

Appendix 5 – Further Proposed Main Modifications (Winter 2021) relating to Policies V2: Green Belt and I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park, and their supporting text

Further Proposed Main Modification (FMM) 6: Chapter 2, Vision and Objectives, paragraphs 45 to 48

Submission draft text:

- 45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, Upton and Wareham to support its strategic policy of spreading housing development across the District.
- 46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around two of the District's towns and one of its larger villages, where there is a strong demand for housing. Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land.
- 47 The Council has considered alternative strategies for delivering homes and is satisfied that the proposals to remove land from green belt (which spreads development more evenly across the District) are justified and there are exceptional circumstances because:
- removing land around Lytchett Matravers, Upton and Wareham 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 the District;
 - 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 the District but what is available contributes to meeting housing need through windfall projections in the Plan;
 - a spread of homes across the District will better meet housing needs (than focussing all development in the least constrained west of the District) 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, 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.

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

Justification for Further Proposed Main Modification:

- To ensure that the local plan is effective. The Further Proposed Main Modification is required to ensure that the supporting text is consistent with the spatial strategy relating to the delivery of homes.

Amended text:

45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, **and** Upton ~~and Wareham~~ to support its strategic policy of spreading housing development across the District.

46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around ~~two~~ **one** of the District's **Purbeck's** towns and one of its larger **key service** villages, where there is a strong demand for housing. ~~Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham~~ will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land **from the green belt**.

47 The Council has considered alternative strategies for delivering homes ~~and~~. **It** is satisfied that the proposals to remove land from **the** green belt (which spreads development more evenly across the District) are justified and there are exceptional circumstances because:

- removing land around Lytchett Matravers **and** Upton ~~and Wareham~~ 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 the District;
- 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 the District but what is available contributes to meeting housing need through windfall projections in the Plan;
- a spread of homes across the District will better meet housing needs (**rather** than focussing all development in the least constrained west of the District) 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.

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

Further Proposed Main Modification (FMM) 7: Chapter 2, Vision and Objectives, Policy V2

Submission draft policy:

Policy V2: Green belt

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

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The Further Proposed Main Modification outlines requirements for delivery of SANGs (to act as compensatory improvements for release of land from the Green Belt).
- To ensure that the local plan is effective and consistent. The Further Proposed Main Modification limits unnecessary duplication between national and local planning policy (the deleted section in second part of the local plan policy is in practice a duplicate of national planning policy relating to the Green Belt at paragraph 138 of the NPPF) and ensures that the local plan is consistent with national planning policy.
- To ensure that the local plan is effective. The Further Proposed Main Modification ensures that the first part of the policy is clearly written and unambiguous.

Amended policy:

Policy V2: Green belt

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

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.

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Further Proposed Main Modification (FMM) 76: Chapter 6, Infrastructure, paragraphs 256 and 257

Submission draft text:

- 256 The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, offers the potential to meet the identified need for a strategic SANG in this part of the District. The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that the proposal;
- a. has the potential to make positive and beneficial use of the green belt;
 - b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;
 - c. enhances biodiversity within the proposed holiday park; and,
 - d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.
- 257 Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans, to be agreed with both Natural England and the Council.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is effective. The Further Proposed Main Modification clarifies the council's support for delivery of a strategic SANG at Morden independently of a holiday park.

Amended text:

- 256 ~~The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, meet the identified need for~~ **supports delivery of** a strategic SANG in this part of the **Purbeck area as identified on the local plan policies map**^{District}. **If the strategic SANG at Morden is not delivered the council has identified deliverable heathland infrastructure projects which can mitigate the impacts of residential development up to 2023/2024 in an Interim Mitigation Strategy. The council expects**

to have adopted the Dorset Council Local Plan by winter 2023. The Dorset Council Local Plan will supersede the Purbeck Local Plan and include an updated mitigation strategy for Dorset heathlands habitat sites. ~~The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a adjacent holiday park. The Council will need to be satisfied that the proposal;~~

- ~~a. — has the potential to make positive and beneficial use of the green belt;~~
- ~~b. — increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;~~
- ~~c. — enhances biodiversity within the proposed holiday park; and,~~
- ~~d. — provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.~~

257 ~~Any future holiday park and/or SANG project would require agreement on delivery of the proposals., including management plans and costings, to be agreed with both Natural England and the Council.~~

Further Proposed Main Modification (FMM) 77: Chapter 6, Infrastructure, Policy I5

Submission draft policy:

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

The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is effective. The Further Proposed Main Modification clarifies the council's support for delivery of a strategic SANG at Morden independently of a holiday park.

Amended policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) ~~and holiday park~~

The area shown on the policies map will be developed as a strategic SANG ~~and holiday park subject to agreement between~~ subject to agreement between the **landowner** applicant, the Council and Natural England.

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

