trees and significant hedge and shrub masses are retained. New development is expected to make positive contributions to green infrastructure in Purbeck, and where appropriate should incorporate replacement and additional planting of trees and hedgerows.

Policy I3: Green infrastructure, trees and hedgerows

New development will, commensurate with its size and location, be expected to protect and strengthen the existing green infrastructure network by:

- a. ensuring that future green and open space needs are planned for;
- b. enhancing and connecting cycling and walking provision between local open spaces and, where appropriate, the countryside;
- c. connecting together and enriching biodiversity and wildlife habitats;
- d. improving connections, green corridors and links between different components of the green infrastructure network; and
- e. replacing and planting additional locally native trees and hedgerows where appropriate.

Local green space

Where justified with robust local evidence and consistent with national planning policy, local planning policies in neighbourhood plans may seek to identify and protect important Local Green Space.

Recreation and Open Space

- 276.** The responsibility for sports facilities and public open space is shared with parish and town councils. The town or parish for each area is normally responsible for playing fields, parks and allotments, and have the ability to raise money for sport through their local precept. Sports centres, playing fields and swimming pools are provided in schools, sometimes made available for community use. There is an increasing trend for private gyms.
- 277.** New proposals for open space and recreation land will need to fit within the wider forthcoming Green Infrastructure Strategy.
- 278.** The Purbeck Built Sports Facilities Assessment (2017) showed that Purbeck has adequate but out-dated sports facilities; the Council will work in partnership with facility owners to identify opportunities to enhance and improve existing provision. A rural Dorset Council wide playing pitch strategy is also in preparation. The playing pitch strategy will consider the quality and quantity of the current facilities and identify where there is a current shortfall in provision. The requirement for local play and other open space facilities will be considered on a site by site basis. Where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected to have regards to the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.

- 279.** 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. Dorset Innovation Park concept masterplan, for example includes a network of open spaces to support the biodiversity of the neighbouring protected heathland and informal recreational opportunities.

Policy I4: Recreation, sport and open space

New facilities

Residential development on allocated sites will be required to make provision for formal and informal recreation, sport and / or open space facilities on-site. Facilities should be designed to provide for lifetime use. In exceptional circumstances, where appropriate, the Council will consider a financial contribution to provide and / or enhance facilities off-site, or a combination of on-site and off-site facilities. Where a gap in provision is identified major residential sites (10 dwellings or more) will be required to make a financial contribution to provide and/or enhance facilities off-site. The Council will not seek formal and informal recreation, sport and/or open space facilities onsite, or financial contributions, for minor residential development.

Safeguarding existing facilities

All open space, sport and recreation areas will be protected in accordance with national policy. 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 or suitable replacement facilities are provided; or the benefits of alternative sports and recreation provision would outweigh the loss of the current or former use.

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.

Strategic suitable alternative natural greenspace (SANG)

- 280.** Policies for the protection of international, European and nationally protected heathland in Purbeck is explained in Chapter 3. This identifies the requirement for provision of alternative open space, known as suitable alternative natural greenspace (SANG) to mitigate any potential adverse impacts of increasing recreational visitors to such sites. A key requirement in considering housing allocations that might result in impacts upon the heathland is their capacity to provide SANG that would mitigate their impact upon the heathland. However, to mitigate for infill and windfall homes unable by virtue of their size to provide bespoke heathland mitigation measures, a strategic SANG is required in the north of Purbeck.
- 281.** The Council supports delivery of a strategic SANG in this part of the Purbeck area as identified on the local plan policies map. The Council is satisfied that a strategic SANG in this location would maintain the openness of the green belt

and the purposes of including land within it and therefore is likely of itself to be an appropriate form of development in the green belt. A strategic SANG would also serve to enhance the green belt's beneficial use through increasing access and by encouraging recreation. Green belt boundaries would not need to be altered to support delivery of the strategic SANG, which could be delivered independently or potentially alongside enabling development (subject to the Council being satisfied that there were 'very special circumstances' if the enabling development was assessed as being inappropriate development in the green belt). The Council may also consider use of its compulsory purchase powers to ensure that the strategic SANG is delivered within the Plan period. However, taking account of the potential lead in times involved in pursuing the available options to deliver the strategic SANG, the Council has also identified deliverable heathland infrastructure projects which can mitigate the impacts of residential development in the shorter term and up to the date when it forecasts the adoption of the Dorset Council Local Plan. The Council will also explore the opportunities to develop and deliver other suitable strategic heathland infrastructure projects where necessary.

Policy I5: Morden Park strategic suitable alternative natural green space (SANG)

The area shown on the policies map will be developed as a strategic SANG subject to agreement between the landowner, the Council and Natural England. In the event that such an agreement cannot be reached, the Council will either take necessary steps to secure its delivery or secure alternative options for mitigation.

The SANG will need to be designed and managed following criteria to be agreed with Dorset Council and Natural England. The key design features include:

- a. stock proof fencing to enable free running dogs;
- b. new woodland planting;
- c. dog access to the stream;
- d. footpath routes;
- e. visitor management and monitoring;
- f. hardening up of boundaries to divert the public from heathland;
- g. possible grazing compartments; and
- h. new car park to intercept users which may be up to 30 spaces over time.

This list is not exhaustive. Provision will also be required to manage and maintain the SANG in perpetuity.

Health and emergency services

Health and social care

- 282.** Over the period covered by this Purbeck Local Plan a progressively ageing population is expected to place increased pressures on all aspects of health care and social care.
- 283.** The plan will therefore ensure that new housing development is adequately supported by available services. The Council is also committed to working closely with its partners in the NHS, Public Health Dorset and the Dorset Health and Wellbeing Board to ensure the health needs of a changing and growing population are met. The Dorset Health and Wellbeing Strategy (2016) identifies 3 priorities:
- a) reducing inequalities;
 - b) promoting healthy lifestyles and preventing ill health; and
 - c) working better together to deliver prevention and early intervention at scale, high quality care and better value.
- 284.** The Purbeck Local Plan seeks to achieve these priorities by:
- a) helping to create and develop healthy and sustainable places;
 - b) encouraging active travel and providing access to high quality green space; and
 - c) supporting plans for integrated health and social care, resulting from the Clinical Services Review.
- 285.** The Dorset Clinical Commissioning Group (Dorset CCG) has responsibility for primary care, community services, mental health services and acute hospital care across Dorset, Bournemouth & Poole. The Dorset CCG area is divided into localities and the majority of the local plan area is covered by the Purbeck Locality Commissioning Group (PLCG). The areas of Upton and Lytchett Matravers are serviced by the Adams Practice which is based outside the Purbeck locality in Poole.
- 286.** The IDP provides a summary of the current patient capacity of surgeries and the ability of each to accommodate anticipated growth in patient numbers. This identifies that surgeries at Bere Regis and Lytchett Matravers are already at capacity. In both cases there is sufficient space for expansion of the surgery on site.
- 287.** The GP Partnership at Streche Road in Wareham, supported by NHS Dorset CCG, is to develop a new GP Surgery on the former Middle School site, in partnership with the council, as part of a health, social care and housing hub.

- 288.** The Council's Building the Right Assets - an Adult Social Care Accommodation Needs Assessment 2018-2028 identifies Purbeck's needs for adult social care accommodation; respite accommodation, extra care housing, supported living, residential and nursing care and key worker housing. Many of these requirements will be delivered as part of a community health, social care and housing hub on the former middle school site in Wareham, or developing additional capacity around existing Council owned sites, e.g. Anglebury Court in Bonnet's Lane. Currently the Council is using part of the Middle School site for temporary modular housing which can be moved when the health hub project is advanced further.
- 289.** The GP Partnership is working closely with Council's Adult Social Care Team to maximise the use of their assets in Wareham to achieve integrated health and social care. The key site is the former Middle School site on Worgret Road.

Policy I6: Wareham integrated health, social care and housing

The former Middle School at Worgret Road, Wareham as identified on the policies map will be developed to provide integrated health and social care and housing.

The impact of proposed development on the national site network (including European sites), alone or in combination with other existing and proposed development, will be subject of appropriate assessment for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where likely significant effects are identified by an appropriate assessment taking into account the lifetime of the development, the proposal will be required to demonstrate how the development will avoid or otherwise mitigate adverse impact on the integrity of the relevant site(s) in the national site network.

Support the growth of local community infrastructure

Community facilities

- 290.** Community facilities provide for the health and wellbeing; social; educational; spiritual; recreational; leisure and cultural needs of the community. These include, but are not limited to: rail infrastructure; post offices; village/local shops; financial/banking facilities; public houses; garages; petrol stations; cafés; restaurants; community halls; places of worship; nursing homes; rest homes; dental practices; doctors' surgeries; health centres; pharmacies; hospices; schools and education facilities; libraries; recreational facilities (such as children's play areas and sports fields); child nurseries; museums; performance arts; art galleries; concert halls; public art; and cinemas.
- 291.** In common with national trends, particularly for many rural areas, some facilities have struggled to remain open in Purbeck's towns and villages. The settlement strategy background paper (2018) includes an audit of community facilities. The paper identifies shortages and where necessary recommends improvements to the quality of facilities currently provided. Greater use of online services; increasing reliance on the private car and reductions in public transport services; concentration of facilities into larger towns or out-of-town locations; and an ageing population all contribute to a reduction in provision and demand for facilities and services in many of Purbeck's key service villages and towns. For many residents in rural parts of Purbeck, particularly those without access to a private car, this makes accessibility to facilities and services a significant challenge that can harm their health and wellbeing and overall quality of life, whilst the overall vibrancy and sustainability of rural communities is harmed. 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.
- 292.** All new development is reliant to some degree on existing infrastructure. In the context of the challenges identified for many community facilities and services, development that enables appropriate growth in the local population of a village or other settlement can help existing local services and facilities to survive. However, some development due to its scale or location may generate its own pressures that will require the delivery of specific new facilities. Within this Purbeck Local Plan, the key infrastructure requirements needed to support larger housing allocations have been identified through site specific policies (H4-H7). In its consideration of applications for development, the Council will work with applicants to highlight at an early stage the potential needs for community facilities and services, drawing upon the evidence within the IDP and feedback from key providers of community facilities and services.
- 293.** The Council's policy for the retention of community facilities includes a requirement for applicants to submit appropriate evidence if the loss of a

community facility is to be justified. The services offered through community facilities are provided by a range of public and private organisations. Some of these service providers are subject to separate regulation and control. The Council recognises that it will not always be appropriate for public organisations to submit evidence around the sales, marketing and economic viability of an existing use. Further detailed guidance on the information that must be provided for such applications is provided on the Council's website and will be highlighted as a requirement for the validation of planning applications through any pre-application discussions.

Policy 17: 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 be able to satisfy the following criteria:

- a. the use cannot reasonably be met within a settlement, and the facility:
 - i. meets an identified local need;
 - ii. where appropriate is located close to a settlement or in an accessible location; and
 - iii. its impact on landscape, environment and local character is minimised.

New development and provision of community facilities and services

New development should demonstrate that it can be adequately served by community facilities and services. Where shortfalls in the capacity of existing community facilities and services are identified, appropriate developer contributions will be sought to ensure adequate funding is available to accommodate the impacts of the development.

Where a development would generate its own pressures that would require the delivery of specific supporting community facilities and services, the Council will expect such facilities and services to be delivered on-site or close by. Alternatively, where an applicant can provide robust justification, the Council will, in the first instance, seek to secure off-site provision of the equivalent value of on-site provision and where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on-site provision.

These requirements are set out in the sites policies and IDP.

Replacement facilities and services

Development (including change of use) that would replace an existing community facility/services, that are delivered by private sector organisations, individuals or companies for profit, with a new community facility or service will only be permitted if:

- b. the replacement is equivalent to, or an improvement on, what will be replaced;
- c. it replaces a facility(ies) or service(s) that has been proven to be no longer needed, suitable or viable; and
- d. it would provide an alternative community facility(ies) or service(s) that would support a demonstrable local need

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.

The impact of proposed development on the national site network (including European sites), alone or in combination with other plans and projects, will be screened for likely significant effects under the Conservation of Habitats and Species Regulations (amended) (EU exit), 2019 and/or any equivalent relevant legislation and regulations. Where development is found to have a probability or a risk of likely significant effects on the national site network (including European sites) either individually or cumulative with existing or proposed development elsewhere, an appropriate assessment will be required. Applicants should provide the information required by the Council to undertake an appropriate assessment, together with full details of any mitigation measures considered to be needed to avoid or mitigate adverse impacts on the national site network with their planning application, and also demonstrate that mitigation can be delivered and maintained over the life time of development.

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:

- e. the applicant demonstrates that the current community facility/service has been sufficiently and realistically marketed without success for a continuous period of at least 9 months within the 12 month period prior to submitting the planning application; and
- f. the planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Development (including change of use) that would result in the loss of existing facilities/services that are delivered by public bodies, or private bodies delivering public services, or non-profit organisations, will only be permitted where suitable evidence justifying the loss is submitted by the applicant.

Chapter 7: Implementation, delivery and monitoring

Implementing the Purbeck Local Plan

Introduction

- 294.** This chapter sets out the importance of implementation and how the Council will deliver the strategy set out in this Purbeck Local Plan as well as the arrangements for monitoring and reviewing the plan policies.
- 295.** The Government is committed to building inclusive communities where everyone benefits from development. Nationally, housing supply over many years has fallen short of demand and today house prices have become increasingly out of reach for many people. Consequently the housing market has been identified as one of the most significant barriers holding back economic growth and harming the social fabric of the country. Therefore, the challenge through the policies in this plan is to manage growth whilst safeguarding the quality of the environment for the health and wellbeing of today and future generations.
- 296.** The government is committed to reviewing the planning system to fix what it has identified as "the broken housing market". It requires councils to review their local plans at least every 5 years to ensure that local plans remain up-to-date and capable of meeting identified levels of growth. National policy also sets out key tests for the implementation of policies for housing, that, where housing delivery falls short of identified requirements, could have serious consequences for the Council's ability to control development that it considers to be inappropriate.
- 297.** Ensuring successful implementation of this Purbeck Local Plan is vital to giving the opportunities for affordable homes and jobs that residents need. Having an up to date plan in place will facilitate appropriate development to proceed in a timely manner.

Tools for delivery

- 298.** All of the policies included in the Purbeck Local Plan are important to delivering housing and economic growth, protecting the environment and supporting the social wellbeing of people in Purbeck. Monitoring of the policies is important to ensure they are being effectively delivered, that they continue to be relevant to the area and that they meet the requirements of national planning policy. Effective monitoring will also enable the Council to take action to address potential difficulties that arise in the delivery of the Purbeck Local Plan. Monitoring data will be published on an annual basis either through a single or multiple monitoring documents available from the Council's website.

Policy IM1: Tools for delivery - the Purbeck Local Plan implementation strategy

The Council will take a proactive approach to development management and policy preparation and work with its partners and applicants for development to address potential obstacles and enable sustainable development to proceed.

The implementation of each policy will be assessed through the Monitoring Framework set out in the Purbeck Local Plan and reported through regular monitoring as part of the Authority's Monitoring Report. If monitoring indicates that the overall level of growth, delivery of specific allocations or the aims of specific policies are not being achieved, the Council will take a proactive approach to overcome issues affecting implementation, through one or more of the following measures:

- a. undertake an assessment of the relevant policy or site specific allocation to identify and understand the barriers to successful implementation and review procedures in place to address those barriers as early as possible;
- b. consider external or alternative sources of funding such as grants or loans, accessible to either the developer, Council or other partners, to aid infrastructure provision and delivery;
- c. proactively develop further working relationships with public, private and voluntary sector representatives to explore alternative approaches to implementation and investment;
- d. consider the preparation of supplementary planning documents or other supporting documents to provide clear guidance on the implementation of policy and/or delivery of sites; and
- e. in exceptional circumstances consider the case for a single policy review.

Chapter 7: Implementation, delivery and monitoring

Monitoring framework

299. The monitoring framework sets out how the Council will monitor the Purbeck Local Plan policies.

Vision and objectives

Policy	Targets	Monitoring details
Policy V1: Spatial strategy for sustainable communities	This is an overarching policy. Targets set out in other detailed policies in the plan.	n/a
Policy V2: Green belt	This is an overarching policy. Targets set out in other detailed policies in the plan.	n/a

Environment

Policy	Targets	Monitoring details
Policy E1: Landscape	Conserve and enhance designated and non-designated landscapes.	Use of Policy E1 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E2: Historic environment	Conserve and enhance heritage assets.	Use of Policy E2 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E3: Renewable energy	Renewable energy development proposals appropriately sited.	Monitoring of planning applications for renewable energy uses to be reported in the authority monitoring report.
Policy E4: Assessing flood risk	No planning applications approved contrary to the advice of Environment Agency on flooding grounds.	Planning applications to be monitored and reported in the authority monitoring report.
Policy E5: Sustainable drainage systems	No planning applications approved contrary to the advice of Lead Local Flood Authority.	Planning applications to be monitored and reported in the authority monitoring report.
Policy E6: Coastal change management areas	No new homes developed in the coastal change management areas.	Use of Policy E6 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E7: Conservation of protected sites	No development allowed that leads to adverse impact on protected sites.	Number of applications refused because of a negative appropriate assessment will be monitored and reported in the

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Policy E8: Dorset heathlands	No residential, tourist accommodation or equestrian related development within 400m of protected heathlands. Appropriate mitigation provided for development within 5km of protected heathlands.	Progress on delivery of mitigation will be reported in the Annual Infrastructure Statement. Access report. Access monitoring and visitor data, along with any data on species monitoring and habitat conditions will be published when available.
Policy E9: Poole Harbour	No development allowed that leads to adverse impact on Poole Harbour. Appropriate mitigation provided taking account of the most up to date evidence and council position alongside the nitrogen reduction in Poole Harbour SPD and recreation in Poole Harbour SPD.	Progress on delivery of mitigation will be reported in the Annual Infrastructure Statement. Any reports on habitat conditions or trends in protected species within the SPA/Ramsar will be published.
Policy E10: Biodiversity and geodiversity	Conserve and enhance biodiversity and geodiversity.	Use of Policy E10 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E11: Development next to sewage treatment works and pumping stations	Development close to sewage treatment works only permitted where neighbour amenity impacts are acceptable.	Use of Policy E11 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy E12: Design	High quality standard of design in development.	Number of appeals allowed following refusal on design grounds to be monitored and trends reported in the authority monitoring report.

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Housing

Policy	Targets	Monitoring details
Policy H1: Local housing requirement	Deliver 186 houses per year.	Progress on housing delivery to be reported in the authority monitoring report.
Policy H2: The housing land supply	Deliver the following housing: around 470 homes (+65 extra care units) at Wool; around 490 homes (+ 65 extra care units) at Moreton Station/Redbridge Pit; around 150 homes at Lytchett Matravers; around 90 homes at Upton; around 91 homes through Swanage Local Plan; around 167 homes through Wareham Neighbourhood Plan; 122 homes through Bere Regis Neighbourhood Plan; and around 782 homes through small sites, windfall and exceptions sites.	Progress on housing delivery to be reported in the authority monitoring report.
Policy H3: New housing development requirements	Ensure housing allocation sites deliver necessary supporting infrastructure, affordable housing and mitigation.	Progress on delivery of infrastructure will be reported in the Annual Infrastructure Statement.
Policy H4: Moreton Station / Redbridge Pit	Deliver around 490 homes, 65 extra care units and necessary infrastructure at Moreton Station / Redbridge Pit.	Progress on housing allocations to be reported in the authority monitoring report. Progress on delivery of infrastructure will be reported in the Annual Infrastructure Statement.
Policy H5: Wool	Deliver around 470 homes, 65 extra care units and necessary infrastructure at Wool.	Progress on housing allocations to be reported in the authority monitoring report. Progress on delivery of infrastructure will be reported in the Annual Infrastructure Statement.

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Policy H6: Lytchett Matravers	Deliver around 150 homes and necessary infrastructure at Lytchett Matravers.	Progress on housing allocations to be reported in the authority monitoring report. Progress on delivery of infrastructure will be reported in the Annual Infrastructure Statement.
Policy H7: Upton	Deliver around 90 homes and necessary infrastructure at Upton.	Progress on housing allocations to be reported in the authority monitoring report. Progress on delivery of infrastructure will be reported in the Annual Infrastructure Statement.
Policy H8: Small sites next to existing settlements	Ensure spread of new housing across the plan area.	Progress on delivery of housing numbers delivered in relation to the small sites policy to be reported in the authority monitoring report. Monitor the number and spatial distribution of homes permitted on small sites to ascertain whether the cumulative impacts of development are likely to have significant effects on the national site network (including European sites) that would require specific mitigation.
Policy H9: Housing mix	Housing developments to reflect the variety in sizes of market and affordable homes recommended by the 2015 SHMA, the latest 2018 SHMA update or other recent evidence.	Progress on housing delivery to be reported in the authority monitoring report.

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Policy H10: Adaptable and accessible homes.	Ensure percentage of homes on developments have increased accessibility.	Planning applications to be monitored and reported in the authority monitoring report.
Policy H11: Affordable housing	<ul style="list-style-type: none"> • Deliver 40% affordable homes on market led greenfield development sites of 10 or more homes; • Deliver 30% affordable homes on market led brownfield development sites of 10 or more homes; • Delivery of 20% as a commuted sum for affordable housing for sites of 2-9 homes 	Progress on affordable housing delivery to be reported in the authority monitoring report.
Policy H12: Rural exception sites	Deliver affordable homes in rural areas.	Progress on affordable housing delivery to be reported in the authority monitoring report.
Policy H13: Rural workers homes in the countryside	Deliver homes required to support appropriate economic growth in rural areas.	Monitoring of planning applications for rural workers homes to be reported in the authority monitoring report.
Policy H14: Second homes	All new homes, other than replacement homes, in the Dorset National Landscape, small sites and rural exception sites used as principal residence.	Use of planning condition to secure principal residence in appropriate areas reported in the authority monitoring report.
Policy H15: Meeting the needs of gypsy, traveller and travelling showpeople.	Approve applications for appropriate sites and work on development strategy for meeting needs in the Dorset Council Local Plan.	Progress on housing delivery to be reported in the authority monitoring report.

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Economy

Policy	Targets	Monitoring details
Policy EE1: Employment land supply	Maintain a supply of employment land and delivery of allocated sites.	Progress on strategic employment sites to be reported in the authority monitoring report.
Policy EE2: Planning for employment	Protect safeguarded employment land	Monitoring of planning applications involving the loss of land, floor space or premises on employment sites (B use classes) to be reported in the authority monitoring report.
Policy EE3: Vibrant towns and local centres	Support appropriate retail provision.	Monitoring of planning applications for retail uses to be reported in the authority monitoring report.
Policy EE4: Supporting vibrant and attractive tourism	Support high quality tourism accommodation.	Monitoring of planning applications for retail tourism accommodation to be reported in the authority monitoring report.

Infrastructure

Policy	Targets	Monitoring details
Policy I1: Developer contributions to deliver Purbeck's infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; nutrient mitigation; local transport; health; open space; and education.	Progress will be reported in the Annual Infrastructure Statement.
Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress will be reported in the Annual Infrastructure Statement. Broadband delivery will be reported through the Dorset Superfast Broadband Project.
Policy I3: Green infrastructure, trees and hedgerows	Protect and strengthen existing green infrastructure network.	Progress on the green infrastructure strategy to be reported in the authority monitoring report.
Policy I4: Recreation, sport and open space	Protect and improve recreation, sport and open space facilities.	Progress will be reported in the Annual Infrastructure Statement. Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority monitoring report.

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Policy 15: Morden Park strategic SANG	Provide a strategic SANG to assist in mitigating smaller housing development in the plan area.	Progress will be reported in the Annual Infrastructure Statement. Delivery of SANG, including progress and actions taken to facilitate bringing it forward, together with the availability of alternative mitigation capacity for small housing development in the Plan area will be reported in the authority monitoring report.
Policy 16: Wareham integrated health, social care and housing	Provide health and social care hub and housing.	Progress on the Wareham hub to be reported in the authority monitoring report.
Policy 17: Community facilities and services	Protect and improve community facilities and services.	Progress will be reported in the Annual Infrastructure Statement. Use of Policy 17 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy.	Summary of approach to monitoring	n/a

Glossary

Accessible and adaptable homes standards: Standards for layout and circulation space.

Accessible and adaptable homes: as per Optional Technical Housing Standard M4(2) Category 2: Accessible and adaptable dwellings.

Affordability: 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: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** Meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** A new home that only first-time buyers can buy that is sold at a discount of at least 20% of market value with limitations on the letting and subsequent re-sale of the home. The terms first-time buyer, qualifying first-time buyer and the limitations on the letting

/ re-sale of a starter home are defined in the Finance Act 2003 and Housing and Planning Act 2016. This definition reflects the legal meaning at the time of preparing the Purbeck Local Plan and may change following any introduction of new or changed, secondary legislation.

c) **Discounted market sales housing:** Sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

- d) **Other affordable routes to home ownership:** Housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Age specific housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.

Amenity open space: Outdoor space that may be private or communal but enables the enjoyment of the property. If the space is private this is for the enjoyment of the occupants of the property for relaxing, drying washing etc.

Annual position statement: A document setting out the 5 year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.

Ancient tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. Ancient trees have reached a great age in comparison with other trees of the same species – very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Area of Outstanding Natural Beauty (AONB): An Area of Outstanding Natural Beauty is 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: An assessment of the effect of a development on the Natura 2000 network, (a Europe-wide network of sites of international importance for nature conservation). The network comprises Special Protection Areas under the Birds Directive 79/409/EEC and Special Areas of Conservation under the Habitats Directive 92/43/EEC (collectively referred to as European sites).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation.

Authority monitoring report (AMR): Produced by the Council to provide an assessment of the progress made against targets and the performance of local plan policies. The monitoring period will generally be from April to March.

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

Brownfield land register: A public register held by councils that provides a comprehensive list of previously developed land suitable for housing development or schemes where the predominant land use is housing.

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

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.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coastal change management area (CCMA): An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion.

Combined heat and power (CHP): A highly efficient process that captures and uses the heat that is a by-product of electricity generation.

Community infrastructure levy (CIL): Community Infrastructure Levy is a mechanism by which councils can secure monies from development to help fund both strategic and local infrastructure needs. Section 106 agreements can still be used to secure site specific infrastructure requirements.

Comparison goods: Other goods not defined as convenience goods.

Conservation area: Areas of special architectural and/or historic interest designated by a council, 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.

Convenience goods: Broadly defined as food, drink, tobacco, newspapers, magazines, cleaning materials and toiletries.

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.

Custom build housing: Homes built by the occupier working with a developer to develop their own home.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

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.

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.

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 Ramsar sites.

Extra care: Purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Occupants have specific tenure rights. Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. The intention is for residents to benefit from varying levels of care as need requires.

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

Green belt: Areas of countryside protected by a policy and land use designation whose aim is to prevent urban sprawl by keeping the land permanently open. The green belt around Bournemouth and Poole extending into Purbeck is known as the South East Dorset Green Belt. Review of green belt boundaries is undertaken as part of the production of local plans where green belt exists.

Greenfield: Land that has not been previously developed (other than agricultural or forestry uses) or where development has previously taken place but the land has reverted to a natural state and the remains of permanent structures or fixed surface structures have blended into the landscape in the process of time.

Green infrastructure: A network of urban and rural green spaces and other environmental features such as parks, public open spaces, playing fields, sports pitches, woodlands, and allotments. The provision of Green infrastructure is capable of delivering a wide range of environmental and quality of life benefits for local communities close to where people live and work.

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 and travelling show people: 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).

Habitats regulations: The Conservation Regulations 1994 reflect European legislation on the conservation of natural habitats and of wild fauna and flora (Habitats Directive). The sites are frequently referred to as ‘Natural 2000’ sites (see below).

Habitats regulations assessment (HRA): The Habitats Regulations require land use plans to be subject to an assessment; a process where the potential impact of development on sites protected by the Habitats Directive is assessed. It is an iterative process and undertaken at each key stage of plan preparation.

Heathland Infrastructure Projects (HIP): HIPs are projects that provide facilities to attract people away from protected heathland sites. Projects are tailored to the specific needs that have been identified through the HRAs of the local authority’s local plans as being requirements for the avoidance or mitigation of adverse effects from development. Of these projects SANGs (Suitable Alternative Natural Greenspaces) are the most significant element of provision, having a key role in attracting residents away from the Dorset Heaths. Other projects are likely to be more bespoke to local areas and for example may consist of creating linkages between open green spaces, recreational facilities such as BMX tracks or fire access measures.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local council (including local listing).

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

Heritage statement: A heritage statement describes the significance of a heritage asset affected by proposed development including any setting. What might be included in it will depend upon the significance of the asset and the level of development proposed.

High-speed electronic communications network: An electronic communications network which is capable of delivering broadband access services at speed of at least 30 Mbps.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographical area for public benefit and use.

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 delivery test: Measures net additional dwellings provided in the local authority area against the homes required using national statistics and council data. Council Housing Delivery Test results are to be published in November each year.

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.

Independent examination: The Purbeck Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it is sound.

Infilling / infill development: New development which occupies gaps within built-up areas between existing developments in an otherwise continuous built up frontage, or the small-scale redevelopment of existing properties within such a frontage.

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

Infrastructure delivery plan (IDP): The IDP identifies the key infrastructure required to support the homes and commercial development in the Local Plan. This includes physical infrastructure such as transport; energy and water; social and community infrastructure such as health, education and emergency services; and green infrastructure such as open spaces and allotments. The IDP sits alongside the Local Plan identifying when items of infrastructure are expected to be in place, funding and costs. It will be regularly updated as more information becomes available.

Irreplaceable habitat: Habitats for which it would be very difficult, or take a very significant period of time, to restore, recreate or replace once destroyed, taking account their age, uniqueness, species diversity or rarity.

International, European, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including local wildlife sites.

Landscape character assessment: An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, land-form, soils, vegetation, land use and human settlement.

Light industrial uses comprise use for: a) an office to carry out any operational or administrative functions, b) the research and development of products or processes, or c) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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 development order (LDO): An Order made by a council that grants planning permission for a specific development proposal or classes of development.

Local development scheme (LDS): Public statement, revised as and when necessary, of the Council's programme for the production of planning documents.

Local nature reserve (LNR): Places with wildlife or geological features that or special interest locally.

Local plan: The plan for the future development of the local area, drawn up by the Council in consultation with the community and stakeholders. Once adopted, the Purbeck Local Plan will legally form part of the Development Plan for Purbeck, superseding the Purbeck Local Plan Part 1 (2012).

Low carbon and renewable energy: Renewable energy is energy harnessed from

natural systems e.g. the heat from the Earth, solar, geothermal, wind power. Low carbon energy is associated with a lower carbon output than traditional fossil fuels e.g. combined heat and power.

Ministry of Housing, Communities and Local Government (MHCLG): formally known as Department for Communities and Local Government).

Monitoring reports: Reports on the progress of preparing the local plan and implementation of its policies.

Main river: Defined on a 'Main River Map'. The Environment Agency has permissive powers to carry out flood defence works, maintenance and operational activities for main rivers only.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more.

Major development in the Area of Outstanding Natural Beauty (AONB): For the purposes of Policy E1 and when applying national policy the Council will assess whether a proposal constitutes 'major development' in the AONB by taking account of its nature, scale, setting and whether it could have a significant adverse impact on the purposes for which the area has been designated.

Minor development: Refers to types of applications for development as follows: 1-9 dwellings (unless floorspace exceeds 1000square metres) under 0.5 hectare, office/light industrial, general industrial and retail uses up to 999 square metres / under 1 hectare.

National nature reserve (NNR): Statutorily protected sites of national importance which were established to protect and conserve habitats, species and geology, and to provide special opportunities for scientific study. NNRs are managed by Natural England and other bodies such as the National Trust, Forestry Commission, RSPB, Wildlife Trusts and councils.

National planning policy framework (NPPF): Revised in July 2018, this document sets out the government's planning policies for England.

National planning practice guidance (NPPG): Online guidance from government that expands upon the provisions in the National Planning Policy Framework.

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.

Neighbourhood plan: A plan prepared by a Parish or Town Council for a particular neighbourhood area.

New housing: Development proposals for all forms of residential development comprising self-contained accommodation, providing the facilities required for day-to-day private domestic existence. This includes but is not limited to dwellings, housing for older people, housing with care, supported housing and other forms of specialist accommodation. It does not include traveller site development, community-led housing, or houses in multiple occupation.

Objectively assessed housing need (OAHN): An assessment of need for housing in an area undertaken within the criteria contained in National Planning Policy Guidance.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Ordinary watercourse: A watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

'Other' development: Refers to types of applications for development as follows: householder applications, change of use, adverts, listed building extensions/alterations, listed building demolition, application for relevant demolition of an unlisted building in a Conservation Area, Certificates of Lawfulness and Notifications.

Permeable land or surfaces: Allows rainwater to soak away naturally e.g. grass.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Pitch: On a Gypsy and Traveller site, a pitch is the space that is required to accommodate one household. This can vary according to the size of a household but a single pitch would typically measure about 0.1 hectare and provide space for one

mobile home and one touring caravan, space for parking and space for other amenities.

Previously developed land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously- developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area: A defined area where retail development is concentrated.

Priority habitats and species: Species and Habitats of Principle Importance included in the English Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Principal residence: A property that is the occupier's only or main residence where the majority of time is spent when not working away from home.

Protected species: A species of animal or plant which it is forbidden by law to destroy.

Ramsar site: A wetland site 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 and deep geothermal heat. Low-carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Regionally important geological and geomorphological sites (RIGS): 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.

Registered parks and gardens: Are to be found on the Register of Parks and Gardens of Historic Interest in England that recognises the importance of these as heritage assets of particular significance.

Replacement dwellings: A replacement dwelling refers to the demolition of an existing dwelling and replacing it with a new one on the same site.

Right to buy: Government provisions for tenants to buy their home from a local authority or registered social housing provider at a discount from what would be the market rate.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites and schemes 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.

Scheduled monument: Nationally important sites for their archaeological and historic character. 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.

Second home: A property which is not occupied by anyone as their only or principal residence, this includes holiday home accommodation used by the property owner's personal use for holidays.

Section 106 agreement (S106): A legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. This mechanism is used to make a development proposal acceptable in planning terms that would otherwise not be acceptable, focused on site-specific mitigation of the impact of development. They can involve the provision of facilities or contributions toward infrastructure. In Purbeck, most often used to secure affordable housing.

Self-build: Self-build and custom-build housing is housing built by individuals (or groups of individuals) for their own occupation. Such housing can be either market or affordable housing.

Sequential test: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centres before edge of centre and out of centre or brownfield housing sites before greenfield sites.

Settlement hierarchy: The Settlement Strategy (2010) establishing the role of each

settlement. The only change in the settlement hierarchy given below from that outlined in the Purbeck Local Plan Part 1 (2012) is the elevation of Moreton Station to a key service village in recognition of the quantum of residential development and supporting infrastructure.

Towns: Swanage, Upton and Wareham

Key Service Villages: Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford, Redbridge Pit / Moreton Station 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, 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

Villages: Settlements 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. Other villages’ are defined as having a minimum population of 70. Villages and hamlets not listed above will be classed as falling within the open countryside and development will be permitted in accordance with the application of small sites policy H8.

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.

Shoreline management plan: A non-statutory plan for a particular stretch of coastline.

Site allocation: Identifies or ‘allocates’ areas of land for specific types of development, such as housing, employment, community facilities, etc.

Site of nature conservation interest (SNCI): 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.

Site of special scientific interest (SSSI): Sites designated to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.

Special area of conservation (SAC): Area given special protection designated under the European Union's Habitats Directive which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010. SACs are of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.

Special protection area (SPA): An area that has 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.

Statement of common ground (SoCG): A written statement of the agreed facts between at least two parties, relating to a development proposal subject to a planning appeal or a policy matter subject to public examination.

Statement of community involvement (SCI): A document setting out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local plan documents and in significant development control decisions. It also sets out how the local planning authority intends to achieve those standards.

Strategic Access Management and Monitoring (SAMM): This includes projects to influence and manage the behaviour and activities of visitors to heathland and monitor usage and behaviour of visitors to heathland and SANGs. Some of this is carried out in partnership to avoid displacing impacts across local authority boundaries. Other projects are local in scale. The work can include wardening, educational and interpretation work and managing access to sites.

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 (SHLAA): 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.

Strategic housing market assessment (SHMA): An evidence base document which analyses the local housing market characteristics and seeks to identify what factors influence those housing markets.

Strategic land availability assessment (SLAA): An evidence base document which identifies sites with potential for housing and employment uses and assesses their deliverability.

Strategic policies: Policies and site allocations which address strategic priorities.

Sub national population projection (SNPP): The Office of National Statistics (ONS) provides an independent view of the future population in each local authority, called the Sub National Population Projections (SNPP). The Ministry for Housing Communities & Local Government (MHCLG) uses these population numbers to estimate the number of new households likely to form in the future. The resulting projection can be viewed as a proxy for housing demand.

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 Purbeck. 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 document (SPD): Supplementary planning documents add further detail to the policies in the Local Plan. They can also provide further guidance for development on specific sites, or on particular issues and are capable of being a material consideration in planning decisions.

Supported housing for the elderly: (Retirement living or sheltered housing) This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour onsite assistance through an alarm, warden or telecare system.

Surface water management plan (SWMP): A plan providing a large-scale assessment of the causes of surface water flooding, identification of areas at risk and prioritisation of areas for future detailed studies and alleviation work.

Sustainable development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs or positive growth that achieves economic, environmental and social progress. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities to meet the development needs of their area and guide development to sustainable solutions.

Sustainable drainage systems (SuDS): These are drainage systems designed to manage surface water and groundwater to sustainably reduce the potential impact of new and existing developments on flood risk

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

Sustainability appraisal (SA): The Planning and Compulsory Purchase Act 2004 requires local plans to be prepared with a view to contributing to the achievement of sustainable development. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local plan from the outset of the preparation process.

Sustainable transport: Efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Tourist accommodation: All forms of accommodation that can be used by travellers or tourists such as hotels, youth hostels, activity centres, campsites, cabins, treehouses etc.

Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such. (Planning Policy for Travellers Sites August 2015, Department for Communities and Local Government)

Travelling showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such).

Travel to work area: Zones in which the bulk of the resident population also work.

Tenure: The conditions under which land or buildings are occupied e.g. rented or shared ownership.

Town centre: Area defined on the policies map that includes the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

Use Class: Refers to a classification of land uses into groups in the 'Use Classes Order' for the purposes of town planning.

Validation requirements: The information that is required to be submitted with a planning application in order to be considered 'valid'. This includes particular plans or supporting documents that must be included with a planning application. It includes national requirements and local requirements which are specific to Dorset Council. The up to date requirements are set out in the 'Planning applications, National and Local List of Requirements' document.

Veteran tree: A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape or culturally. Ancient trees are all veteran trees, but veteran trees are not all ancient trees.

Windfall: 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

AMR	Annual Monitoring Report
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty

CCMA	Coastal Change Management Area
Defra	Department for Environment, Food and Rural Affairs DPD Development Plan Documents
GTAA	Gypsy and Traveller Accommodation Assessment
HBF	Home Builders Federation
IDP	Infrastructure Delivery Plan
LDF	Local Development Framework
LNR	Local Nature Reserve
LPA	Local Planning Authority
MHCLG	Ministry for Housing Communities and Local Government
MoD	Ministry of Defence
MoU	Memorandum of Understanding
NIA	Nature Improvement Area
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OAHN	Objectively Assessed Housing Need
PDL	Previously Developed Land
PPG	Planning Practice Guidance
PTS	Purbeck Transportation Strategy
RIGS	Regionally Important Geomorphological / Geological Site
RP	Registered Provider

S106	Section 106 Agreement
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SANG	Suitable Alternative Natural Green Space
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Area
SFRA	Strategic Flood Risk Assessment
SNCI	Sites of Nature Conservation Interest
SNPP	Sub National Population Projection
SoCG	Statement of Common Ground
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
SuDS	Sustainable Drainage System
SWMP	Surface Water Management Plan
UCO	Use Classes Order

Appendix 1: Other documents referred to in the Purbeck Local Plan

Conservation area appraisals (Referred to at: paragraph 57 in respect to Policy E2: Historic environment);

Dorset AONB Landscape Character Assessment (2008) (Referred to at: paragraph 53 in respect to Policy E1: Landscape);

Dorset Area of Outstanding Natural Beauty (AONB) Management Plan (2014 – 2019) (Referred to at: paragraph 53 in respect to Policy E1: Landscape);

Dorset Biodiversity Strategy (2003) (Referred to at: paragraph 97 in respect to Policy E10: Biodiversity and geodiversity);

Dorset Landscape Change Strategy (2010) (Referred to at: paragraph 69 in respect to Policy E3: Renewable energy);

Dorset Rural Roads Protocol (2008) (Referred to at: paragraph 245 in respect to Policy I2: Improving accessibility and transport);

Coastal Car Park Design Guide (Referred to at: paragraph 245 in respect to Policy I2: Improving accessibility and transport);

Eastern Dorset 2015 Strategic Housing Market Assessment (Referred to at: paragraphs 108, 152, 154, 163 and 164 in respect to Policy H1: Local housing requirement and Policy H9: Housing mix);

Fields in Trust Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England (2015) (Relating to the interpretation of a requirement in: Policy H3: New housing development requirements);

Historic Environment Records (Referred to at: paragraph 57 in respect to Policy E2: Historic environment);

Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District (2014) (Referred to at: paragraph 69 in respect to Policy E3: Renewable energy);

Manual for Streets 2 (2011) (Referred to at: paragraph 245 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017) (Relating to the assessment of the impacts of development on Poole Harbour as required by: Policy E9: Poole Harbour, Policy H3: New housing development requirements, Policy H8: Small sites next to existing settlements and H12: Rural Exception Sites);

Non-Residential Parking Guidance (Referred to at: paragraph 245 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);

Poole and Christchurch Bays Shoreline Management Plan Review (2011) (Referred to at: paragraphs 76 to 78 in respect to Policy E6: Coastal change management areas (CCMAs));

Purbeck District Council, Swanage Level 2 Strategic Flood Risk Assessment (2016) (Referred to at: paragraphs 70 to 72 in respect to Policy E4: Assessing flood risk);

Purbeck District Design Guide, Supplementary Planning Document (2014) (Referred to at: paragraph 104 in respect to Policy E12: Design);

Purbeck Local Plan Review, Strategic Flood Risk Assessment (SFRA) Level 1, (2018) (Referred to at: paragraphs 70 to 72 in respect to Policy E4: Assessing flood risk);

Residential Car Parking Provision, Local Guidance for Dorset (2011) (Referred to at: paragraph 104 in respect to Policy E12: Design and Policy I2: Improving accessibility and transport);

SHMA Update for Purbeck, Purbeck District Council (2018) (Referred to at: paragraphs 109, 110, 112, 163 in respect to Policy H1: Local housing requirement);

South Devon and Dorset Shoreline Management Plan Review (2011) (Referred to at: paragraphs 76 to 78 in respect to Policy E6: Coastal change management areas (CCMAs));

The Dorset Heathlands Planning Framework 2020 – 2025, Supplementary Planning Document, (April 2020) (Relating to the assessment of the impacts of development on Dorset Heathlands as required by: Policy E8: Dorset heathlands, Policy H3: New housing development requirements, Policy H8: Small sites next to existing settlement and H12: Rural exception sites);

The Poole Harbour Recreation 2019-2024, Supplementary Planning Document (April 2020)(Relating to the assessment of

the impacts of development on Poole Harbour as required by: Policy E9: Poole Harbour, Policy H3: New housing development requirements, H8: Small sites next to existing settlements and H12: Rural exceptions sites);

Townscape character appraisals (Supplementary Planning Documents) for: Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Swanage, Upton, Wareham North, Wareham and Wool. (Referred to at: paragraph 104 in respect to Policy E12: Design).

Active Dorset: Sport and Leisure Facilities Needs Assessment: Purbeck District Council (2017) (Referred to at: paragraph 253 in respect to Policy I4: Recreation, sport and open space);

Dorset Joint Health and Wellbeing Strategy 2016 – 2019 (2016) (Referred to at: paragraph 259 in respect to Policy I6: Wareham integrated health and social care);

Building the Right Assets, An Adult Social Care Accommodation Needs Assessment 2018 to 2028 (Referred to at: paragraph 264 in respect to Policy I6: Wareham integrated health and social care);

Settlement Strategy Update (2017) (Referred to at: paragraph 267 in respect to Policy I7: Community facilities and services).

Appendix 2 – small and medium sized sites

Potentially suitable small sites (Policy H8)

Site	SHLAA Reference	Council Estimated Capacity
West Lane Stoborough Fields, Stoborough (approximately 0.5 ha) (estimated yields updated to take account of planning applications)	SHLAA/0001	15
West Lane, Stoborough (approximately 0.63 ha) (estimated yields updated to take account of planning applications)	SHLAA/0002	15
Site opposite depot, East Chaldon (approximately 0.17 ha)	SHLAA/0013	4
Prospect Farm, Swanage (approximately 1 ha) SHLAA/0055 29	SHLAA/0055	29
Opposite Wilton Cottage, West Lulworth approximately 0.67 ha)	SHLAA/0066	4
Adjacent to the Hall, Church Road, West Lulworth (approximately 0.35 ha)	SHLAA/0067	4
Adjacent to Thornicks House, Winfrith Newburgh (approximately 0.841 ha)	SHLAA/0070	9
Draytons Dairy, School Lane, Winfrith Newburgh (approximately 0.5 ha)	SHLAA/0072	7
Rear 1 and 2 High Street, Winfrith Newburgh (approximately 0.43 ha)	SHLAA/0076	8
Maple Lodge, Moreton Station (approximately 0.76 ha)	SHLAA/0096	15
Opposite Brook House, Water Lane, Winfrith Newburgh (approximately 0.29 ha)	SHLAA/0118	7
Land adjacent to 1 Church Road, West Lulworth (approximately 0.31 ha)	SHLAA/0113	4
Adjacent to the Bungalow, Chydyok Road, East Chaldon (approximately 0.25ha)	SHLAA/0114	4
Opposite Draytons Dairy, School Lane, Winfrith	SHLAA/0117	3

Newburgh (approximately 0.12 ha)		
Opposite Garage, East Lulworth (approximately 0.14 ha)	SHLAA/0120	3
Pug Pit, Wool (approximately 0.76 ha) (included in list following submission of planning application. SHLAA reference is the land availability assessment undertaken for the Dorset Council Local Plan)	LA/WOOL/009	8
		Total: 139

Small and medium sized housing sites allocated for development in made Bere Regis Neighbourhood Plan and made Wareham Neighbourhood Plan:

Made Bere Regis Neighbourhood Plan		
Site location	Policy Reference	Council Estimated capacity
Bere Regis, Former School Site (approximately 0.7 ha)	Policy BR7: Residential Development	23
Bere Regis, North Street (approximately 0.6 ha)	Policy BR7: Residential Development	12
Bere Regis, Tower Hill (approximately 0.1 ha)	Policy BR7: Residential Development	3
Bere Regis, White Lovington (approximately 1 ha)	Policy BR7: Residential Development	17
		Total 55
Made Wareham Neighbourhood Plan		
Site location	Reference (policy references from Wareham Neighbourhood Plan)	Council Estimated capacity
Wareham, Johns Road (approximately 0.28ha)	Policy H6	
Wareham, Former Gasworks and Autopoint Site (approximately 0.41 ha)	Policy H7	
Wareham, Anglebury Court, Bonnets Lane (approximately 0.56ha)	Policy GS3	42
		Total: 77

Small and medium sized sites with planning permission (at 31st March 2022)

Site location	Planning reference	Commitment on site
15C Commercial Road, Swanage, BH19 1DF	6/2018/0076	1
35 Sherford Close, Wareham, BH20 4JL	6/2020/0486	1
Sandford General Stores, Sandford Road, Sandford, Wareham, BH20 7AF	PDR/2020/0001	2
Land rear of 9 & 9A Daniel Drive, Wareham, BH20 4RU	6/2020/0417	1
West Mill Farm, Wareham Common, Wareham, BH20 6AA	6/2018/0084	1
4 St Michaels Road, Wareham, BH20 4QU	6/2020/0613	2
44 Bestwall Road, Wareham, BH20 4JA	6/2021/0108	1
12 Daniel Drive, Wareham, BH20 4RU	6/2020/0309	1
15B South Street Wareham BH20 4LR	P/FUL/2021/04060	1
132 Northmoor Way, Wareham	6/2019/0397	1
15C Commercial Road, Swanage, BH19 1DF	6/2018/0076	-1
Land to the west of York Cottage, Russell Avenue, Swanage, BH19 2ED	6/2019/0625	1
4 Russell Avenue, Swanage, BH19 2EB	6/2019/0045	1
27 Station Road, Swanage, BH19 1AD	6/2019/0366	1
10 The Parade Swanage BH19 1DA	6/2019/0609	2
3 De Moulham Road, Swanage, BH19 1NP	6/2019/0648	4
Swanage Police Station, Argyle Road, Swanage, BH19 1HZ	6/2020/0226	6
Land adjacent to 41 Jubilee Road, Swanage, BH19 2SE	6/2020/0430	1
Land at Priests Road, Swanage, BH19 2RL	6/2020/0154	3

Site location	Planning reference	Commitment on site
Rear Of 31, Station Road, Swanage, BH19 1AD	6/2021/0270	1
48 Victoria Avenue, Swanage, BH19 1AP	6/2020/0585	5
39 De Moulham Road, Swanage, BH19 1NU	6/2021/0183	1
3 Park Road Swanage BH19 2AA	P/FUL/2021/04767	1
Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	6/2021/0184	2
The Chatsworth Centre, 33-41 Ulwell Road, Swanage, BH19 1LG	P/FUL/2022/01256	5
35-41 Ulwell Road Swanage (old outdoor learning centre)	P/FUL/2022/03484	6
Purbeck Heights, Priests Way, Herston, Swanage, BH19 2RS	6/2020/0240	8
6 Llewellyn Close, Upton	6/2020/0169	4
Park Farm Cottage, Poole Road, UPTON BH16 5LW	6/2017/0323	-1
20 Heights Approach, Upton, BH16 5QZ	6/2019/0407	1
Land rear of 140 Dorchester Road Upton BH16 5NX	6/2020/0123	1
Yearlings Poultry Farm, Bere Regis, Wareham, BH20 7LS	PDA/2020/0004	4
73 West Street, Bere Regis, Wareham, BH20 7HL	6/2020/0334	1
12 King George V Road, Bovington BH20 6JQ	6/2019/0247	3
Old Dairy Cottage, Woolgarston Road, Corfe Castle, BH20 5JD	6/2019/0561	1
The Potting Shed, Glebe House, Bucknowle BH20 5NS	6/2019/0340	1
24 West Street, Corfe Castle, Wareham, BH20 5HD	6/2020/0141	2
Cotters Pound, 32 East Street, Corfe Castle,	6/2019/0350	1

Site location	Planning reference	Commitment on site
Wareham, BH20 5EQ		
Land adj 8 Arundel Terrace, Langton Matravers	6/2017/0343	1
12 Capston Field, Langton Matravers, Swanage, BH19 3HP	6/2020/0353	1
The Old Malthouse, High Street, Langton Matravers BH19 3HB	6/2019/0604	3
Oak Ridge, Flowers Drove, Lytchett Matravers, BH16 6BX	6/2020/0204	1
164 Wareham Road, Lytchett Matravers, Poole, BH16 6DT	6/2020/0314	1
Land at New Park Farm, Dolmans Hill, Lytchett Matravers, BH16 6HP	6/2020/0292	1
Whytewood Lodge, Jennys Lane, Lytchett Matravers, BH16 6BP	6/2021/0352	2
Windy Ridge, Eldons Drove, Lytchett Matravers, Poole, BH16 6HH	6/2021/0038	1
The Cottage Foxhills Road Lytchett Matravers Poole BH16 6BD	P/FUL/2021/02612	1
Land Rear of 40 Wareham Road Lytchett Matravers Poole BH16 6DR	P/FUL/2021/02595	1
Whytewood Lodge Jennys Lane Lytchett Matravers BH16 6BP	6/2021/0352	2
Crack Lane, Langton Matravers, BH19 3EF	6/2021/0352	8
West Lulworth C of E Primary School, School Lane, West Lulworth, Wareham, BH20 5SA	6/2018/0653	3
Former cow shed, West Burton Farm, Winfrith Newburgh, Dorchester, DT2 8DD	6/2016/0333	1
Home Farm Dorchester Road Winfrith Newburgh DT2 8DD	6/2021/0377	1
Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ	6/2019/0523	7

Site location	Planning reference	Commitment on site
Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ	PDR/2020/0002	3
Garages off Knowle Hill, rear of 29-32 Knowle Hill, Wool, BH20 6DG	6/2020/0415	4
West Bungalow, Burton Road, Wool, Wareham, BH20 6EY	6/2021/0047	1
Highleaze Quarr Hill Wool BH20 6BY	P/FUL/2021/02593	1
Abbascombe Farm, Worth Matravers BH19 3LF	6/2018/0410	1
Land south of North Lease Farm, Knitson To Valley Road, Knitson, Corfe Castle, BH20 5JB	6/2020/0449	1
Cypress Cottage, Barnhill Road, Ridge, Wareham, BH20 5BG	6/2020/0504	1
4 The Old Playing Fields, Chydyok Road, East Chaldon, Dorchester, DT2 8DL	6/2020/0551	1
Throop House, Throop Hollow, Throop, Dorchester, DT2 7JD	6/2020/0467	1
Sawmill Off Glebe Lane Dorchester Moreton DT2 8RQ	P/FUL/2021/03294	1
Luckford Wood Camp Site, Holme Lane, East Stoke BH20 6AP	6/2019/0367	1
Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX	6/2018/0037	3
Kemps Country House, East Stoke, Wareham, BH20 6AL	6/2019/0090	6
Land at East Stoke, Wareham, BH20 6AN	6/2020/0058	1
Morden Mill & Farmhouse, West Morden, Wareham, BH20 7DJ	6/2019/0664	2
		Total 142

