

Appendix 6 – Consequential Further Proposed Main Modifications

Proposed Further Main Modification (FMM)3: Chapter 2, Vision and Objectives, paragraphs 43 and 44.

Submission draft text:

- 43 The Council has established that delivery of its preferred approach to ensuring that the District's housing needs can be met in sustainable, accessible locations must involve the removal of some land from the green belt at Lytchett Matravers, Upton and Wareham.
- 44 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. Together with the policies for small sites (H8) employment land (EE1 and EE2) and town and local centres (EE3), these policies provide the direction to establish the general distribution of development across the District over the plan period up until 2034.'

Justification for Proposed Further Main Modification:

- To ensure that the local plan is consistent with national planning policy and justified. The Further Proposed Main Modification elaborates on the justification for the council's spatial strategy for meeting the areas housing needs in accordance with national planning policy (paragraph 35 b) of the National Planning Policy Framework states that the council should select an appropriate strategy for meeting an areas need for development, taking account of reasonable alternatives and based on proportionate evidence).
- To ensure that the policies in the local plan are clear and unambiguous. This Further Proposed Main Modification will ensure consistency with other policies in the local plan and Further Proposed Main Modifications listed elsewhere in this schedule.

Amended text:

- 43 The Council has established that delivery of its preferred approach to ensuring that the District'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 and Wareham.
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.
- 44 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) ~~and town and local centres (EE3)~~, these policies provide the direction to establish the general distribution of development across the District over the plan period up until 2034.'

Further Proposed Main Modification (FMM) 66: Chapter 5, Economy, Policy EE4

Submission draft policy:

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 in accordance with Policy V1: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.

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; and
- v. other buildings used as holiday accommodation;

for tourist related activities accommodation provided it:

- a. would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance;
- b. does not result in harmful impacts upon local services and the capacity of roads and other infrastructure;
- c. is relative to the scale and nature of the development;
- d. can demonstrate that it would result in benefits for the economy of Purbeck; and

If located within the AONB 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:

- e. where the proposal would affect five or fewer lettable bedrooms, or:

- f. it can be demonstrated that there is no market interest in acquisition or investment to allow the continued profitable operation of the business; and
- g. 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.

Justification for Further Proposed Main Modification:

- To ensure that the local plan is legally compliant. The Further Proposed Main Modification requires decision makers to undertake robust screening of likely significant effects and that appropriate mitigation is secured to avoid development adversely affecting the integrity of habitat sites in accordance with The Conservation of Habitats and Species Regulations 2017.
- To ensure that the local plan is effective. The Further Proposed Main Modification ensures that the policy reflects the council's spatial strategy for the distribution of development.

Amended policy:

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** ~~Policy V4: Spatial strategy for sustainable communities in existing towns and villages with a settlement boundary.~~

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; and
- iv. caravan sites;. And
- ~~v. other buildings used as holiday accommodation.~~

For tourist related activities **and tourist** accommodation, provided it:

~~a. would not result in an adverse impact, particularly in accumulation, upon designated and non-designated landscapes and local, national and international sites of biodiversity importance~~ **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. Where this is found to be the case an appropriate assessment (to**

include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); and

b. it does not result in harmful impacts upon local services and the capacity of roads and other infrastructure; **and**

c. ~~is relative to 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 AONB 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 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. Where this is found to be the case an appropriate assessment (to include any necessary mitigation) will be required (taking into account the lifetime of the development) to show how the development will avoid adverse impact on the integrity of the relevant European site(s); 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.

Further Proposed Main Modification (FMM) 82: Chapter 7, Implementation delivery and monitoring, monitoring framework

Submission draft text:

Infrastructure

Policy	Targets	Monitoring
Policy I1: Developer contributions to deliver Purbeck's infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; nitrogen mitigation; local transport; health; open space; and education.	Progress reported annually in the CIL and Section 106 monitoring report
Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress on transport projects reported annually in the CIL and Section 106 monitoring report. Broadband delivery 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 reported annually in the CIL and Section 106 monitoring report. Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy I5: Morden Park strategic SANG and holiday park	Provide a strategic SANG to assist in mitigating smaller housing development in the District.	Progress reported annually in the CIL and Section 106 monitoring report. SANG monitoring will be reported in the authority monitoring report.

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Policy I6: Wareham integrated health and social care	Relocate existing facilities and provide health and social care hub.	Progress on the Wareham hub to be reported in the authority monitoring report.
Policy I7: Community facilities and services	Protect and improve community facilities and services.	Progress reported annually in the CIL and Section 106 monitoring report. Use of Policy I7 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

Justification for Further Proposed Main Modification:

- To ensure the local plan is effective. The Further Proposed Main Modification is required to ensure consistency with other Proposed Main Modifications and Further Proposed Main Modifications listed in this schedule.

Amended text:

Infrastructure

Policy	Targets	Monitoring
Policy I1: Developer contributions to deliver Purbeck’s infrastructure	Secure necessary contributions in relation to: affordable housing; heathland mitigation; nitrogen mitigation; local transport; health; open space; and education.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u>
Policy I2: Improving accessibility and transport	Improve access to broadband and sustainable transport options.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> Broadband delivery 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

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		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 reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> Use of Policy I4 in refusing planning applications to be monitored and trends reported in the authority monitoring report.
Policy I5: Morden Park strategic SANG and holiday park	Provide a strategic SANG, <u>or alternative mitigation,</u> to assist in mitigating smaller housing development in the District.	Progress reported annually in the CIL and Section 106 monitoring report <u>will be reported in the Annual Infrastructure Statement.</u> <u>Delivery of SANG, or alternative mitigation,</u> monitoring will be reported in the authority monitoring report.
Policy I6: Wareham integrated health and social care	Relocate existing facilities and provide health and social care hub.	Progress on the Wareham hub to be reported in the authority monitoring report.
Policy I7: Community facilities and services	Protect and improve community facilities and services.	Progress reported annually in the CIL and Section 106 monitoring report. Use of Policy I7 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