

Purbeck District Council: New Homes for Purbeck Consultation

Report of consultation results: April 2018



Research
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Purbeck District Council: New Homes for Purbeck Consultation

Executive Summary

Introduction and background

1. Purbeck District Council adopted its local plan (PLP1) in 2012. At the examination of PLP1, the Inspector raised concerns that the Council had not fully explored all housing growth potential in the district and that its plan to deliver 120 homes per year was below the required level.
2. 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 Consultation in early 2015 and in August 2016 concluded a further, nine-week Options Consultation. These consultations raised concerns that the number of homes proposed was too high for the area, 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.
3. The updated evidence base identified the number of homes required in Purbeck, based on Government guidance in the National Planning Policy Framework, and Planning Practice Guidance. The evidence showed that approximately 2,900 new homes are needed in Purbeck between 2016 and 2033.¹ Approximately 1,200 of these homes have already been planned for or are expected to be built. The Council undertook the New Homes for Purbeck consultation to obtain views on potential sites and options to deliver the remaining 1,700 homes. As part of the consultation the Council also sought views on the inclusion in the new local plan of policies relating to second homes, affordable homes and small sites.
4. The Council commissioned Public Perspectives, an independent research and consultation organisation, to support the design and delivery of the consultation and produce an independent report of the consultation results.
5. This report summarises the results of the consultation about the proposed new homes and potential development sites and also proposed new policies on second homes, affordable homes and small sites. The Council will consider the consultation results, which will inform the revised draft Local Plan. This is likely to be published for comments towards the end of 2018. The plan will need to be considered by an independent planning inspector before it can be adopted by the Council and used to determine planning applications.

Consultation methodology and response

6. The consultation opened on the 29th January and closed on the 12th March 2018 – a six-week period. The 12th March was the 'last posting date' and responses were accepted and processed up to the 19th March 2018.
7. The consultation used methods and achieved responses as follows:

¹ Visit the following for access to all the background evidence documents, including Purbeck's Objectively Assessed Housing Need Update (October 2017): <https://www.dorsetforyou.gov.uk/Purbeck-local-plan-review>

- 6,762 residents completed the consultation questionnaire, which was sent to every household and business in Purbeck along with an information booklet and freepost return envelope (the consultation pack was sent to every household and business that is on the Royal Mail Postcode Address File). This represents approximately a 28% response rate.
- Of these responses, 212 consultation questionnaires were completed by more than one person in the household.
- In addition, 131 businesses/organisations completed the consultation questionnaire.
- 74 stakeholders responded, including 20 from 26 of the Purbeck District Town and Parish Councils, 29 from infrastructure providers/community organisations, and most of the remainder from landowners/site promoters.
- 1,002 residents participated in a representative telephone survey. The telephone survey replicated the questions used in the consultation questionnaire and was conducted to help increase the reach of the consultation.
- Over 550 people attended seven drop-in sessions held at locations across Purbeck, plus a special 'infrastructure' drop-in session, where interested people could engage with providers responsible for local transport and community infrastructure.

Key findings²

New second homes policy

8. 81% of respondents to the consultation questionnaire agree with the proposed policy to stop new homes in some parts of the district from being used as second homes, including 61% that strongly agree.
9. 88% of respondents to the telephone survey agree, including 60% that strongly agree.
10. Some residents and stakeholders state that the policy should be extended to all of Purbeck, especially because of concerns that the policy could displace second home ownership to those parts of the district not included in the policy.
11. Some residents and stakeholders also queried whether the policy should or should not apply to holiday lets. Some felt that it should apply to holiday lets, while others stressed the importance of holiday lets to the local economy.

Principles behind new homes

12. The majority of respondents to both the consultation questionnaire and the telephone survey said the housing principles are important and should be included within the Local Plan.
13. The principles to provide community and transport infrastructure are the two most important according to respondents to the consultation questionnaire (96% important, and over three quarters said they are very important).

² There are differences in results between the consultation questionnaire and telephone survey. The telephone survey results tend to be more positive, although the patterns/trends are similar to the consultation questionnaire results. The reason for the difference is partly to do with the different methods (postal versus telephone) and partly because the telephone survey reached a more representative cross section of the population than the consultation questionnaire.

14. Some stakeholders stress the importance of principles to protect the environment and natural habitat.

Small sites policy

15. 64% of respondents to the consultation questionnaire agree with the proposed small sites policy (which aims to enable small housing sites of up to 30 homes to be developed outside existing town and village boundaries, where certain conditions are met). 22% disagree.
16. 79% of respondents to the telephone survey agree. 10% disagree.
17. Some residents and stakeholders state that a development of 30 homes is too large, especially for some villages. Some stakeholders also raise concerns that small sites may lack necessary infrastructure to support the new homes and may have a negative impact on the local environment and habitat.

Proposed development of 30 homes at Sandford

18. 46% of respondents to the consultation questionnaire agree with the proposal to allocate a site for 30 homes at Sandford. 30% disagree.
19. 60% of respondents to the telephone survey agree. 21% disagree.
20. 39% of residents that live in the parish of Wareham St Martin (which is Sandford's parish) agree with the proposal and 49% disagree (result for consultation questionnaire, although findings are similar for the telephone survey). Wareham St Martin Parish Council supports the proposal but state that development at Sandford should retain recreational facilities, use a minimum amount of green belt and must have appropriate social and affordable housing.
21. Residents and stakeholders state concerns over the loss of green belt and recreation area, and the potential lack of infrastructure to support the development.

Neighbourhood plans

22. 39% of respondents to the consultation questionnaire agree with the proposal to have less employment land to help allow new homes at Westminster Road and Johns Road industrial estates in Wareham (as part of the Wareham Neighbourhood Plan). 28% disagree.
23. 54% of respondents to the telephone survey agree. 25% disagree.
24. 50% of residents that live in Wareham Town agree with the proposal, including 20% that strongly agree, compared with 38% of other residents (respondents to the consultation questionnaire only).
25. 36% of respondents to the consultation questionnaire agree with the proposal to remove land from the green belt boundary immediately to the west of the Westminster Road industrial estate in Wareham (as part of the neighbourhood plan). 38% disagree.
26. 51% of respondents to the telephone survey agree. 32% disagree.
27. 47% of residents that live in Wareham Town agree with the proposal, including 16% that strongly agree, compared with 34% of other residents (respondents to the consultation questionnaire only, although findings are similar for the telephone survey).
28. Wareham Town Council supports the neighbourhood plan for Wareham and the associated proposals to release employment land and green belt for housing at the specified sites.
29. Some residents and stakeholders state concerns over the loss of employment land, the loss of green belt land and a negative impact on the local environment and habitat.

Other site options for new homes

30. Residents are more likely to support housing options that spread development across Purbeck. For example (respondents to the consultation questionnaire only):
 - 42% agree with Option A - 470 homes at Wool, 440 homes at Redbridge Pit/Moreton Station, 90 homes at Upton, 150 homes at Lytchett Matravers and 250 homes on smaller sites.
 - 26% agree with Option B - 650 homes at Wool, 500 homes at Redbridge Pit/Moreton Station, 250 homes on smaller sites.
 - 25% agree with Option C - 800 homes at Wool, 600 homes at Redbridge Pit/Moreton Station.
31. 35% of respondents to the consultation questionnaire said they preferred Option A, 8% preferred Option B, 15% Option C and 5% said they like all the options. 28% said they did not like any of the options and 9% said they do not know.
32. 48% of respondents to the telephone survey said they preferred Option A, 12% preferred Option B, 9% Option C and 8% said they like all the options. 17% said they did not like any of the options and 5% said they do not know.
33. Residents that live in rented accommodation tend to be more supportive of proposals for new homes than other residents.
34. Residents that live near to the proposed locations are less likely to support the options that affect them. Similarly, each of the respective parish councils opposes the options in their areas.
35. Some residents and stakeholders said that the proposed number of houses is too high and challenged the need for developments of the size proposed. They also stated that there is a lack of infrastructure to support development and said that development would have a negative impact on the green belt, local environment and local habitat.
36. Some residents and stakeholders said they would support community-led development, including development of a neighbourhood plan in Wool.

Affordable homes

37. 64% of respondents to the consultation questionnaire agree with the proposal to stipulate that ten percent of affordable homes are social rented, including 29% that strongly agree. 20% disagree, including 10% that strongly disagree.
38. 76% of respondents to the telephone survey agree, including 34% that strongly agree. 18% disagree, including 4% that strongly disagree.
39. About a fifth of residents and some stakeholders said the percentage allocated should be higher to meet housing need and that priority should be given to local residents. They also said that the policy should be stipulated and enforced, so that developers comply. In addition, some residents and stakeholders said that it should also be made more affordable to purchase a property, as current affordable housing for purchase is not affordable to local residents.

Purbeck District Council: New Homes for Purbeck Consultation

Main Report

Introduction

Introduction and background

- 0.1. Purbeck District Council adopted its local plan (PLP1) in 2012. At the examination of PLP1, the Inspector raised concerns that the Council had not fully explored all of the opportunities for meeting the district's medium/long-term housing needs.
- 0.2. Therefore, the Council agreed to undertake a review of the plan to consider the potential for meeting this need. As part of this review, the Council conducted an Issues and Options Consultation in early 2015 and in August 2016 concluded a further, nine-week Options Consultation. These consultations raised concerns that the number of homes proposed was too high for the area, 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. This work included:
 - An update of the strategic housing market assessment to consider updated household and economic projections.
 - A district-wide environmental and infrastructure capacity study.
 - Investigation of potential new development sites in the district.
 - Background papers exploring whether potential development sites in the Area of Outstanding Natural Beauty and the green belt would meet the tests in the National Planning Policy Framework.
 - An update to the strategic flood risk assessment.
 - Development of proposed new policies on second homes and affordable homes, in response to issues raised in previous consultations.
 - Development of a small sites policy.
- 0.3. The updated evidence base identified the number of homes required in Purbeck, based on Government guidance through the National Planning Policy Framework (NPPF) and Planning Practice Guidance, and potential development sites. The evidence showed that approximately 2,900 new homes are needed in Purbeck District between 2016 and 2033.³ Around 1,200 of these homes have already been planned for or are expected to be built. The Council undertook the New Homes for Purbeck consultation to obtain views on potential sites and options to provide 1,700 new homes over the plan period. As part of the

³ Visit the following for access to all the background evidence documents, including Purbeck's Objectively Assessed Housing Need Update (October 2017): <https://www.dorsetforyou.gov.uk/Purbeck-local-plan-review>

consultation, the Council also sought views on the inclusion in the new local plan of policies relating to second homes, affordable homes and small sites.

- 0.4. This report summarises the results of the consultation about the proposed new homes and potential development sites/options and also proposed new policies on second homes, affordable homes and small sites. The Council will consider the consultation results, which will inform the revised draft Local Plan. This is likely to be published for comments towards the end of 2018. The plan will then be considered by an independent planning inspector before it can be adopted by the Council and used to determine planning applications.

Consultation methodology

0.5. The consultation has used the following methods:

- A consultation questionnaire⁴ and consultation information booklet (along with a cover letter and freepost reply envelope) was sent to every household and business/organisation on the Royal Mail's Postcode Address File (this is the most up-to-date and accurate list of addresses in the UK). This consisted of 22,923 households and 1,212 businesses/organisations.⁵
- In addition, the consultation pack was sent to all households and businesses in Crossways, which neighbours Purbeck District and could be affected by some of the proposals. This consisted of 1,115 households and 46 businesses/organisations.
- 200 copies were provided to the army base at Bovington.
- Additional copies (497 in total) of the consultation pack were sent to residents on request, where there was more than one person in the household.
- Town and Parish Councils, infrastructure providers, other local stakeholders and site promoters/land owners were e-mailed and/or posted a consultation questionnaire, slightly adapted for organisations.
- Drop-in events were held at seven locations across Purbeck District and a special 'infrastructure' drop-in session was also held, attended by representatives from infrastructure providers responsible for transport, public services and local facilities.
- In addition, a representative telephone survey of 1,002 residents was conducted, to help increase the reach of the consultation.⁶ Demographic quotas were set by age, gender and area to ensure the results are demographically representative. The telephone survey replicated the questions used in the consultation questionnaire.
- The consultation was promoted through the Council's communications channels and local media.⁷

⁴ A unique identity number was included on each questionnaire. This was linked to postcode, allowing for geographical analysis. The identity number also provided control over the distribution of questionnaires.

⁵ One copy was sent to each household. This is because, due to concerns over data protection, we could not use the electoral register to identify the number of people in each household.

⁶ 78% of respondents were aware of the consultation before they were contacted by our interviewers, 28% had completed the hard copy consultation questionnaire and 27% intended to complete the hard copy consultation questionnaire. Therefore, almost 50% of respondents to the telephone survey had either not completed the hard copy consultation questionnaire or did not intend to.

⁷ A number of local representative groups, including the Pan Purbeck Action Campaign and WoolRATH, also promoted the consultation on social media, through their networks and through leaflet drops.

- A dedicated phone and e-mail address were available to residents and organisations to ask questions about the proposals and consultation or receive help to respond to the consultation.
- 0.6. The consultation questionnaire (see Appendix 1) and consultation information booklet (see Appendix 2) can be viewed in the appendices to this report.
- 0.7. The consultation opened on the 29th January and closed on the 12th March 2018 – a six-week period. The 12th March was the ‘last posting date’ and responses were accepted and processed up to the 19th March 2018.
- 0.8. The Council commissioned Public Perspectives, an independent research and consultation organisation, to support the design and delivery of the consultation and produce an independent report of the consultation results.

Response to the consultation

- 0.9. The consultation received the following number of responses:
- 6,762 residents completed the consultation questionnaire (this includes 282 Crossways residents). This represents approximately a 28% response rate.
 - Of these responses, 212 consultation questionnaires were completed by more than one person in the household.
 - In addition, 131 businesses/organisations completed the consultation questionnaire.
 - 74 stakeholders responded, including 20 from 26 of the Town and Parish Councils in Purbeck District, 29 from infrastructure providers/community organisations, and most of the remainder from landowners/site promoters.⁸
 - 1,002 residents participated in the telephone survey.
 - Over 550 people attended the drop-in sessions (presented in date order):
 - Wareham: 145
 - Swanage: 52
 - Lytchett Matravers: 64
 - Upton: 60
 - Wool: 123
 - Bere Regis: 18
 - Moreton: 51
 - Infrastructure: 51

⁸ Some of the stakeholder comments, where relevant, are summarised in this report. All comments and submissions have been reviewed and are available to the Council. However, to avoid making the report too large or inaccessible, we have not included the responses in full in the report. We have not summarised the responses from landowners/site promoters, due to their often specific and technical nature. However, these have been reviewed and are available to the Council.

0.10. The following table shows the demographic profile of residents that responded to the consultation, for both the consultation questionnaire and the telephone survey, compared to Purbeck District (where reliable data exists):

Figure 1: Profile of respondents

Demographic	Consultation questionnaire	Telephone survey	Purbeck District (based on latest Office for National Statistics data)
Age			
18-24	1%	10%	9%
25-34	3%	11%	11%
35-44	6%	13%	13%
45-54	14%	16%	17%
55-64	24%	18%	17%
65+	52%	32%	33%
Disability			
Yes, a lot	9%	8%	N/A
Yes, a little	14%	10%	N/A
No	77%	82%	N/A
Employment			
In full or part-time employment	43%	61%	N/A
Retired	49%	33%	N/A
Other	9%	7%	N/A
Housing			
Owned outright	66%	45%	N/A
Mortgage	19%	29%	N/A
Private rented	7%	8%	N/A
Social rented	5%	10%	N/A
Other	3%	7%	N/A
Geography*			
Central Purbeck	24%	22%	23%
North East Purbeck	23%	23%	23%
North West Purbeck	5%	6%	5%
South East Purbeck	29%	34%	35%
South West Purbeck	16%	15%	14%
Crossways	4%	N/A (telephone survey of Purbeck District residents only)	N/A

Note: Figures may not add up to 100% due to rounding. Note: Quotas were set to ensure the telephone survey was demographically representative by age, geography and gender (49% men/51% women). These quotas were met within 1 percentage point of the target.

*Central Purbeck (made up of parishes: Arne, East Holm, East Stoke, Wareham St Martin, Wareham Town); North East Purbeck (made up of parishes: Lytchett Matravers, Lytchett Minster and Upton, Morden), North West Purbeck (made up of parishes: Affpuddle and Turnerspuddle, Bere Regis and Bloxworth), South East Purbeck (made up of parishes: Church Knowle, Corfe Castle, Kimmeridge, Langton Matravers, Steeple and Tyneham, Studland, Swanage, Worth Matravers), South West Purbeck (made up of parishes: Chaldon Herring, Coombe Keynes, East Lulworth, Moreton, West Lulworth, Winfrith Newburgh, Wool).

Report

0.11. The rest of this report presents the results of the consultation. It follows the structure of the questionnaire:

- Section 1: New second homes policy
- Section 2: Principles behind new homes
- Section 3: Small sites
- Section 4: Neighbourhood plans
- Section 5: Other site options for new homes
- Section 6: Affordable homes

0.12. The report compares results for the consultation questionnaire and the telephone survey.⁹

0.13. The report presents results overall and by demographics, especially geography, where important differences exist.

0.14. The open-ended comments have been reviewed and summarised.

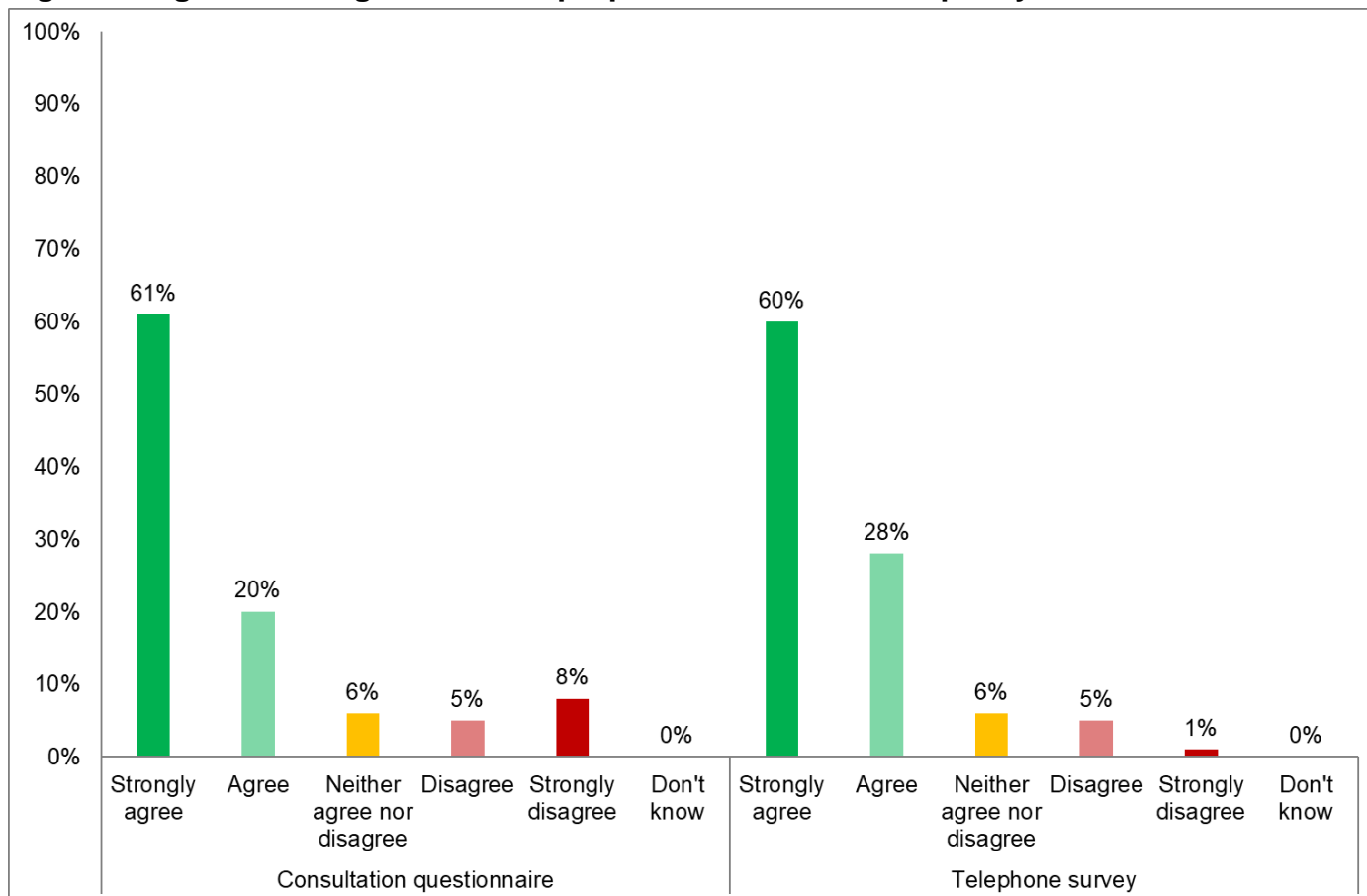
0.15. The responses from key stakeholders have been reviewed and summarised where relevant.

⁹ There are differences in results between the consultation questionnaire and telephone survey. The telephone survey results tend to be more positive, although the patterns/trends are similar to the consultation questionnaire results. The reason for the difference is partly to do with the different methods (postal versus telephone) and partly because the telephone survey reached a more representative cross section of the local population.

Section 1: New second homes policy

- 1.1. The Council consulted on a proposal to stop new homes in some parts of the district from being used as second homes. The policy would apply in the Area of Outstanding Natural Beauty (AONB) in the south of the district and to any open-market homes provided at 'rural exception sites'¹⁰ across the whole district.
- 1.2. 81% of respondents to the consultation questionnaire agree with the proposed policy to stop new homes in some parts of the district from being used as second homes, including 61% that strongly agree. 13% disagree.
- 1.3. 88% of respondents to the telephone survey agree, including 60% that strongly agree. 6% disagree.
- 1.4. Residents that live in rented accommodation are more likely than other residents to strongly agree. For example, 76% of residents that live in either social or private rented accommodation strongly agree with the proposal compared with 59% of other residents (consultation questionnaire results only, although findings are similar for the telephone survey).
- 1.5. Results are broadly consistent across different geographies, including between residents in the AONB and residents in other parts of the district.

Figure 2: Agree or disagree with the proposed second homes policy



Number of respondents: Consultation questionnaire: 6810 / Telephone survey: 1000. Note: The number of respondents differs from question to question because some people did not answer every question. Question asked: Do you agree or disagree with the Council's proposed policy to stop new homes in some parts of the district from being used as second homes?

¹⁰ Rural exception sites are housing developments in the open countryside (where new homes are not usually allowed) that contain a majority of affordable homes. They can include some market-value homes (homes for private sale) to help fund the delivery of the affordable homes.

Comments from residents

- 1.6. Over 1700 residents/businesses made comments about this question. The main points are:
- The policy is positive because second homes are a problem for local villages and Purbeck District more generally, restricting housing available for local people (approximately 20% of comments to this question).
 - Local people should be given priority over new housing (approximately 20% of comments).
 - The policy should be applied across the whole of Purbeck, with concern that it would displace the problem from the AONB to other parts of Purbeck (approximately 15% of comments).
 - Second home owners should pay additional Council Tax (approximately 15% of comments).
 - The policy would be difficult to enforce (approximately 10% of comments).
 - Questions raised about whether the policy would be applied to holiday lets, with some arguing that it should not because tourism is important for the local economy (approximately 10% of comments).
 - The policy should reflect that of St Ives and include holiday lets (approximately 5-10% of comments).
 - The policy should be applied to existing second homes (approximately 5% of comments).
 - Opposition to the policy because second home owners support the local economy and/or against interference in the market (approximately 5% of comments).
 - A certain number of second homes could be allowed, e.g. capped at 5% of homes (approximately 1-2% of comments).
 - The policy should be extended to buy-to-lets (approximately 1-2% of comments).

Comments from stakeholders¹¹

- 1.7. Key stakeholders made the following comments:
- **Affpuddle and Turnerspudde Parish Council:** The Parish Council was supportive of the proposed policy to stop new homes being used as second homes. However, Councillors consider this policy needs to be extended throughout the district. Failure to do this simply pushes the problem to other parts of the area.
 - **Church Knowle Parish Council:** The policy should be strictly applied across the AONB.
 - **East Stoke Parish Council:** The policy should not apply to separately rated annexes or extensions.
 - **Langton Matravers Parish Council:** Support the policy subject to district-wide coverage, applying restrictions on the way homes can be occupied in perpetuity, and including holiday lets within the definition of 'second homes'.
 - **Lytchett Minster and Upton Town Council:** Policy should cover the whole of Purbeck and be enforced effectively.

¹¹ The following responses are taken verbatim in most cases, unless the response was so detailed that it required editing to avoid the report being overly long.

- **Moreton Parish Council:** The policy does not cover areas outside of the AONB. Not convinced the policy will achieve much in its current format and needs further consideration.
- **Studland Parish Council:** Neither agrees nor disagrees – the policy does not fully address the need of providing genuinely affordable housing for local people. The policy has the potential to create unforeseen circumstances.
- **Swanage Town Council:** The Town Council agrees with the implementation of a second homes policy. However, the proposed policy is not given in detail in the consultation document, it does not define 'second home', it does not discuss the conversion of a house or other property into a second home, nor does it cover re-sale of properties. No information is also given regarding enforcement of any second homes policy. The Town Council believes that there is an undesirable imbalance between the proportion of holiday or second homes, and those properties with permanent residents.
- **Wareham Town Council:** Wareham Town Council strongly agrees with the principle of the proposed policy. However, we represent Wareham Town and it would not be appropriate to comment on matters affecting other parishes.
- **West Lulworth Parish Council:** West Lulworth Parish Council agrees with a policy to stop new homes from being used as second homes but the policy needs to be extended to holiday lets. The Policy should apply to the wider Purbeck area and not just the AONB areas.
- **Wool Parish Council:** Policy should cover all of Purbeck, otherwise the problem will be displaced to areas outside of the AONB, such as Wool.
- **Worth Matravers Parish Council:** The Parish Council does not accept that second homes necessarily and always affect adversely the sustainability of the resident and business community. Action should practically be restricted to where it can be shown that they affect less expensive property otherwise available to local people on a household income typical of Purbeck. The Parish Council also believe that many existing second homes in Purbeck bring a large amount of work supporting local tradesmen and businesses.
- **Dorset AONB:** Supportive of the policy, given the high pressure on housing stock in those parts of the district that are in the AONB.
- **Dorset Local Enterprise Partnership (LEP):** Notes potential effect on house prices within the housing market (raising the price of existing homes which do not have restriction) and possible uncertainty/issues on viability relating to delivery of new homes through the plan.
- **Purbeck Housing Forum:** The policy should be extended to holiday lets and the whole of Purbeck as per the St Ives policy.

Section 2: Principles behind new homes

- 2.1. The Council considered several principles in determining the number of homes required and identifying potential sites. Depending on the outcomes of this consultation, these principles will be included in the revised Local Plan and used to help determine the number and location of new homes; developers would also be required to take account of them when making planning applications.
- 2.2. Most respondents to both the consultation questionnaire and the telephone survey said the housing principles are important (and in all cases the majority said they are very important).
- 2.3. The principles to provide community and transport infrastructure are the two most important according to respondents to the consultation questionnaire (96% important, and over three quarters said they are very important).
- 2.4. The results vary between the consultation questionnaire and the telephone survey, although the order of importance is similar. However, respondents to the telephone survey are less likely to say that the following principles are very important: Conserve and enhance Purbeck's landscape, historic environment and cultural heritage; Respect the character and distinctiveness of Purbeck's towns, villages and countryside; and Conserve and enhance Purbeck's natural habitat.
- 2.5. Respondents to the telephone survey are more likely to say that affordable housing is very important – 94% said this is important, including 72% that said it is very important, compared with 88% of respondents to the consultation questionnaire that said this is important, including 60% that said it is very important.

Figure 3: Importance of housing principles (ordered by most important cited in the consultation questionnaire)

	Very important	Important	Neither	Not important	Not important at all	Don't know
Consultation questionnaire						
Provide appropriate community infrastructure	78%	18%	2%	1%	0%	0%
Provide appropriate transport infrastructure	76%	20%	2%	1%	0%	0%
Conserve and enhance Purbeck's landscape, historic environment and cultural heritage	70%	26%	3%	1%	0%	0%
Respect the character and distinctiveness of Purbeck's towns, villages and countryside	71%	24%	3%	1%	0%	0%
Conserve and enhance Purbeck's natural habitat	71%	24%	4%	1%	0%	0%
Ensure adequate parking	64%	30%	5%	1%	0%	0%
Ensure high quality design, in keeping with the local area	58%	35%	6%	1%	0%	0%
Promote a prosperous local economy	54%	37%	7%	1%	0%	0%
Provide affordable homes	60%	28%	8%	2%	1%	1%
Promote homes that make best use of renewable energy	51%	34%	12%	2%	0%	0%
Telephone survey						
Provide appropriate community infrastructure	73%	21%	4%	2%	0%	0%
Provide appropriate transport infrastructure	69%	26%	3%	1%	0%	0%
Conserve and enhance Purbeck's landscape, historic environment and cultural heritage	55%	36%	4%	3%	1%	0%
Respect the character and distinctiveness of Purbeck's towns, villages and countryside	55%	33%	6%	5%	2%	0%
Conserve and enhance Purbeck's natural habitat	60%	31%	5%	3%	1%	1%
Ensure adequate parking	67%	26%	4%	2%	1%	0%
Ensure high quality design, in keeping with the local area	52%	36%	8%	3%	1%	0%
Promote a prosperous local economy	49%	40%	5%	2%	0%	3%
Provide affordable homes	72%	22%	4%	1%	1%	0%
Promote homes that make best use of renewable energy	52%	37%	6%	3%	1%	1%

Number of respondents: Consultation questionnaire: 6745 (average across all questions) / Telephone survey: 992 (average across all questions).

Question asked: How important is it that new homes in Purbeck take account of the following principles?

Note: Some results may not add up to 100% due to rounding.

Comments from residents

- 2.6. Over 1200 residents/businesses made comments about this question. The main points are:
- The affordability principle is important, with concern raised that in practice 'affordable' is not always affordable (approximately 25% of comments to this question).
 - Local people, especially young people and first-time buyers, should be given priority over new housing (approximately 25% of comments).
 - The principles are positive, and they should be applied rigorously (approximately 15% of comments).
 - It is important to ensure infrastructure is in place and some respondents said this should come before development (approximately 10% of comments).
 - Do not build on green belt/prioritise brownfield development (approximately 5-10% of comments).
 - Do not build on flood risk areas (approximately 5% of comments).
 - New builds should have solar panels and/or be sustainable (approximately 3-4% of comments).
 - Some residents at the drop-in sessions said that there should be an appropriate housing mix, for example housing suitable for young adults, young families and older people.

Comments from stakeholders

- 2.7. Key stakeholders made the following comments:
- **Affpuddle and Turnerspudde Parish Council:** There was a strong view expressed that the prerequisite to sustain new development is job opportunity. There was no acceptance by Members that the number of jobs necessary to sustain this scale of development can be provided by the local economy. Councillors believe that development should not take place without first having a fully funded infrastructure plan for the area, especially with regards to the road network to support any development. Developers must be required to provide a very significant proportion of these costs. In particular, it was felt that S106 Legal Agreements should be imposed in order to secure the benefits of these payments for local communities.
 - **Langton Matravers Parish Council:** Support provision of affordable housing for local people, and want appropriate community and transport infrastructure.
 - **Lytchett Matravers Parish Council:** Modern design should not be excluded. There has to be a balance between conserving and enhancing the landscape, habitat etc, and ensuring there is sufficient housing in the area, taking into account population growth and people attracted to Purbeck as a place to live. Preservation of existing green spaces between houses and inclusion of green spaces within new developments. These areas are for children to play within the close residential area and are typical of most of the estates and closes in Lytchett Matravers.
 - **Lytchett Minster and Upton Town Council:** The infrastructure provision should avoid the chicken and egg principle.
 - **Moreton Parish Council:** Detailed comments relating to concerns about housing levels in the Parish, the need for joint working with neighbouring Council in relation to Crossways and a lack of transparency.

- **Studland Parish Council:** There needs to be a definition of affordable homes that is genuinely affordable for local people in local employment and to include restrictions in perpetuity.
- **Swanage Town Council:** Concerns are held regarding local infrastructure, particularly the A351, where regular instances of congestion and gridlock are already experienced. There are also further concerns regarding the reduction in public transport services, which are ongoing. It is felt that there should be public investment in public transport (trains and buses) to encourage people to use it and lessen the load/impact of increased traffic on the roads.
- **Wareham St. Martin Parish Council:** Retain green belt.
- **West Lulworth Parish Council:** Acknowledging that the principles above are all very important does not mean that the Parish Council agrees with the proposed developments in the consultation. The Plan, in its current inception, cannot provide low cost housing as it is market led. West Lulworth Parish Council would like to see genuinely affordable homes which are affordable for the local need (perhaps the affordability could be calculated on the local average wages rather than a national figure, or based on market housing prices). There has been no indication of funding for infrastructure and this should be addressed. Without infrastructure in place there should be no large development.
- **Wool Parish Council:** All principles are very important. The term affordable is predicated on a definition of 80% and is not what local people can genuinely afford. Additional principle should be minimisation of commuting, thus reducing the impact on infrastructure and the environment.
- **Active Dorset County Sports and Physical Activity Partnership:** Provide for active travel where practical and appropriate, cycle routes, etc..
- **Education and Skills Funding Agency:** Notes that some growth in housing stock is expected in the borough; the consultation document anticipating a need for 1700 homes to 2033 in addition to the 1200 already planned. This will place additional pressure on social infrastructure such as education facilities. The Local Plan will need to be 'positively prepared' to meet the objectively assessed development needs and infrastructure requirements.
- **Go South Coast Bus Services:** Promote sustainable transport by locating sites closer to existing bus services and/or at a scale where it is possible to justify/support new bus services.
- **Lower Frome Valley Flora and Fauna Group (Wool Wildlife Group):** It is government policy to maintain and enhance biodiversity - Purbeck's policies need to be firmer to achieve this.
- **RSPB:** The core approach to future new housing in Purbeck should be to promote sustainable development and to increase benefits for people and the natural environment by maximising the integration of green infrastructure.
- **Woodland Trust:** The Woodland Trust believes that, in the context of high levels of proposed housing growth, it is essential to consider the protection of woods and trees, particularly irreplaceable ancient woodland and any opportunities for woodland creation. This is particularly significant in Purbeck where there are important areas of ancient woodland which would benefit from restoration and woodland creation to extend, buffer

and protect and to promote biodiversity and connectivity. We remain, therefore, extremely concerned that the proposed new development at Wool includes a proposal to use Coombe Wood, a PAWs site (Restoration of lowland plantations on ancient woodland sites) on the Lulworth Estate as a SANG (suitable alternative natural greenspace). We have formally objected to this proposal and maintain and reiterate our objection here due to anticipated pressure from increased public access and increased visitor numbers and the impact this may have on the wood. We have requested a full ecological assessment and an analysis of the likely increase in visitor numbers resulting from the proposed developments. We believe that the HRA (Habitat Regulations Assessment) for this proposed development does not sufficiently address the issue of damage to ancient woodland.

Section 3: Small sites

Small sites policy

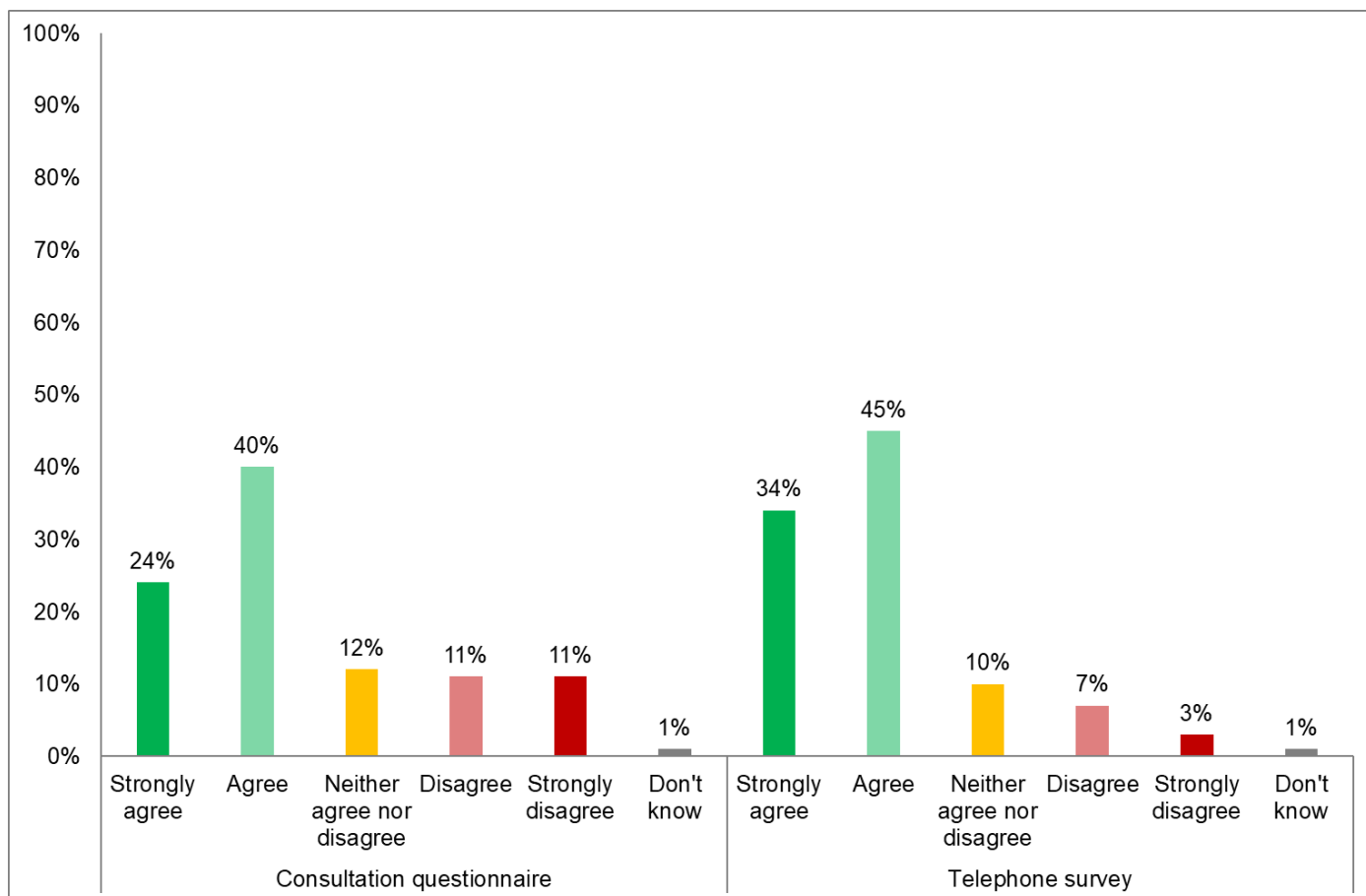
3.1. The Council consulted on introducing a policy which would enable small housing sites to be developed outside existing town and village boundaries, where certain conditions are met. At present, homes are not generally permitted outside town and village boundaries unless there are exceptional circumstances, such as the provision of a significant number of affordable homes. The Council is considering relaxing this requirement to help ensure the continued vitality of towns and villages. If the new small sites policy is introduced, the Council is proposing to include the following criteria to ensure smaller housing developments are in keeping with the distinctive character of Purbeck:

- Housing developments will need to be near existing buildings in the nearest town or village.
- The numbers of new homes would need to be in keeping with the size of the nearest town or village (and should not exceed 30 homes).
- Housing should not harm the landscape or town or village character, or heritage designations.
- For villages within the green belt, only limited development that fills gaps between existing houses will be permitted.
- New homes built under the small sites policy would be restricted so that they could not become second homes. The policy would also encourage an appropriate mix of sizes of homes.

The Council estimates that up to 250 homes could be delivered at small sites, if this policy were to be introduced. Any sites put forward under this policy would have to go through the normal planning application process for approval. The policy would not apply in areas where there is an adopted neighbourhood plan that allocates land for housing.

- 3.2. 64% of respondents to the consultation questionnaire agree with the proposed small sites policy, including 24% that strongly agree. 22% disagree, including 11% that strongly disagree.
- 3.3. 79% of respondents to the telephone survey agree, including 34% that strongly agree. 10% disagree, including 3% that strongly disagree.
- 3.4. Results are broadly consistent across different demographics.

Figure 4: Agree or disagree with the proposed small sites policy



Number of respondents: Consultation questionnaire: 6746 / Telephone survey: 1001.

Question asked: Do you agree or disagree with the proposed new small sites policy?

Note: Some results may not add up to 100% due to rounding.

Comments from residents

3.5. Over 1400 residents/businesses made comments about this question. The main points are:

- Up to 30 homes is too large and not a small site and the number should be less, especially in rural exception sites (approximately 20% of comments to this question).
- Green belt should be protected/not encroached upon (approximately 20% of comments).
- The risk of small sites is that there will not be sufficient infrastructure provided; this needs to be considered as part of any small sites development (approximately 10% of comments).
- There should be a high proportion of affordable homes in small site developments (approximately 10% of comments).
- Positive policy which will support local villages and spread development across the district (approximately 5-10% of comments).
- Development outside boundaries could lead to urban sprawl and/or infill (or similar) (approximately 5% of comments).
- Each application needs to be assessed on a case-by-case basis and the opinion of local residents sought (approximately 5% of comments).

- Ensure that developments do not cause flooding/need to take account of flood risks (approximately 1-2% of comments).

Comments from stakeholders

3.6. Key stakeholders made the following comments:

- **Affpuddle and Turnerspudde Parish Council:** With regard to the 250 homes on smaller sites across the district, Councillors were generally in favour of this proposal in order to sustain smaller communities. Members consider that minor development in villages, anywhere between 3 and 5 homes for most villages would be acceptable.
- **Arne Parish Council:** New small sites policy could allow development to take place on sites that have been considered and dismissed by our emerging neighbourhood plan. The parish council note that the policy would not apply to areas where there is an adopted neighbourhood plan and it requests that the policy is extended to also include emerging neighbourhood plans.
- **Bere Regis Parish Council:** New small sites policy could allow development to take place on sites that have been considered and dismissed by our emerging neighbourhood plan. The parish council note that the policy would not apply to areas where there is an adopted neighbourhood plan and it requests that the policy is extended to also include emerging neighbourhood plans.
- **Bloxworth Parish Meeting:** 30 houses are too many for small villages. 5-10 would be more acceptable.
- **Chaldon Herring Parish Council:** Small scale development is welcomed in Chaldon Herring if it provides genuinely affordable housing or social housing for rent. Stating up to 30 is too wide a range in small parishes, such as Chaldon Herring, which could mean a 30% increase in housing. We would request a maximum of 5 houses over a ten-year period. Rural exception sites already provide this opportunity.
- **Lytchett Matravers Parish Council:** Small sites should be restricted to 15 to 20 houses. This is the right level to build a small development that will contain a mix of affordable and market housing. These small sites should be distributed across Purbeck in the rural communities. Small sites should be restricted to one per village/community to maximise distribution and to maximise the benefits.
- **Moreton Parish Council:** The Government in its Housing White Paper in 2017 promoted the concept of small sites. This policy requires use of the SHLAA (Strategic Housing Land Availability Assessment) and its list of sites so that the majority of the 250 houses are via specific allocations. That way there can be some certainty that this component of the OAN (Objectively Assessed Need) will be built, otherwise the council is likely to not achieve its 5-year housing land supply and will fall behind in meeting the Government's monitoring requirement.
- **Studland Parish Council:** Strongly disagree. The existing restrictions, particularly the settlement boundaries, should be adhered to.
- **Swanage Town Council:** The proposal for 30 is too large. Smaller sites should be limited to meet local housing need, and not be subject to right to buy, and preferably managed locally.
- **Wareham Town Council:** Wareham Town Council agrees with the principle of the policy and notes that the supporting document for the policy states that the policy will

not apply where there is an adopted neighbourhood plan and we strongly support the inclusion of that principle.

- **West Lulworth Parish Council:** The small site locations have not been identified in the consultation and it is therefore impossible to comment upon the impact of them. Identification of these sites should have been transparent in the consultation. The provision of social or genuinely affordable housing is minimal in small development sites. Providing such sites could give hope value to land that may be otherwise used for providing for local need e.g. community land trusts. Allowing exception sites would increase the value of agricultural outside of the settlement boundary by giving it potential for housing development and this should be avoided. West Lulworth Parish Council would prefer a Policy that provides for social housing or genuinely affordable housing for local need.
- **Wool Parish Council:** With appropriate safeguards, it will provide housing for younger people and benefit the vibrancy of local communities.
- **Active Dorset County Sports and Physical Activity Partnership:** The small sites policy would place additional residents in areas poorly serviced for leisure/recreational facilities. There should be careful consideration about the impact this will have on reduced levels of physical activity and increased car journeys to reach facilities. Would prefer to see larger developments, where appropriate facilities can be delivered or enhanced.
- **Dorset AONB:** This policy could lead to a significant number of applications affecting settlements in the AONB. A policy that suggests that applications for up to 30 homes may be supported close to a number of these settlements (and presumably multiple applications could affect settlements) would foreseeably be problematic and lead to a situation similar to that which can be observed in other parts of the AONB where other authorities cannot demonstrate a 5-year land supply. It is common for inappropriate sites and designs to come forward, leading to a significant strain on resources, and can result in local opposition.
- **Historic England:** Agrees with the policy and accepts that small, discreet additions may be compatible with the integrity and character of certain existing historic settlements and their settings. Great care needs to be taken to ensure that this would take place and the significance of affected heritage assets (including non-designated heritage assets) and their settings are conserved and high standards of design achieved. The historic form and character of existing settlements should help to determine the location and scale of future development. All settlements within the district, including the smaller hamlets, may have some capacity for small-scale, modest 'organic' growth in proportion to their current size. Such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large-scale strategic allocations and their associated infrastructure. A 'criteria-based policy' could be used to help support such an approach.
- **Natural England:** Disagree with the policy because of concerns about dealing with the cumulative impacts from homes (recreation and urban pressures) on small sites on the specially protected heathlands (Dorset Heathlands SPA (special protection area)/Ramsar and Dorset Heaths SAC (special area of conservation)). To address this issue the Council would need to ensure that during each plan review period the total number of new dwellings coming forward in any village or town under this policy does not exceed a level at which, when considered in-combination, a SANG (suitable

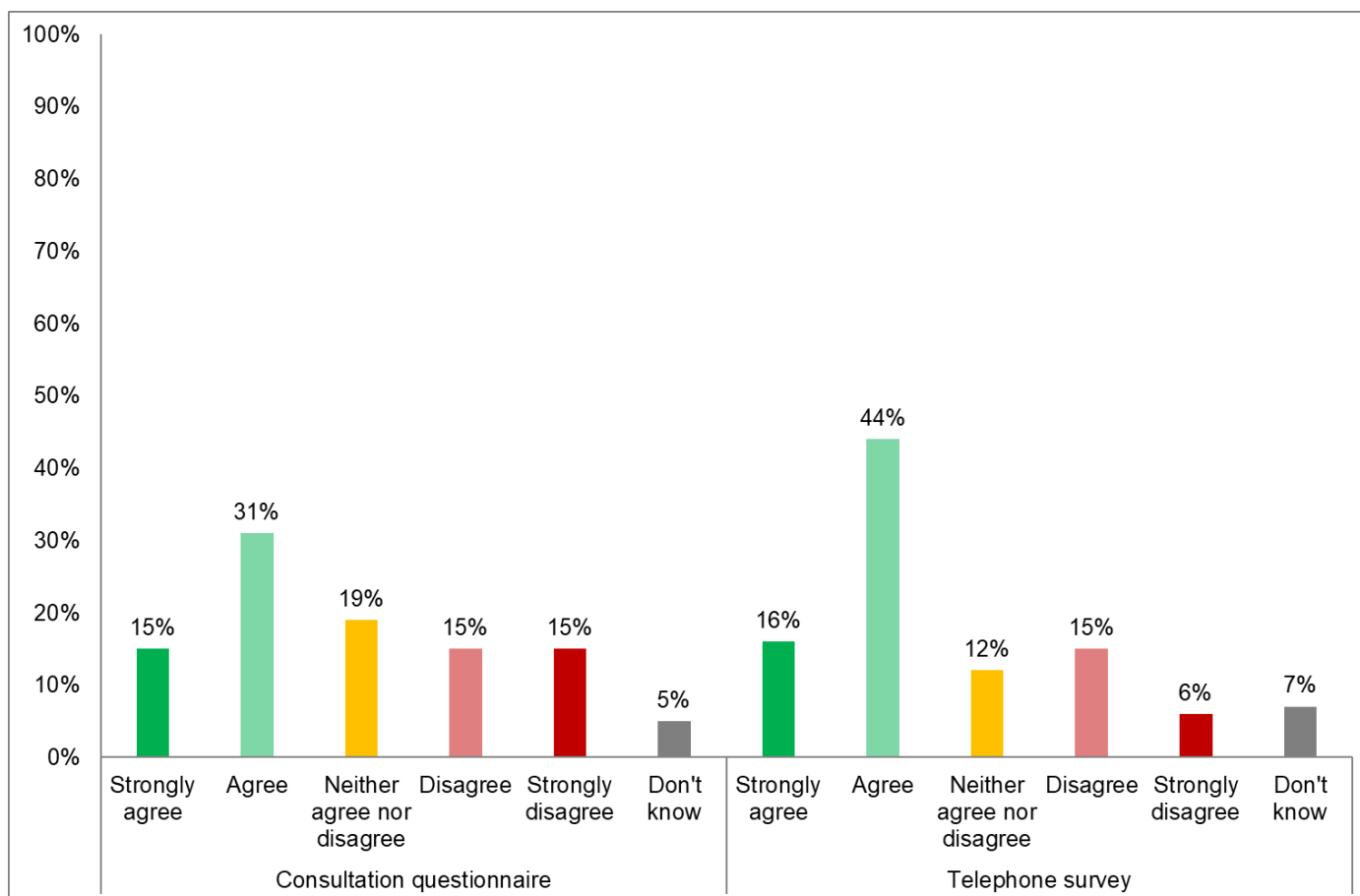
alternative natural greenspace) would be required. The authority will need to consider how it monitors this policy in relation to each settlement as well as in relation to each component protected site. This policy could become unwieldy and complex to operate as well as being considered unfair if not formulated with care.

- **Purbeck Housing Forum:** The policy undermines the purpose of rural exception sites.
- **RSPB:** Small-scale housing allocations can impact on protected sites and sensitive wildlife. Any proposal put forward should be subject to comprehensive assessment to ensure small-scale housing is located appropriately.
- **Sport England:** Small sites should also contribute CIL/S 106 to local infrastructure projects.

Potential small site allocation – Sandford

- 3.7. The Council consulted on a proposal to allocate a site for 30 homes at Sandford on land that is currently within the green belt.
- 3.8. 46% of respondents to the consultation questionnaire agree with the proposal to allocate a site for 30 homes at Sandford, including 15% that strongly agree. 30% disagree, including 15% that strongly disagree.
- 3.9. 60% of respondents to the telephone survey agree, including 16% that strongly agree. 21% disagree, including 6% that strongly disagree.
- 3.10. Residents that live in rented accommodation are slightly more likely than other residents to agree. For example, 51% of residents that live in either social or private rented accommodation agree with the proposal, including 21% that strongly agree compared with 46% of other residents, including 14% that strongly agree (consultation questionnaire results only, although differences are even more notable for the telephone survey results).
- 3.11. 39% of residents that live in the parish of Wareham St Martin (which is Sandford’s parish) agree with the proposal and 49% disagree. This compares with 47% of other residents that agree and 29% that disagree (results for consultation questionnaire only, although findings are similar for the telephone survey).

Figure 5: Agree or disagree with proposal to allocate a site for 30 homes at Sandford



Number of respondents: Consultation questionnaire: 6695 / Telephone survey: 996.

Question asked: Do you agree or disagree with the proposal to allocate a site for 30 homes at Sandford?

Comments from residents

- 3.12. Over 1500 residents/businesses made comments about this question. The main points are:
- Do not build on green belt or the recreation area (approximately 35-40% of comments to this question).
 - This would worsen access and cause more traffic on local roads (approximately 35% of comments).
 - Proposal should be decided by local people (approximately 10-15% of comments).
 - There is insufficient community infrastructure to support this many new homes (approximately 3-4% of comments).

Comments from stakeholders

3.13. Key stakeholders made the following comments:

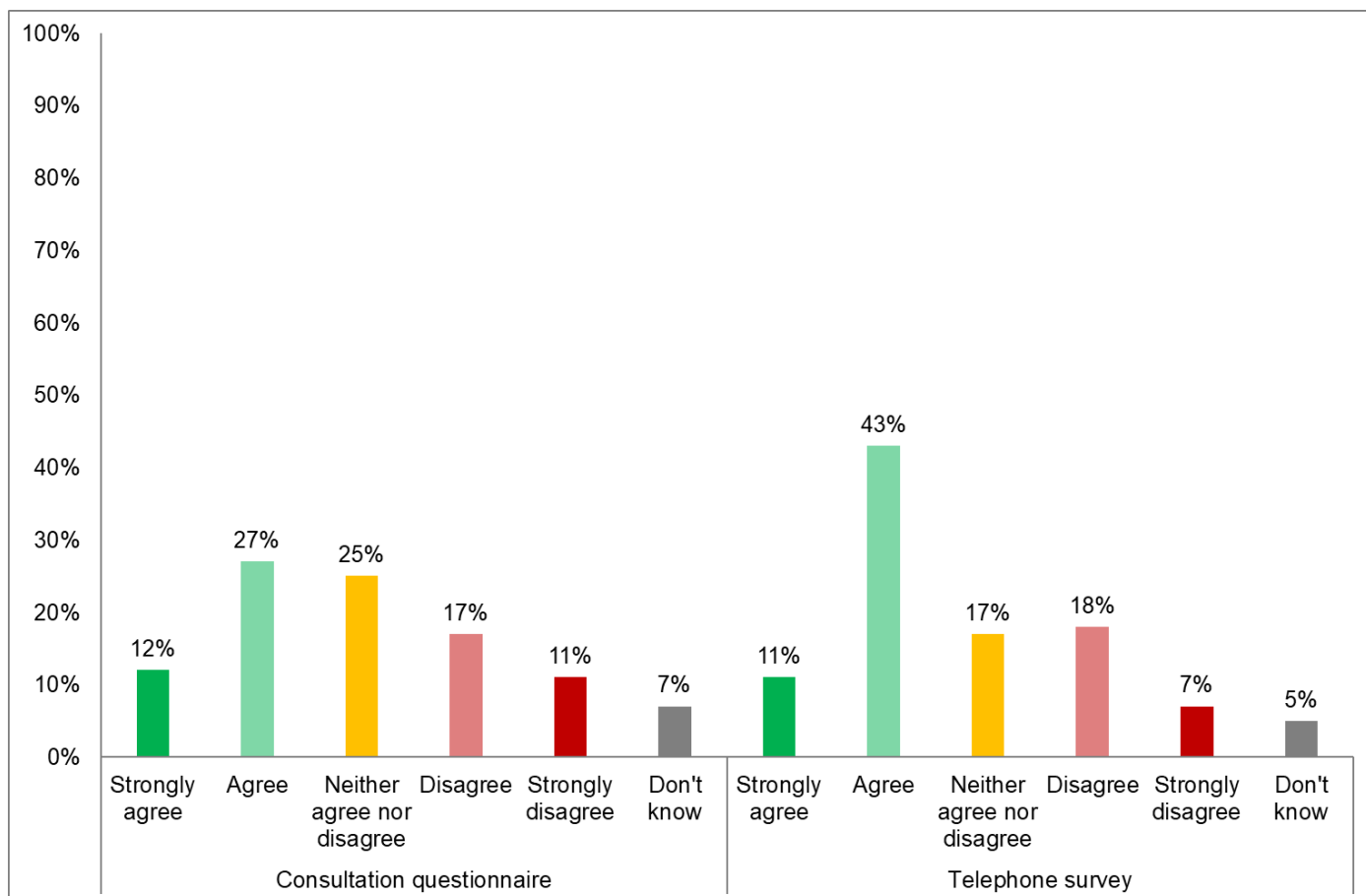
- **Wareham St Martin Parish Council:** Development at Sandford should retain recreational facilities, use a minimum amount of green belt, must have appropriate social and affordable housing.
- **Active Dorset County Sports and Physical Activity Partnership:** See comment about small sites, which would apply here.
- **Natural England:** Strongly disagree with suggested site because of its particular location with a statutory Right of Way (RoW) directly leading onto a protected heathland site. In addition, the RoW leads directly to employment sites at Holton Heath and a train station. There are no avoidance/mitigation measures available for Natural England or the authority to consider at this point. Previous discussions with promoters have not provided a suitable Heathland Infrastructure Project (HIP) such as a SANG which might effectively divert additional pressure from the nearby site. Therefore, Natural England advises that this site cannot be taken forward as the authority may not rely on the strategic mitigation delivered through the Dorset Heathlands Planning Framework SPD (Supplementary Planning Document).
- **RSPB:** The proposed housing allocation at Sandford is located in proximity to Holton and Sandford Heaths SSSI, part of the internationally protected Dorset Heathlands Special Protection Area (SPA), Ramsar and Dorset Heaths Special Area of Conservation (SAC). The land proposed for development lies adjacent to the heathland 400m buffer. The RSPB considers it likely that impacts on this sensitive site, resulting from increased recreational pressure and other urban effects, would be very difficult to mitigate at this location due to the existing direct access to heathland areas. Additionally, the HRA raises concerns that habitat within the proposed site of development may be functionally linked to the SPA and may be of value to foraging Nightjars. These concerns are shared by the RSPB.
- **Sport England:** Purbeck does not have a playing pitch strategy and therefore the redevelopment of the recreation ground, which has a football pitch and unless the playing field was replaced elsewhere, would result in the loss of a playing field and therefore be contrary to paragraph 74 of the National Planning Policy Framework.

Section 4: Neighbourhood Plans

Employment land at Westminster Road and Johns Road Industrial Estates

- 4.1. The Wareham Neighbourhood Plan Steering Group is exploring options to deliver 200 new homes in addition to normal planning applications. Local residents will be consulted about the Wareham Neighbourhood Plan in the near future. In line with emerging Government policy, the steering group is looking first at underused brownfield land (land containing buildings or other structures) and is considering regenerating the Westminster Road and Johns Road industrial estates to provide new homes. This would require Purbeck District Council to change its current policy that safeguards the Westminster Road and Johns Road industrial estates for employment uses.
- 4.2. 39% of respondents to the consultation questionnaire agree with the proposal to have less employment land to help allow new homes at Westminster Road and Johns Road industrial estates, including 12% that strongly agree. 28% disagree, including 11% that strongly disagree.
- 4.3. 54% of respondents to the telephone survey agree, including 11% that strongly agree. 25% disagree, including 7% that strongly disagree.
- 4.4. Residents of working age and those that are not retired are slightly more likely than other respondents to agree with the proposal. For example, 43% of working-age residents agree compared with 36% of respondents aged 65 and over. Similarly, 42% of non-retired residents agree with the proposal compared with 37% of retired residents (consultation questionnaire results only, although findings are similar for the telephone survey).
- 4.5. 50% of residents that live in Wareham Town parish agree with the proposal, including 20% that strongly agree, compared with 38% of other residents (consultation questionnaire results only).

Figure 6: Agree or disagree with the proposal to have less employment land to help allow new homes at Westminster Road and Johns Road industrial estates



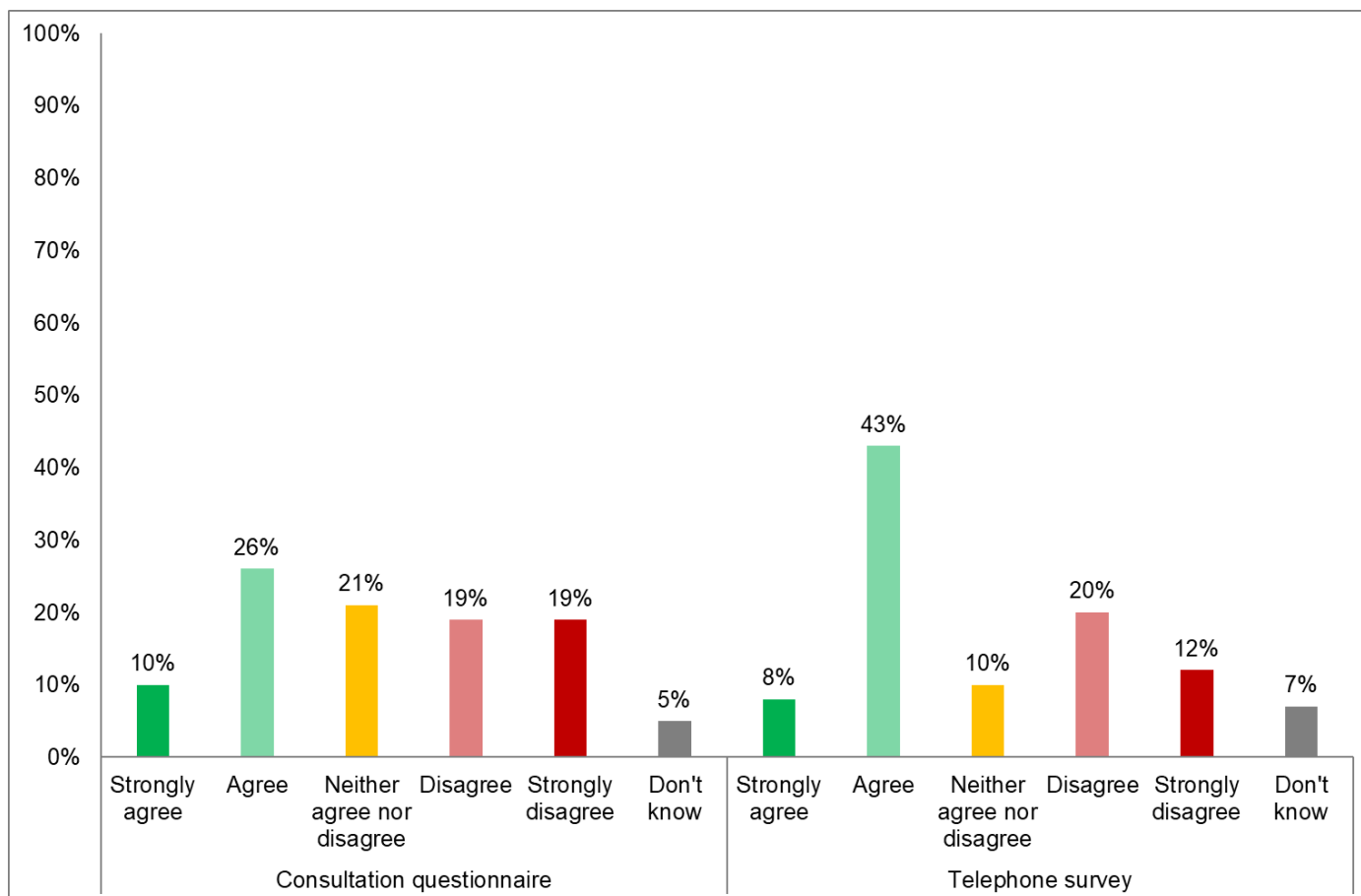
Number of respondents: Consultation questionnaire: 6606 / Telephone survey: 1000.

Question asked: Do you agree or disagree with the proposal to have less employment land to help allow new homes at Westminster Road and Johns Road industrial estates?

Note: Some results may not add up to 100% due to rounding.

- 4.6. In addition, the steering group is suggesting releasing land from the green belt boundary immediately to the west of the Westminster Road industrial estate (south of Bere Road and north of Carey Road).
- 4.7. 36% of respondents to the consultation questionnaire agree with the proposal to remove land from the green belt boundary immediately to the west of the Westminster Road industrial estate, including 10% that strongly agree. 38% disagree, including 19% that strongly disagree.
- 4.8. 51% of respondents to the telephone survey agree, including 8% that strongly agree. 32% disagree, including 12% that strongly disagree.
- 4.9. Residents that live in rented accommodation are slightly more likely than other residents to agree. For example, 41% of residents that live in either social or private rented accommodation agree with the proposal compared with 36% of other residents (consultation questionnaire results only, although the difference is even larger with respondents to the telephone survey).
- 4.10. 47% of residents that live in Wareham Town agree with the proposal, including 16% that strongly agree, compared with 34% of other residents (consultation questionnaire results only, although findings are similar for the telephone survey).

Figure 7: Agree or disagree with the proposal to release green belt to build homes to the west of the Westminster Road industrial estate



Number of respondents: Consultation questionnaire: 6626 / Telephone survey: 1001.

Question asked: Do you agree or disagree with the proposal to release green belt to build homes to the west of the Westminster Road industrial estate (south of Bere Road and north of Carey Road) in Wareham?

Comments from residents

4.11. Over 1800 residents/businesses made comments about the proposals to provide 105 homes at Bere Regis and/or 200 homes at Wareham through the respective neighbourhood plans. The main points are:

- Local people should decide, and that the proposals require further information and consultation before a decision can be made (approximately 25% of comments to this question).
- Do not build on green belt land (approximately 15-20% of comments).
- Do not reduce employment land – this will be needed to support the housing and population growth (approximately 15-20% of comments).
- There is a lack of transport and community infrastructure and the proposed new developments are too large for the areas (comments apply to both Wareham and Bere Regis) (approximately 15% of comments).
- These areas are becoming too urban/too built-up (approximately 10% of comments).
- New homes should be affordable (approximately 5% of comments).
- Support for proposal to build on underused employment land (approximately 3-4% of comments).

Comments from stakeholders

4.12. Key stakeholders made the following comments:

- **Wareham Town Council:** Wareham Town Council strongly supports the neighbourhood plan proposal that includes provision for 200 homes in Wareham. Please note that the draft neighbourhood plan is yet to be approved at Full Council. Wareham Town Council agrees with the proposals for new homes at Westminster Road and to the west of Westminster Road Industrial Estate. We are in favour of employment for Wareham at the Sandford Lane Industrial Estate. The proposals within the Neighbourhood Plan requests that Westminster Road Industrial Estate is released from Employment Land with the option to develop as a brownfield housing area.
- **Active Dorset County Sports and Physical Activity Partnership:** Possibly consider section 106 agreements to achieve enhanced community facilities at these sites.
- **Historic England:** Strongly disagree with removal of green belt land. This is because of the proximity and therefore potential impact on the setting of the Seven Barrows to the north west. Evidence will need to be gathered and made available at the plan making stage, to inform the relative impact. The principle of any allocation should be made mindful of the national policy requirement to ensure great weight is applied to the conservation of these nationally important heritage assets and their setting.
- **Natural England:** Natural England advises that, in respect of 200 homes at Wareham, there is as yet not an agreed and secured proposal for housing and similarly for heathland mitigation; therefore, Natural England cannot advise the authority that this allocation can be suitably mitigated or can be considered as deliverable at this time. It is unclear if there would be agreement between owners about delivery of suitable land, etc. Natural England has previously had detailed discussions with a promoter's agent for land in this area which had led to a solution emerging which would provide the necessary functional mitigation which is a positive indication. Natural England advises that there is good progress towards reaching an agreed solution for Bere Regis Neighbourhood Plan.
- **RSPB:** In principle the RSPB supports the use of brownfield sites for development. However, housing allocations in North Wareham lie in proximity to Wareham Forest, substantial areas of which form part of the Dorset Heathlands SPA (special protection area) and Dorset Heaths (Purbeck and Wareham) and Studland Dunes SAC (special area of conservation). No information is provided in regard to SANG (suitable alternative natural greenspace) provision for this proposed allocation, but the RSPB considers that deflection of increased recreational pressure away from sensitive areas would be difficult to mitigate at this location. The HRA (habitats regulation assessment) (p50, paragraph 5.13) outlines concerns that recreational activities such as dog walking at sites within Wareham Forest are already at levels which impact on sensitive wildlife. Any SANG provision for new housing at this location will be near to the landfill site which may impact on the recreational appeal for local residents. Any additional housing as proposed at Bere Regis must be accompanied by adequate SANG provision to avoid impacts on a number of protected heathland sites which are located within easy access for new residents.
- **Sport England:** Sport England would object to any planning application or designation which would involve the loss of playing fields without it being replaced first. Sport

England would strongly encourage Purbeck District Council to carry out a playing pitch strategy, to comply with the National Planning Policy Framework paragraph 73.

Section 5: Other site options for new homes

5.1. The Council identified three different options for new homes in Purbeck. Each option presents different numbers of new homes at the stated locations. The first option spreads development across the district and the last option concentrates development in two areas. All options total the provision of 1,400 proposed new homes by 2033. This would be in addition to nearly 1,200 already planned and the 300 homes expected to be delivered through neighbourhood plans. The options were not presented in order of preference. They were intended to illustrate the broad choices that the Council needs to make about where new homes could be provided. It is possible that the selection for the final draft plan could involve a combination of elements from more than one of the options presented.

Option A: 470 homes at Wool, 440 homes at Redbridge Pit/Moreton Station, 90 homes at Upton, 150 homes at Lytchett Matravers and 250 homes on smaller sites

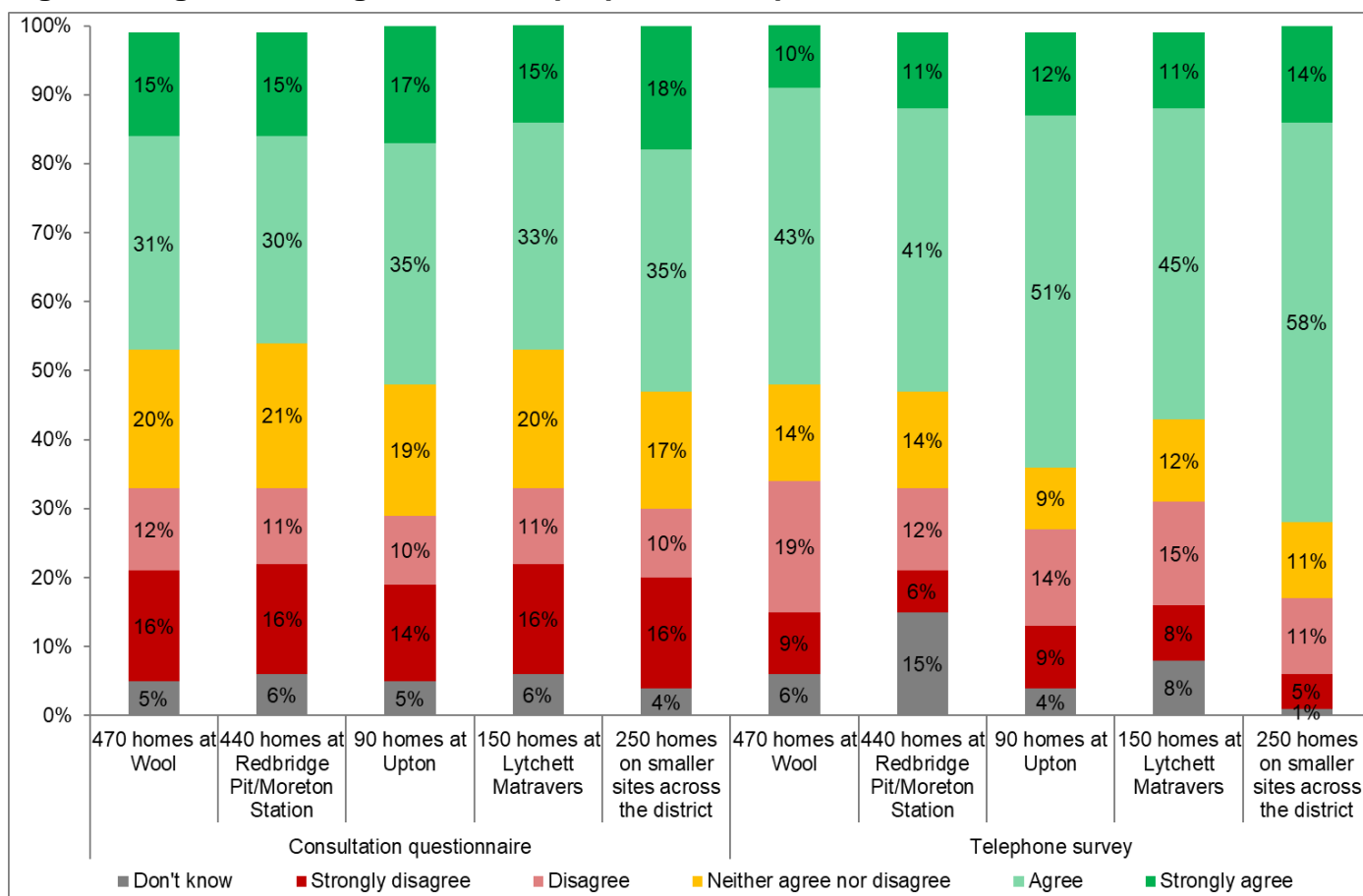
5.2. This option would seek to spread development as much as possible including releasing some areas of the green belt for homes as well as providing homes in the less constrained west of the district. It would also include the use of smaller sites geographically spread across the district. These smaller sites would be subject to the criteria outlined in the small sites policy reported on earlier.

5.3. The results are as follows:

- **470 homes at Wool:** 46% of respondents to the consultation questionnaire agree and 28% disagree. 53% of respondents to the telephone survey agree and 28% disagree. 29% of residents that live in Wool parish agree and 63% disagree (consultation questionnaire only, although findings are similar for the telephone survey).
- **440 homes at Redbridge Pit/Moreton Station:** 45% of respondents to the consultation questionnaire agree and 27% disagree. 52% of respondents to the telephone survey agree and 18% disagree. 26% of residents that live in Moreton parish agree and 62% disagree. Similarly, 23% of residents that live in Crossways (which would be affected by this proposal) agree and 68% disagree (consultation questionnaire only)¹².
- **90 homes at Upton:** 52% of respondents to the consultation questionnaire agree and 24% disagree. 63% of respondents to the telephone survey agree and 23% disagree. 39% of residents that live in Lytchett Minster and Upton parish agree and 53% disagree (consultation questionnaire only, although findings are similar for the telephone survey).
- **150 homes at Lytchett Matravers:** 48% of respondents to the consultation questionnaire agree and 27% disagree. 56% of respondents to the telephone survey agree and 23% disagree. 26% of residents that live in Lytchett Matravers parish agree and 69% disagree (consultation questionnaire only, although findings are similar for the telephone survey).
- **250 homes on smaller sites across the district:** 53% of respondents to the consultation questionnaire agree and 26% disagree. 72% of respondents to the telephone survey agree and 16% disagree.

¹² Residents of Crossways were not included in the telephone survey.

Figure 8: Agree or disagree with the proposals in Option A



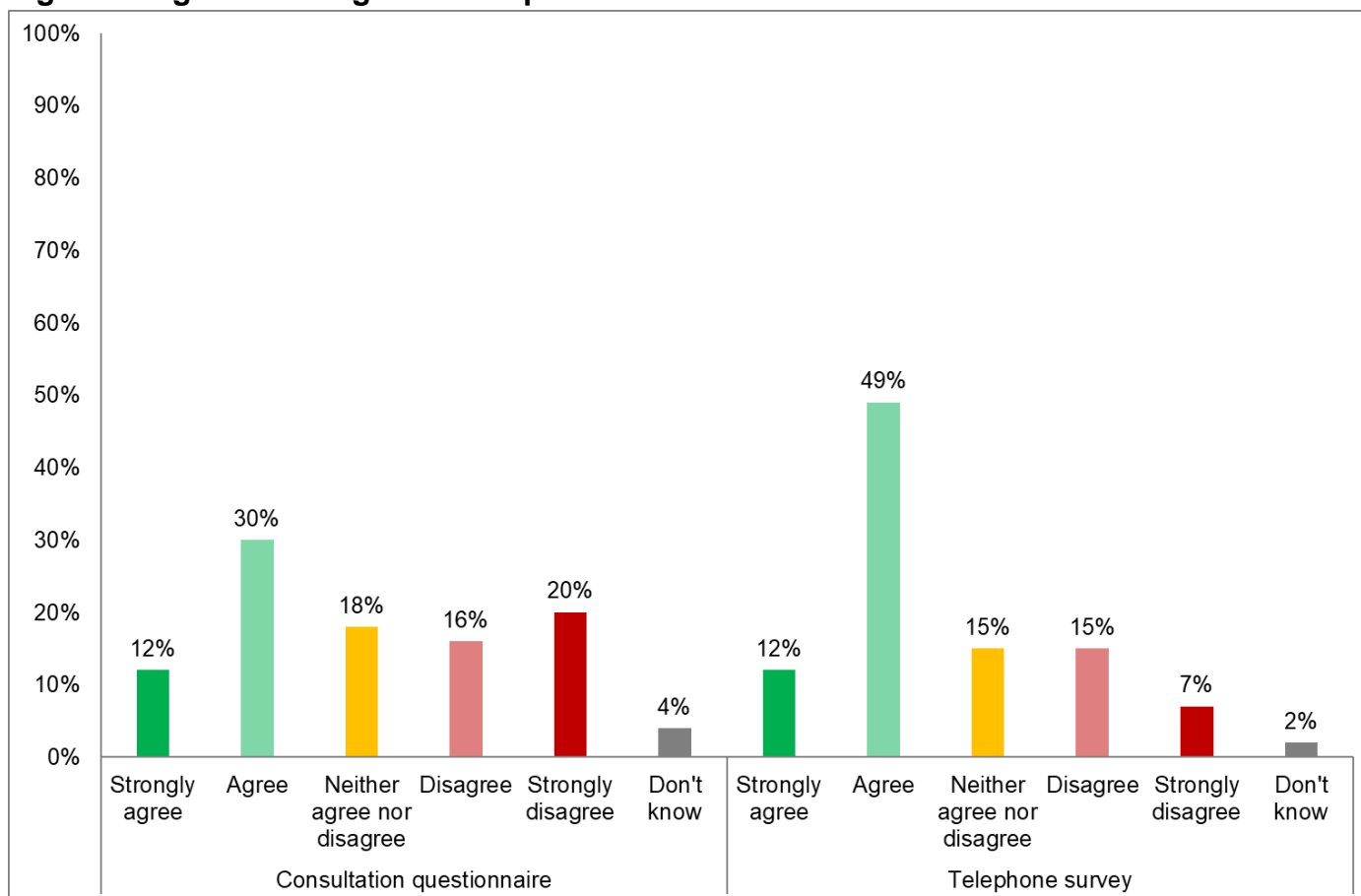
Number of respondents: Consultation questionnaire: 6355 (average across all proposals) / Telephone survey: 1000 (average across all proposals).

Question asked: Do you agree or disagree with the following proposals outlined in the option?

Note: Some results do not add up to 100% due to rounding.

- 5.4. 42% of respondents to the consultation questionnaire agree with Option A overall, including 12% that strongly agree. 36% disagree, including 20% that strongly disagree.
- 5.5. 61% of respondents to the telephone survey agree, including 12% that strongly agree. 22% disagree, including 7% that strongly disagree.
- 5.6. Residents that live in rented accommodation are more likely than other residents to agree. For example, 54% of residents that live in either social or private rented accommodation agree with the option compared with 41% of other residents (respondents to the consultation questionnaire only, although findings are similar for the telephone survey).
- 5.7. The results for residents located near to the proposed sites are (consultation questionnaire only):
 - Wool Parish residents: 34% agree and 57% disagree.
 - Moreton Parish residents: 35% agree and 44% disagree.
 - Crossways residents: 30% agree and 51% disagree.
 - Lytchett Minster and Upton Parish residents: 39% agree and 42% disagree.
 - Lytchett Matravers Parish residents: 28% agree and 59% disagree.

Figure 9: Agree or disagree with Option A



Number of respondents: Consultation questionnaire: 6465 / Telephone survey: 995.

Question asked: Overall, to what extent do you agree or disagree with Option A?

Comments from residents

5.8. Over 2000 residents/businesses made comments about this option. The main points are:

- Lack of infrastructure to accommodate developments, this includes risks of congestion and lack of public transport, as well as lack of community infrastructure such as doctors and schools. This point was mentioned with all developments, and especially by Wool residents who mentioned issues around roads, rail and the level crossing (approximately 25-30% of comments to this question).
- Do not build on green belt (approximately 10-15% of comments).
- There is a risk of flooding, especially at Upton (approximately 10-15% of comments).
- Local people should decide (approximately 5-10% of comments).
- Should be based on local need, for example only 24 homes needed in Wool based on the Housing Register (approximately 5-10% of comments).
- Support proposals that spread the development as much as possible across Purbeck to meet housing need (approximately 5-10% of comments).
- Inappropriate to develop more homes at Moreton/Crossways given existing development plans in the area (by West Dorset District Council) (approximately 5% of comments).
- Developments will urbanise villages, turning them into towns (approximately 5% of comments).

- Prefer larger developments, which will bring necessary infrastructure (approximately 5% of comments).

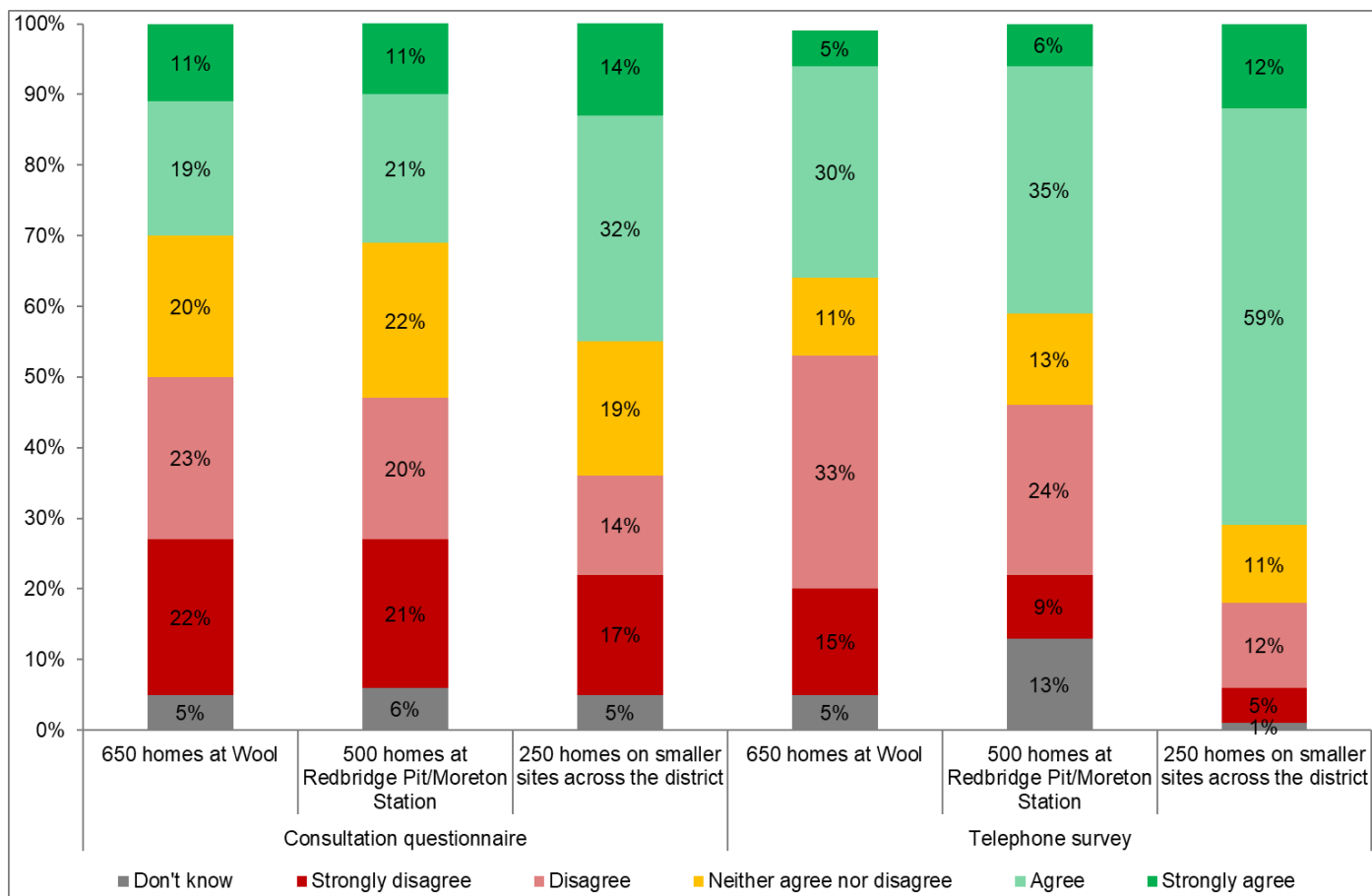
Option B: 650 homes at Wool, 500 homes at Redbridge Pit/Moreton Station, 250 homes on smaller sites

5.9. This option would focus the majority of development on two main sites but would also include the use of smaller sites across the district.

5.10. The results are as follows:

- **650 homes at Wool:** 30% of respondents to the consultation questionnaire agree and 45% disagree. 35% of respondents to the telephone survey agree and 48% disagree. 10% of residents that live in Wool parish agree and 86% disagree (consultation questionnaire only, although findings are similar for the telephone survey).
- **500 homes at Redbridge Pit/Moreton Station:** 32% of respondents to the consultation questionnaire agree and 41% disagree. 41% of respondents to the telephone survey agree and 33% disagree. 10% of residents that live in Moreton parish agree and 83% disagree. Similarly, 14% of residents that live in Crossways (which would be affected by this proposal) agree and 81% disagree (consultation questionnaire only).
- **250 homes on smaller sites across the district:** 46% of respondents to the consultation questionnaire agree and 31% disagree. 71% of respondents to the telephone survey agree and 17% disagree.

Figure 10: Agree or disagree with the proposals in Option B



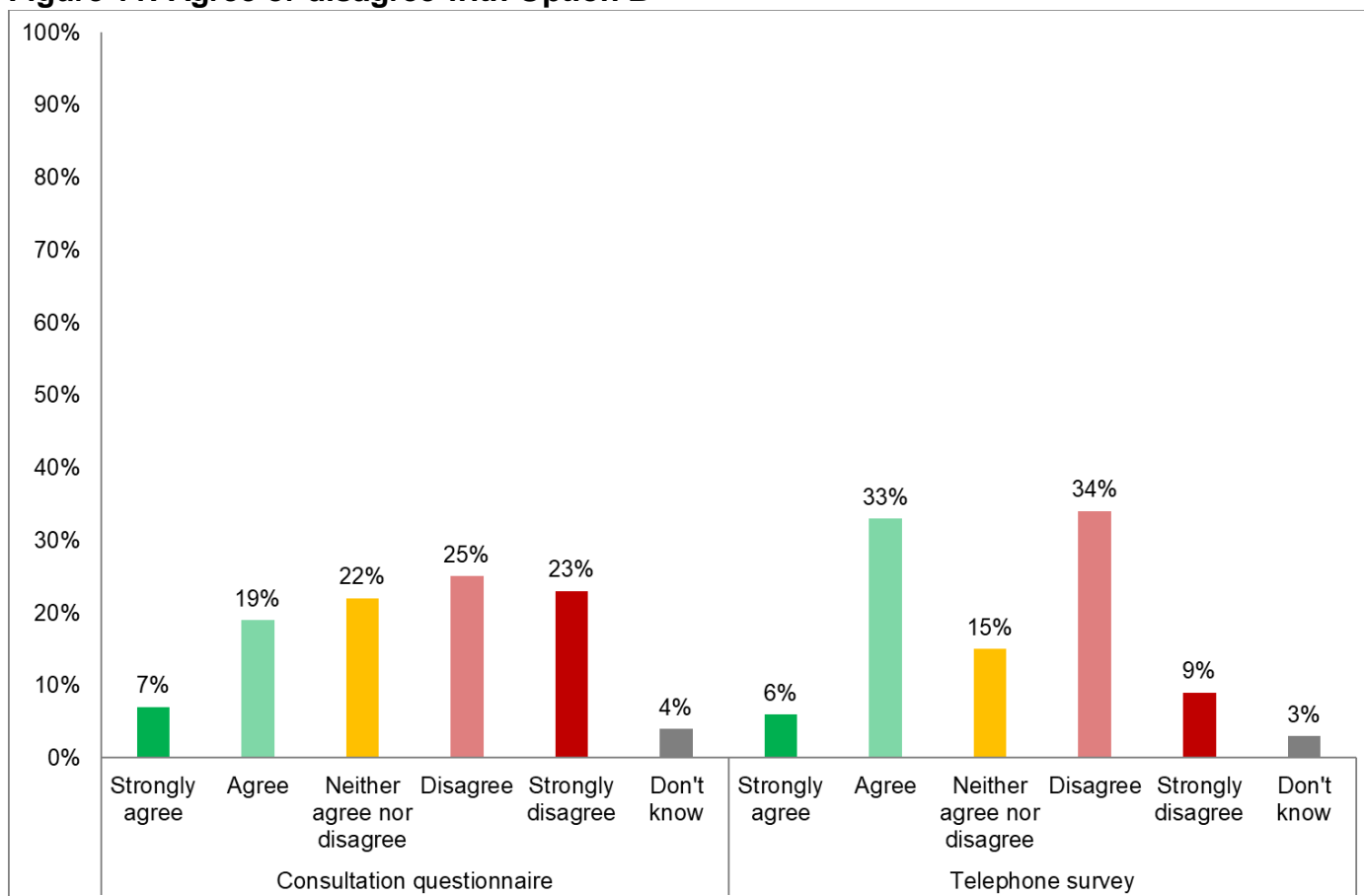
Number of respondents: Consultation questionnaire: 6245 (average across all proposals) / Telephone survey: 996 (average across all proposals).

Question asked: Do you agree or disagree with the following proposals outlined in the option?

Note: Some results may not add up to 100% due to rounding.

- 5.11. 26% of respondents to the consultation questionnaire agree with Option B overall, including 7% that strongly agree. 48% disagree, including 23% that strongly disagree.
- 5.12. 39% of respondents to the telephone survey agree, including 6% that strongly agree. 43% disagree, including 9% that strongly disagree.
- 5.13. Residents that live in rented accommodation are more likely than other residents to agree. For example, 38% of residents that live in either social or private rented accommodation agree with the option compared with 24% of other residents (respondents to the consultation questionnaire only, although findings are similar for the telephone survey).
- 5.14. The results for residents located near to the proposed sites are (consultation questionnaire only):
 - Wool Parish residents: 13% agree and 80% disagree.
 - Moreton Parish residents: 7% agree and 83% disagree.
 - Crossways residents: 15% agree and 71% disagree.

Figure 11: Agree or disagree with Option B



Number of respondents: Consultation questionnaire: 6382 / Telephone survey: 991.

Question asked: Overall, to what extent do you agree or disagree with Option B?

Comments from residents

- 5.15. Over 1500 residents/businesses made comments about this option. The main points are:
- Issues raised about Option A would be worse because of the larger number of houses at Wool and Moreton/Redbridge Pit (approximately 75% of comments to this question).
 - Prefer options that spread development across Purbeck (approximately 15-20% of comments).
 - Support a development of this size because it is more likely to provide the required infrastructure (approximately 5% of comments).

Option C: 800 homes at Wool, 600 homes at Redbridge Pit/Moreton Station

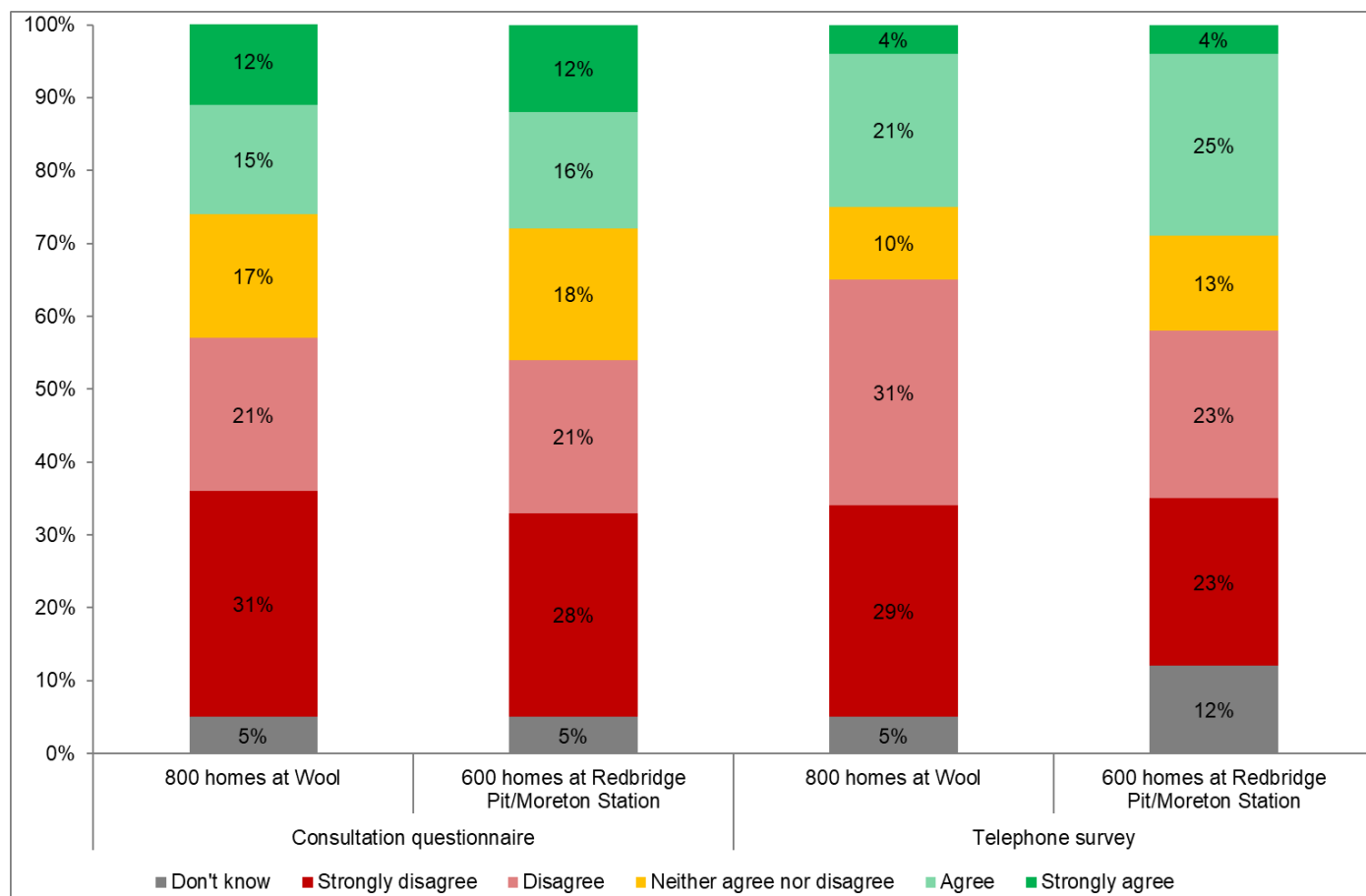
5.16. This option focuses development on two main locations.

5.17. The results are as follows:

- **800 homes at Wool:** 27% of respondents to the consultation questionnaire agree and 52% disagree. 25% of respondents to the telephone survey agree and 60% disagree. 9% of residents that live in Wool parish agree and 88% disagree (respondents to the consultation questionnaire only, although findings are similar for the telephone survey).
- **600 homes at Redbridge Pit/Moreton Station:** 28% of respondents to the consultation questionnaire agree and 49% disagree. 29% of respondents to the telephone survey agree and 46% disagree. 8% of residents that live in Moreton parish agree and 90% disagree. Similarly, 9% of residents that live in Crossways (which would be affected by

this proposal) agree and 90% disagree (respondents to the consultation questionnaire only).

Figure 12: Agree or disagree with the proposals in Option C



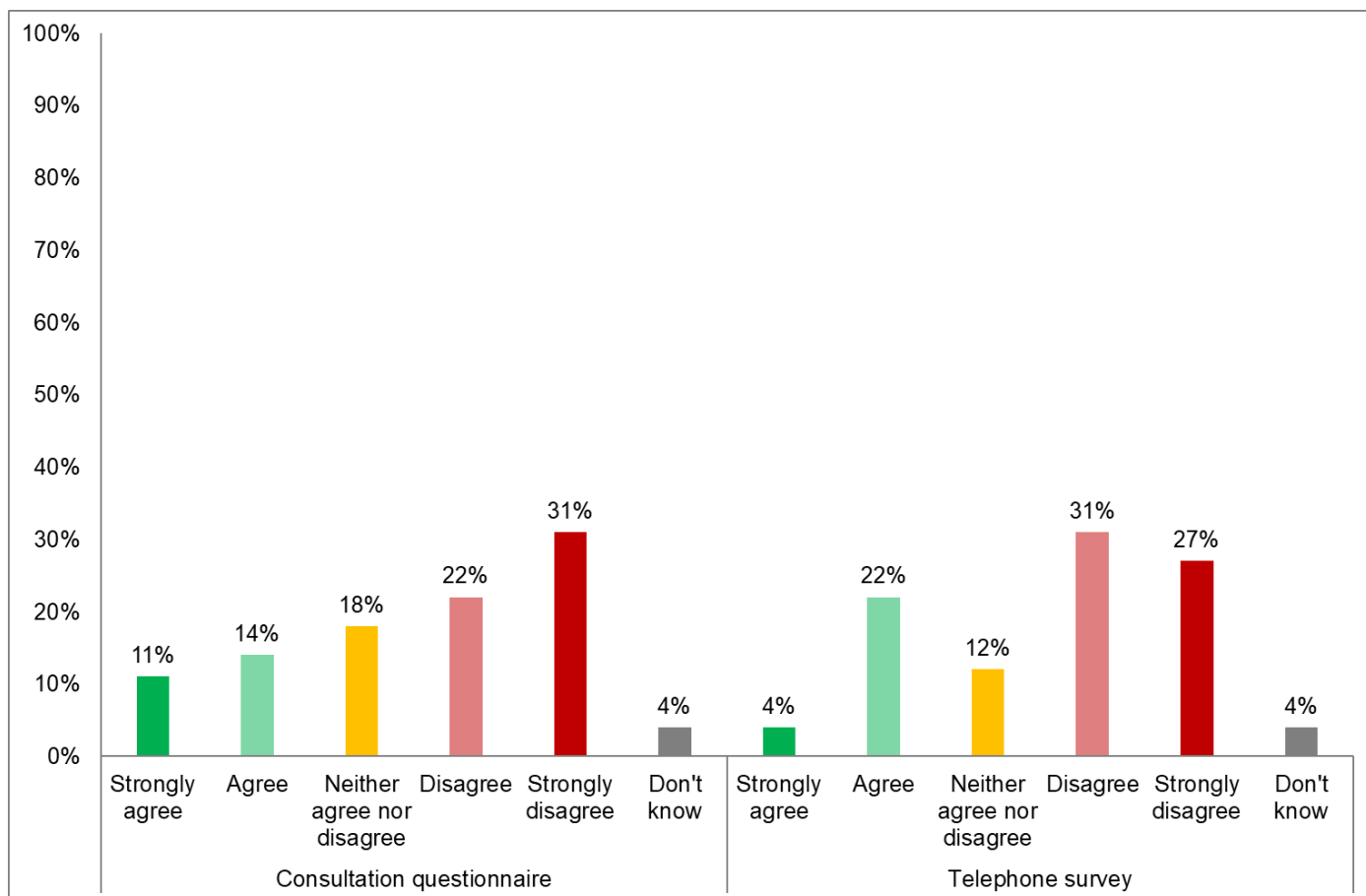
Number of respondents: Consultation questionnaire: 6235 (average across both proposals) / Telephone survey: 998 (average across both proposals).

Question asked: Do you agree or disagree with the following proposals outlined in the option?

Note: Some results may not add up to 100% due to rounding.

- 5.18. 25% of respondents to the consultation questionnaire agree with Option C overall, including 11% that strongly agree. 53% disagree, including 31% that strongly disagree.
- 5.19. 26% of respondents to the telephone survey agree, including 4% that strongly agree. 58% disagree, including 27% that strongly disagree.
- 5.20. The results for residents located near to the proposed sites are (consultation questionnaire only):
 - Wool Parish residents: 9% agree and 85% disagree.
 - Moreton Parish residents: 9% agree and 86% disagree.
 - Crossways residents: 11% agree and 80% disagree.

Figure 13: Agree or disagree with Option C



Number of respondents: Consultation questionnaire: 6359 / Telephone survey: 993.

Question asked: Overall, to what extent do you agree or disagree with Option C?

Comments from residents

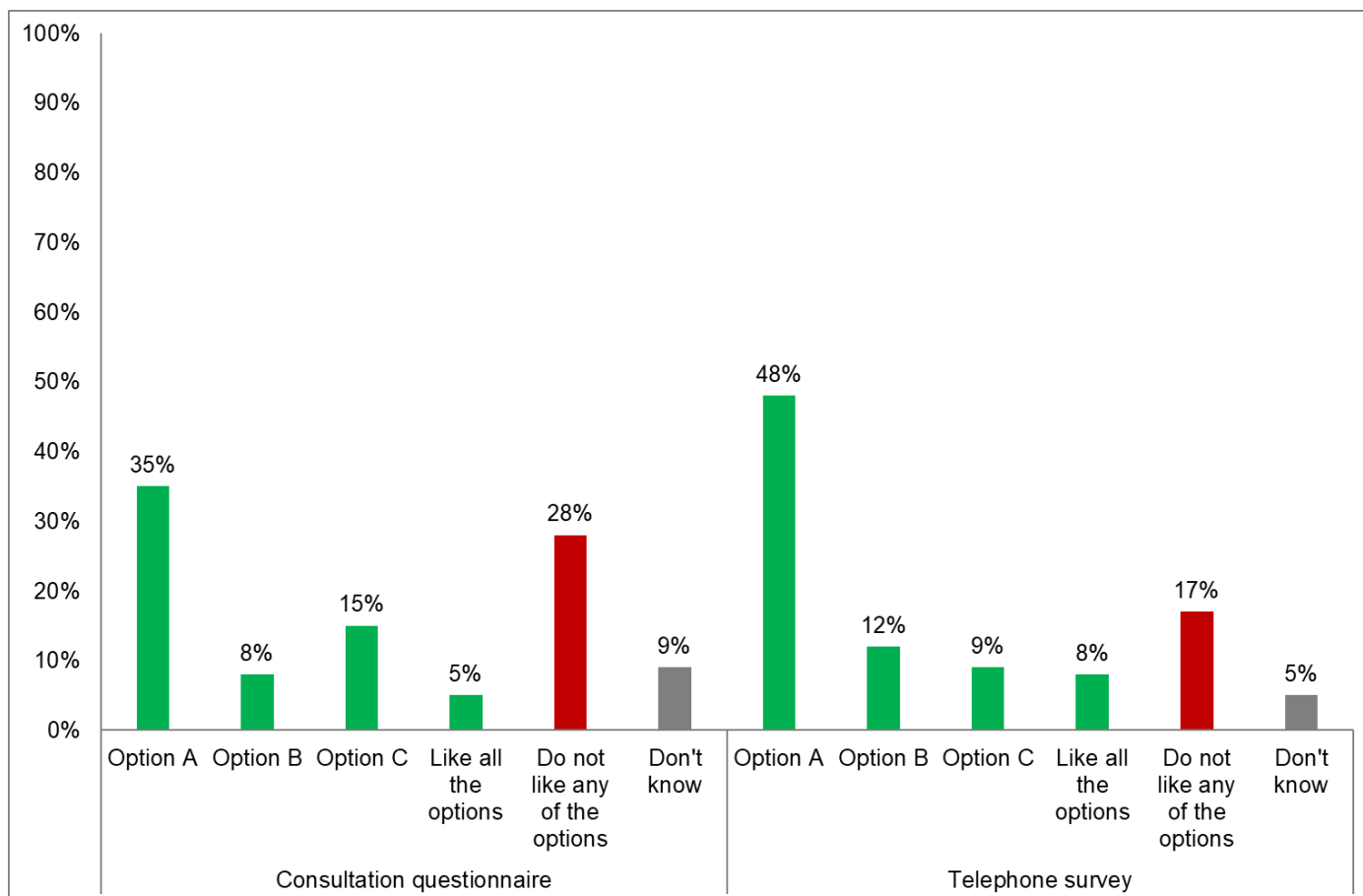
5.21. Over 1700 residents/businesses made comments about this option. The main points are:

- Issues raised about Option A would be even worse because of the larger number of houses at Wool and Moreton/Redbridge Pit (approximately 75% of comments to this question).
- Prefer options that spread development across Purbeck (approximately 15-20% of comments).
- Support a development of this size because it is more likely to provide the required infrastructure (approximately 5% of comments).
- Support a development of this size because it limits the impact of development to just two sites (approximately 5% of comments).

Overall view of the options

- 5.22. 35% of respondents to the consultation questionnaire said they preferred Option A, 8% preferred Option B, 15% Option C and 5% said they like all the options. 28% said they did not like any of the options and 9% said they do not know.
- 5.23. 48% of respondents to the telephone survey said they preferred Option A, 12% preferred Option B, 9% Option C and 8% said they like all the options. 17% said they did not like any of the options and 5% said they do not know.
- 5.24. The results for residents located near to the proposed sites are (consultation questionnaire only):
- Wool Parish residents: 30% prefer Option A, 2% Option B, 3% Option C, 3% all the options, 60% do not like any of the options and 2% do not know.
 - Moreton Parish residents: 53% prefer Option A, 0% Option B, 2% Option C, 0% all the options and 45% do not like any of the options.
 - Crossways residents: 32% prefer Option A, 3% Option B, 3% Option C, 3% all the options and 59% do not like any of the options.
 - Lytchett Minster and Upton Parish residents: 29% prefer Option A, 16% Option B, 21% Option C, 6% all the options, 20% do not like any of the options and 8% do not know.
 - Lytchett Matravers Parish residents: 20% prefer Option A, 16% Option B, 38% Option C, 3% all the options, 18% do not like any of the options and 5% do not know.

Figure 14: Preferred option



Number of respondents: Consultation questionnaire: 6422 / Telephone survey: 997. Question asked: Considering all three options, which is your preferred option? Note: Some results may not add up to 100% due to rounding.

Comments from residents

- 5.25. Over 1400 residents/businesses made comments about the options overall. Most of these reiterated the points made about specific options. The main points are:
- Need to ensure sufficient infrastructure is in place (both transport and community) (approximately 20-25% of comments to this question).
 - The number of proposed homes is too high and not based on local need (approximately 10-15% of comments).
 - Needs to be decided by local residents/needs to be community-driven (approximately 10% of comments).
 - Do not build on green belt (approximately 10% of comments).
 - Option A is the best or least-worst option, especially as it spreads development across the district (approximately 5-10% of comments).
 - Concern over flood risks (approximately 5% of comments).
 - New homes need to be affordable (approximately 5% of comments).

Comments from stakeholders

- 5.26. Key stakeholders made the following comments:
- **Affpuddle and Turnerspudde Parish Council:** Councillors did not support any option with B and C being voted against. However, there was general agreement that option A was the closest proposal to the Parish Council's own thinking. Taking account of not only Purbeck District Council's proposal to build 440 homes at Redbridge Pit/ Moreton station but also West Dorset District Council's to build thousands of homes around Crossways very considerable concern was expressed about the existing road infrastructure. The existing infrastructure will not support the total number of proposed new homes. Considerable frustration was expressed that there was little evidence of the respective Councils coming together to plan development. A situation made worse by not having a plan associated with the necessary infrastructure development to ensure any development is sustainable. There was a strong view expressed that it would be better to pause the current process until the matter could be considered, across the whole area, by the Unitary Authority. Based on accessibility to main roads and its proximity to employment opportunities Members were particularly in favour of 90 homes at Upton.
 - **Chaldon Herring Parish Council:** Chaldon Herring Parish Council would not like to see any development at Wool extend towards the West. That is any area from the roundabout heading towards Dorchester on the A352. No detailed information on where the 250 homes would be sited and this makes it difficult to give an informed opinion.
 - **Church Knowle Parish Council:** All options should be considered alongside a new highways policy, which should be in place with new house building.
 - **East Stoke Parish Council:** Options B and C would be too large and create social and infrastructure problems.
 - **Lytchett Matravers Parish Council:** The Parish Council disagrees with Option A. Lytchett Matravers is under significant pressure from windfall (on-going development) and infill. Actual build and plans in progress since 2012 total 126, not including the potential development at Deans Drove. Furthermore, the selected sites are in open

green belt and close the gap between Lytchett Matravers and the conurbations of Poole and Upton. The Parish Council supports the use of a small sites policy, with amendments as previously indicated, to deliver new housing.

- **Lytchett Minster and Upton Town Council:** Strongly disagree with proposed development at Upton. Object to the downgrading of green belt Parcel 23 in Lytchett Minster. Option C is an opportunity for strong commercial development and improved infrastructure on the Winfrith site. Priority should be given to local people to access new housing.
- **Moreton Parish Council:** Detailed comments provided – in summary, strongly opposes all proposed development at Moreton/Redbridge Pit site. This places unnecessary pressure on the area and will not address the need for homes to the east. There is a lack of coordination or master planning with neighbouring councils. The proposed development does not take into consideration the allocated/planned houses at Crossways.
- **Studland Parish Council:** The housing numbers are excessive for a rural area. There are inadequate and uncertain employment prospects. There are risks of urban sprawl. The housing, including the proposed affordable housing, is not genuinely affordable for local people.
- **Swanage Town Council:** Some sites identified already have a train station, however, services are being reduced at smaller stations, and traffic congestion continues to increase on the A351 and elsewhere. Local Parish and Town Councils have identified an urgent need for social rented housing for local residents, and this should be included in all developments. It is felt that the relevant Town/Parish Council should be key in the decision-making process regarding how many units are to be built in the Town/Parish, and where they are to be sited. Lots of smaller settlements/groups of developments would speed up urbanisation/sub-urbanisation of Dorset, and would change the character of the area for ever.
- **Wareham St. Martin Parish Council:** In reference to options B and C, concerned about over-development, which would change the character of the villages and impact on transport and social infrastructure.
- **West Lulworth Parish Council:** The proposed sites do not meet the need of local people as properties are not genuinely affordable. There is no guarantee of infrastructure, which is essential before development takes place. The Plan does not contribute to sustainable communities. The Planning Framework states that planning has to be sustainable and communities cannot be sustained if housing is not affordable. Community-led developments such as community land trusts, should be prioritised. Social housing should be prioritised. There has been no information on where the 250 homes would be sited and so proper feedback to the consultation has not been sought.
- **Wool Parish Council:** Detailed comments provided – in summary, unnecessary overdevelopment of the area and has concerns about the lack of transport and community infrastructure, about flood risks, and the impact on the local environment and habitat. Wool Parish Council wants to work with Purbeck District Council and the local community, potentially through a neighbourhood plan, to achieve a constructive outcome.
- **Active Dorset County Sports and Physical Activity Partnership:** Preference for larger developments that are better able to provide sport, recreational and community

facilities. Purbeck District Council needs to urgently undertake a playing pitch assessment so that clear understanding of the supply and demand now and in the future can be had. The completed built facility strategy (undertaken in 2017) needs to be adopted.

- **Go South Coast:** Planning guidance encourages developers and the Council to liaise with bus operators at an early stage when preparing site-specific guidance and general SPDs. Recommends that the developer/council investigates the opportunities for connections between any new homes at Wool/Moreton and Dorset Innovation Park/railway stations (suggests this new service could be 'kick started' or funded through developer contributions). Developer contributions are needed from new homes being considered in North Wareham, Sandford and Lytchett Matravers to improve existing services.
- **Highways England:** All development options presented in the consultation, along with existing planned growth, could have an impact on the Strategic Road Network, potentially at Bere Regis, Dorchester and to the west of Poole. Mitigation may be required to address these potential impacts. Local transport studies show that the Strategic Road Network is already at overcapacity and this will worsen by the end of the Plan period in 2033. Conditions will be made worse with the additional housing growth proposed in the consultation. However, it is not expected that the impact will be severe, and mitigation is likely to be possible to facilitate the housing growth. Developers may be required to make additional transport appraisals to support their applications. Highways England wishes to continue to work closely with the Council.
- **Historic England:** To inform selection of the preferred option, Historic England would encourage a clear expression of the impact of each option, A, B and C, on the historic environment and individual heritage assets and their settings. Historic England has previously mentioned the scheduled Romano-British settlement adjacent to the proposed allocation off Burton Cross Roundabout, Wool (site 4). It is unclear how the Council has taken account of the scheduled monument after including site 4 in the options or whether consent under the Ancient Monuments and Archaeological Areas Act 1979 is needed. Likewise, the Wool allocation is within proximity to a number of listed buildings (sites 1 and 2). Again, it is unclear how the relative impact has been considered.
- **Lower Frome Valley Flora and Fauna Group (Wool Wildlife Group):** Wool already has an above the national proportion of development: well above at 18% while nationally it is 10% – any more would be seriously damaging to the very high biodiversity of the area. Purbeck and other adjacent areas need to become a national park so that policies can focus fully on biodiversity and the environment.
- **Natural England:** Natural England has had detailed discussions with promoters at Wool, Upton, Redbridge Pit/Moreton and Lytchett Matravers and is able to advise the authority that in respect of heathland mitigation and nutrient neutrality and recreation disturbance impacts on Poole Harbour these sites will be able to provide sufficient avoidance/mitigation measures to allow them to come forward. Natural England advises that Wool has potential impacts on the Dorset AONB setting, following discussions these are likely to be avoidable.
- **Purbeck Housing Forum:** The options are not sustainable and do not provide affordable housing to meet local need.

- **RSPB:** Within the scope of this consultation, there is generally a lack of detailed information about a number of the allocations put forward, particularly in relation to location and extent of Suitable Alternative Natural Greenspace (SANG) provision which will underpin how effectively they may function. Detailed assessment relating to each of the options being taken forward will be required to address the uncertainties about delivering both small and large-scale housing allocations without having adverse impacts on internationally protected sites including the Dorset Heathlands SPA and Poole Harbour SPA in Purbeck, and to satisfy the requirements of the Habitats Regulations. At this stage it is therefore not possible to comment in detail about individual housing allocations options. All three options propose large housing allocations at Wool and Redbridge. Increased housing at Wool and Redbridge Pit carries an inherent risk of increased pressure on nearby protected sites. Of particular concern is Winfrith Heath SSSI, part of Dorset Heathlands Special Protection Area (SPA), Ramsar and Dorset Heaths Special Area of Conservation (SAC). It is crucial that allocations at Wool and Redbridge in all three options receive due consideration to assess the environmental impacts both individually and in-combination.
- **Sport England:** Sport England would object to any planning application or designation which would involve the loss of playing fields without them being replaced first. Sport England would strongly encourage Purbeck District Council to carry out a playing pitch strategy, to comply with the National Planning Policy Framework paragraph 73.
- **Sturminster Marshall Parish Council:** The junction of the A350 and the Wimborne Road is within the boundary of Sturminster Marshall Parish Council. If Option A (for Lytchett Matravers) is the preferred choice for the location of new development, then the Parish Council would wish to see considerable improvements to this junction to allow for the increase in traffic. The junction is already difficult and dangerous to use so a traffic management system should be accounted for in any development contributions from the potential new homes.
- **West Dorset District Council:** Option A provides a range of development sites in different parts of Purbeck, which are more likely to meet the needs of the Purbeck area, rather than Options B and C, which concentrate development on fewer sites in the west of the district. In particular, Option A includes some level of housing provision close to the Bournemouth/Poole conurbation (at Upton and Lytchett Matravers) which will help to meet the significant demand for new housing in this area. New homes on smaller sites and the proposals in the neighbourhood plans for Wareham and Bere Regis will also contribute to a wider range of sites, which will both better meet the needs of Purbeck and be more deliverable. 440 new homes (minimum) at Redbridge Pit will have an impact on Crossways (in West Dorset) and its infrastructure. It is essential that the cumulative impact on Crossways (of both development in Purbeck and West Dorset) is fully considered with mitigation incorporated into the proposals. Options for focussed developments would place even greater pressure on this area.

Alternative approaches/additional comments

5.27. Residents were asked if they have alternative suggestions about how best to meet housing need. Over 1400 residents/businesses made comments. Some of these comments reiterate points previously made. The main additional points are:

- The Council should challenge the housing numbers and stand up to Government. The proposed numbers are too high and not based on local need (approximately 10-15% of comments to this question).
- Development should be community-led, more use of neighbourhood plans and consider the use of Community Land Trusts (approximately 10% of comments).
- Development should be small scale, support for small sites policy, infilling and reducing/using empty properties (approximately 5-10% of comments).
- Development should be spread evenly across Purbeck (approximately 5-10% of comments).
- Develop a new town or village, on a site such as Holton Heath or other appropriate location (approximately 5% of comments).
- Development of brownfield sites should be the priority (approximately 5% of comments).

5.28. Key stakeholders made the following comments:

- **Affpuddle and Turnerspudde Parish Council:** There was a feeling that the options put forward were too restrictive. There was, for example, no consideration given to the idea of new developments amounting to Garden Villages.
- **Langton Matravers Parish Council:** Believes the housing requirement is inaccurate and over-stated. House building should just meet housing need as defined by the number on the housing register.
- **Lytchett Matravers Parish Council:** New homes should be located close to employment opportunities to make them sustainable.
- **Moreton Parish Council:** Meet housing requirements by applying the proposed small sites policy and allocating it to sites identified in the Strategic Housing Land Availability Assessment, especially in the east of the district where the majority of the Purbeck population reside.
- **Studland Parish Council:** Preference should be given for building on brownfield sites in urban areas. Further exploration should take place for a potential site at Holten Heath.
- **Swanage Town Council:** The need for affordable and social rented housing should not be met as the by-product of sizeable numbers of market housing. Alternative ways of financing local housing need should be explored.
- **West Lulworth Parish Council:** Proposed housing should provide for local need with social housing and genuinely affordable housing for local people. Genuine housing need could be addressed by delivering social housing or genuinely affordable housing for local people. Calculations for housing need currently include a provision for second homes, holiday lets and highly priced market housing which is abundantly available already.
- **Winfrith Newburgh and East Knighton Parish Council:** Local people have to take priority. The level crossing in Wool needs to be addressed.

- **Wool Parish Council:** Proposes greater use of brownfield sites and exploration of more innovative solutions. Development should be targeted at providing affordable homes for local need. Keen to develop a neighbourhood plan.
- **Worth Matravers Parish Council:** An urgent need to settle on a locally agreed total as required for Purbeck's needs rather than accepting a top down imposed and theoretical based approach.
- **Purbeck Housing Forum:** All solutions must be community-led, ideally by Community Land Trusts.

Possible locations for new homes at Wool

5.29. Options A, B and C involve development at Wool, and the Council consulted on preferred locations for development.

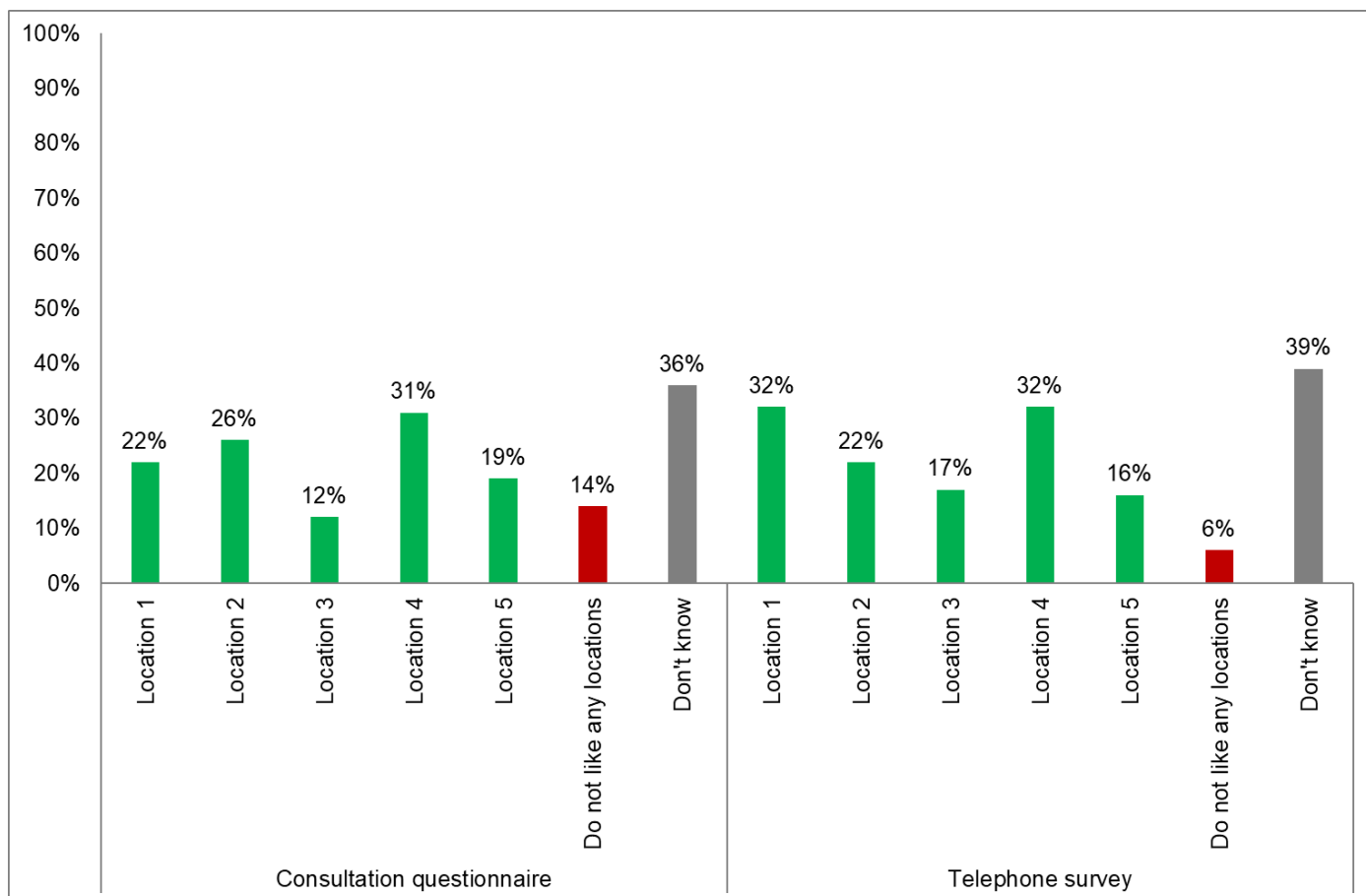
5.30. The results are as follows:

- **Location 1 - West of East Burton on land between Police HQ and Burton Road:** Preferred by 22% of respondents to the consultation questionnaire and 32% to the telephone survey. 26% of residents in Wool parish prefer this location (consultation questionnaire).
- **Location 2 - At East Burton/Giddy Green/Portland House on land to the east of Burton Road (includes land north and south of the railway line):** Preferred by 26% of respondents to the consultation questionnaire and 22% to the telephone survey. 22% of residents in Wool parish prefer this location (consultation questionnaire).
- **Location 3 - South West of Wool on land at Home Farm, south of the A352:** Preferred by 12% of respondents to the consultation questionnaire and 17% to the telephone survey. 19% of residents in Wool parish prefer this location (consultation questionnaire).
- **Location 4 - South West of Wool, south of Dorchester Road and opposite the Purbeck Gate development:** Preferred by 31% of respondents to the consultation questionnaire and 32% to the telephone survey. 29% of residents in Wool parish prefer this location (consultation questionnaire).
- **Location 5 - South of Wool on land near to Hillside Road, Lower Hillside Road and Knowlewood Knap, near the allotment gardens:** Preferred by 19% of respondents to the consultation questionnaire and 16% to the telephone survey. 17% of residents in Wool parish prefer this location (consultation questionnaire).

5.31. In summary, Location 4 is the most preferred location, while Locations 3 and 5 are the least preferred.

5.32. 14% of respondents to the consultation questionnaire did not like any of the locations and 36% did not know. 6% of respondents to the telephone survey did not like any of the locations and 39% did not know. 45% of residents in Wool parish did not like any of the options and 4% did not know.

Figure 15: Wool locations



Number of respondents: Consultation questionnaire: 6186 / Telephone survey: 999.

Question asked: If new homes are built at Wool, which of the possible locations do you prefer?

Note: Respondents could select more than one answer.

Comments from residents

5.33. Over 1000 residents/businesses made comments about the potential locations at Wool. The main points are:

- This is something that requires further consultation with Wool residents/people that know the area (approximately 20% of comments to this question).
- Against development in Wool and/or none of these sites are appropriate (approximately 20% of comments).

5.34. Some residents made specific comments about the suitability of the different locations:

- Locations 1 and 3: At risk of flooding, access issues and outside the village boundary resulting in urban sprawl.
- Location 2: At risk of flooding and would link Wool to East Burton, undermining the distinctive character of the latter. However, some respondents support this location as it would link to the existing settlement at Wool and infill the Purbeck Gate development.
- Location 4: Loss of agricultural land, but adjacent to existing housing and infrastructure, making it a more natural extension of Wool.
- Location 5: Potential flood risk and loss of countryside/farmland, although adjacent to existing housing and infrastructure (although concern over access issues).

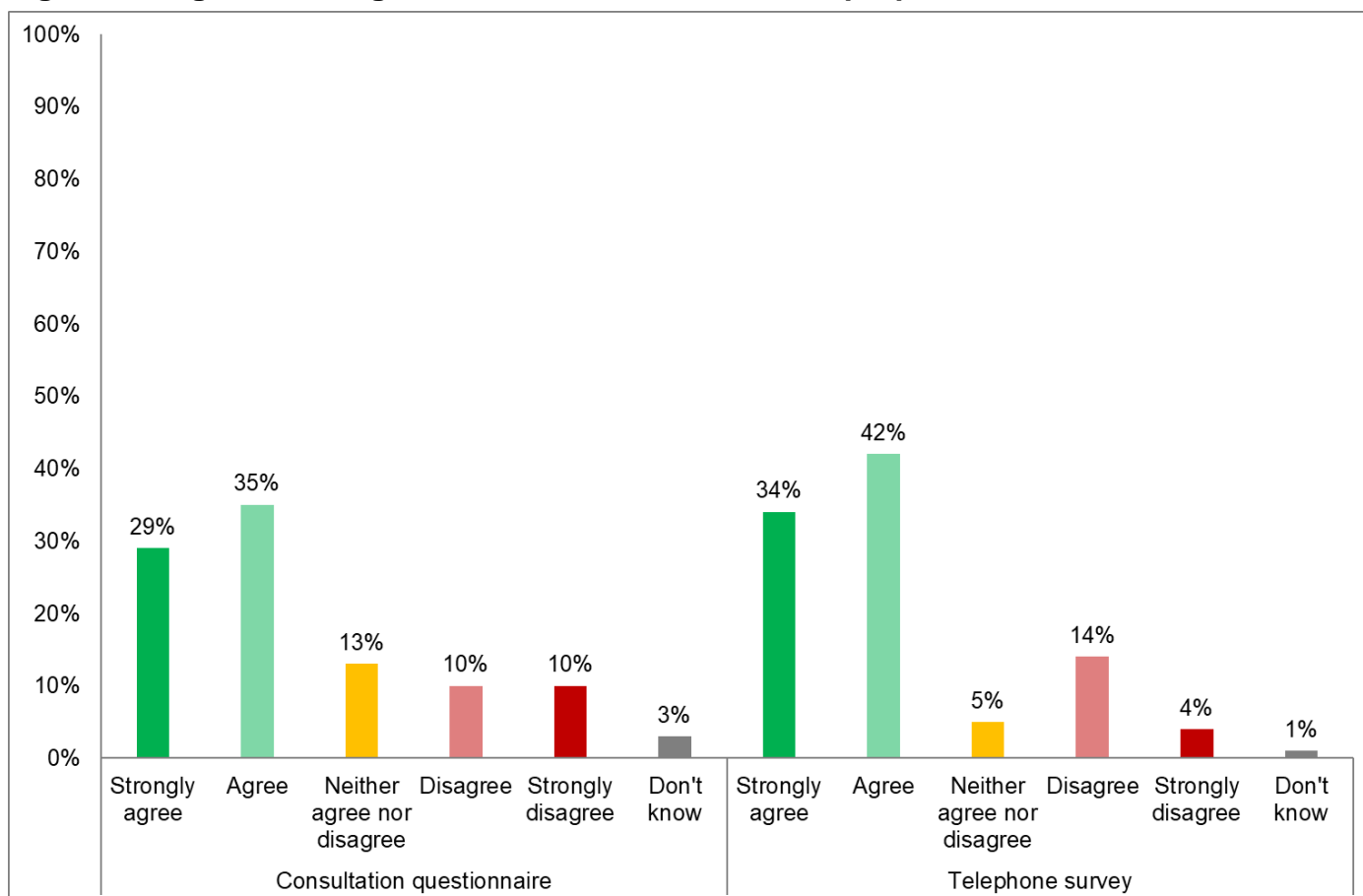
5.35. Key stakeholders made the following comments:

- **Wool Parish Council:** This is an inappropriate question at this stage. Site allocation should be considered through a neighbourhood plan.
- **Dorset AONB:** Locations 2 and 4 are more closely related to the existing pattern of development and include land that is not highly prominent within the setting of the AONB. Visual impact of development in these areas would be easier to mitigate than is the case with parcels 1 and 3, which would extend the settlement westward and potentially create a new urban edge visible from elevated ground near to Winfrith Newburgh. Furthermore, location 3, in particular, has the potential to affect a view into the AONB from the A352. We have not been able to fully assess the potential impact of location 5. We do note that the area does not have a particularly strong relationship with the existing pattern of development or field structure. Based on a desk assessment, it appears that the use of this location may result in some visual impact on the AONB through extension of housing onto south-facing slopes.
- **Natural England:** Locations 2, 4 and 5 offer less intrusion into the countryside whilst maintaining a degree of separation between Wool and the technology park.

Section 6: Affordable homes

- 6.1. The Council developed a new proposal on affordable homes in response to concerns raised during previous consultation that 'affordable homes' are not sufficiently affordable. The current affordable housing policy does not stipulate what type of rent levels (affordable rented or social rented) should be offered. The Council consulted on a proposed new policy that would encourage 10% of the affordable homes provided on eligible development sites to be social rented.
- 6.2. 64% of respondents to the consultation questionnaire agree with the proposal to stipulate that ten percent of affordable homes are social rented, including 29% that strongly agree. 20% disagree, including 10% that strongly disagree.
- 6.3. 76% of respondents to the telephone survey agree, including 34% that strongly agree. 18% disagree, including 4% that strongly disagree.
- 6.4. Residents that live in rented accommodation are more likely than other residents to agree. For example, 75% of residents that live in either social or private rented accommodation agree with the option (49% strongly agree) compared with 63% of other residents (27% strongly agree) (consultation questionnaire only, although findings are similar in the telephone survey).

Figure 16: Agree or disagree with the affordable homes proposal



Number of respondents: Consultation questionnaire: 6425 / Telephone survey: 999.

Question asked: Do you agree or disagree with the proposal to stipulate that 10% of affordable homes are social rented?

Comments from residents

- 6.5. Over 1500 residents/businesses made comments about the proposed affordable housing policy. The main points are:
- The percentage should be higher, 10% is not sufficient to meet need (approximately 75% of comments to this question).
 - Affordable is not affordable, there should also be a policy to make affordable homes for purchase more affordable and/or help people buy affordable homes (approximately 20% of comments).
 - Social rented housing and affordable homes of all types should be prioritised for local people (approximately 10-15% of comments).
 - The policy should be a guarantee, not just 'encouraged' (approximately 10-15% of comments).
 - Affordable housing should provide an appropriate mix of housing, especially starter homes and small family homes (approximately 5% of comments).
 - Concern over encouraging too much social housing, especially at the expense of other affordable housing and the impact too much social housing could have on the local community (approximately 5% of comments).

Comments from stakeholders

- 6.6. Key stakeholders made the following comments:
- **Bloxworth Parish Meeting:** The requirement should be stipulated, not just encouraged.
 - **Chaldon Herring Parish Council:** Social rented homes are welcomed but 10% of a 40% provision does not offer a sufficient amount of socially rented and genuinely affordable housing.
 - **Langton Matravers Parish Council:** Want truly affordable housing for local people and for it to be affordable in perpetuity as per the Council's self-build housing policy.
 - **Lytchett Matravers Parish Council:** The district need is for sufficient houses to accommodate all those residents on the housing register and Purbeck requires a policy and strategy to address that. In the past the number on the register has been around 500 to 600 and a 10% level for socially rented housing is not sufficient to meet that district need.
 - **Moreton Parish Council:** Strongly disagrees with the proposal. No evidence has been proposed and no reference to a background document has been given to assess how the 10% figure has been derived. No attempt has been made and no reference given to a background document which has assessed the geographical spread of the need for social rented housing. For example, the demand may be higher in Swanage and Upton than in say Lytchett Matravers. There may be a need for example for 20% of the affordable housing in Swanage to be social rented, whereas the need in Lytchett Matravers may only be say 4%. A universal 10% figure would mean that not enough social rented housing would be assigned to Swanage and too much to Lytchett Matravers. The proportion of affordable housing which should be social market should relate to the need for social rented housing and not to an undefined and apparently arbitrary figure of 10%.

- **Studland Parish Council:** Further investigation should be made into genuinely affordable ownership and rentals.
- **Swanage Town Council:** Strongly disagrees with proposal. Local Town and Parish Councils have identified a pressing need for social rented housing and the policy outlined would not meet this need. It is also felt that the National Planning Policy Framework should include developments of fewer than 10 homes, when deciding on the percentage of social housing in developments. It is felt that the definition of 'affordable housing' is misleading and should be reviewed.
- **Wareham St. Martin Parish Council:** Strongly agrees, but could increase the percentage of social housing.
- **Wareham Town Council:** Supports the general principle.
- **West Lulworth Parish Council:** Strongly disagree. An Affordable Homes Policy that adequately addressed affordable housing provision for local need would be welcomed. 10% of 40% does not provide sufficient social housing. At least 20% of development should be genuinely affordable housing (perhaps calculated on local wages rather than national figures or market rate housing) and Purbeck District Council should provide protection against developers reducing this amount due to feasibility. 40% for 'affordable' housing provision does not address the needs of local people. Social housing provision should be provided in much larger numbers and should be protected in policy in perpetuity.
- **Wood Parish Council:** Strongly agrees. 10% affordable is still at best 1 in 20 of homes built. It should be a higher percentage and steps need to be taken to ensure it is fully enforced.
- **Worth Matravers Parish Council:** Proposal that 10% of all new affordable homes on eligible development sites be rented properties at 80% of market rent was far too low. A more appropriate figure was in excess of 50% especially on any out of settlement exception or similar site.
- **Purbeck Housing Forum:** The policy will not deliver the required amount of social housing. It is not a stipulated policy which will protect the social housing element of affordable housing. Affordable housing is not affordable to the demographic intended to access it.

Appendices

Appendix 1: Consultation questionnaire



Consultation about new homes for Purbeck - Questionnaire

Before you fill in this questionnaire, please make sure you have read the special edition of About Purbeck sent with the questionnaire. This includes background information, maps and details about the proposed numbers and potential locations for new homes, as well as proposed new housing policies about second homes, developments on small sites and affordable housing.

The special edition of About Purbeck is also available on-line at:
www.dorsetforyou.gov.uk/Purbeck-local-plan-review

If you would like further information or help to complete the questionnaire, please contact Public Perspectives on FREEPHONE 0800 533 5386 or purbeck@publicperspectives.co.uk.

Section 1: New second homes policy

The Council is proposing to stop new homes in some parts of the district from being used as second homes.

Please read the information about this proposed new policy on page 4 of About Purbeck and then answer the following question.

Q1 Do you agree or disagree with the Council's proposed policy to stop new homes in some parts of the district from being used as second homes?

Please select one answer only.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Don't know

Do you have any comments about the proposed second homes policy?

Section 2: Principles behind new homes

The Council has considered several principles in determining the number of homes required and identifying potential sites.

Depending on the outcomes of this consultation, these principles will be included in the revised local plan. They will help determine the number and location of new homes, and developers will have to take note of them when making planning applications.

Please read the information about these principles on page 5 of About Purbeck and then answer the following question.

Q2 How important is it that new homes in Purbeck take account of the following principles?

Please select one response for each principle.

	Very important	Important	Neither important nor unimportant	Not important	Not important at all	Don't know
Respect the character and distinctiveness of Purbeck's towns, villages and countryside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conserve and enhance Purbeck's landscape, historic environment and cultural heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conserve and enhance Purbeck's natural habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide affordable homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ensure high quality design, in keeping with the local area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide appropriate community infrastructure e.g. shops, schools, doctors' surgeries, recreation and sport, including play areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide appropriate transport infrastructure e.g. roads, buses and trains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promote a prosperous local economy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ensure adequate parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promote homes that make best use of renewable energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any other principles you would like considered?

Section 3: Small sites

New small sites policy

All options include focusing the majority of development in two or more areas. Some options also include some development spread across the district. This means that there would be much smaller sites in addition to the larger site proposals. The Council is considering introducing a policy which would enable small housing sites to be developed outside existing town and village boundaries, where certain conditions are met.

Please read the information about this proposed new policy on pages 5 and 6 of About Purbeck and then answer the following question.

Q3 Do you agree or disagree with the proposed new small sites policy?

Please select one answer only.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Don't know

Do you have any comments about the proposed new small sites policy?

Potential small site allocation - Sandford

In addition to the proposed new small sites policy, the Council is considering allocating a site for 30 homes at Sandford on land that is currently within the Green Belt.

Please view the map and read the information about this proposal on page 6 of About Purbeck and then answer the following question.

Q4 Do you agree or disagree with the proposal to allocate a site for 30 homes at Sandford?

Please select one answer only.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Don't know

Do you have any comments about the proposal to allocate 30 homes at Sandford?

Section 4: Neighbourhood Plans

The Bere Regis Neighbourhood Plan Steering Group is planning to consult in the near future on its draft neighbourhood plan. The plan is seeking to deliver 105 new homes in addition to normal planning applications. The Steering Group will be consulting local people about the location of these homes.

The Wareham Neighbourhood Plan Steering Group is exploring options to deliver 200 new homes in addition to normal planning applications. Local residents will be consulted about the Wareham Neighbourhood Plan in the near future. To facilitate the emerging proposals, Purbeck District Council would need to change its current policy that safeguards the Westminster Road and Johns Road industrial estates for employment uses and release Green Belt to the west of the Westminster Road Industrial Estate (south of Bere Road and north of Carey Road).

Please view the map and read the information about this proposal on pages 6 and 7 of About Purbeck and then answer the following questions.

Q5 Do you agree or disagree with the proposal to have less employment land to help allow new homes at Westminster Road and Johns Road Industrial Estates?

Please select one answer only.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Don't know

Q6 Do you agree or disagree with the proposal to release Green Belt to build homes to the west of the Westminster Road Industrial Estate (south of Bere Road and north of Carey Road)?

Please select one answer only.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Don't know

Q7 Do you have any comments about the proposals to provide 105 homes at Bere Regis and/or 200 homes at Wareham through the neighbourhood plans?

Section 5: Other site options for new homes

This section asks you about three different options for new homes in Purbeck. Each option presents different locations and the number of new homes at each location. All options total 1,400 proposed new homes by 2033. This would be in addition to nearly 1,200 already planned and the 300 homes expected through neighbourhood plans.

Please note that the options are not presented in order of preference.

Option A: 470 homes at Wool, 440 homes at Redbridge Pit/Moreton Station, 90 homes at Upton, 150 homes at Lytchett Matravers and 250 homes on smaller sites

This option would seek to spread development as much as possible by releasing some areas of the Green Belt for homes as well as providing homes in the less constrained west of the district. It would also include the use of smaller sites spread across the district. These smaller sites would be subject to the criteria outlined in the small sites policy earlier.

Please see pages 8 and 9 of About Purbeck for more detail about this option and then answer the following questions.

Q8 Do you agree or disagree with the following proposals outlined in the option?
Please select one response for each proposal.

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
470 homes at Wool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
440 homes at Redbridge Pit/Moreton Station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90 homes at Upton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150 homes at Lytchett Matravers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
250 homes on smaller sites across the district	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q9 Overall, to what extent do you agree or disagree with Option A?
Please select one answer only.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Don't know

Q10 Do you have any comments about Option A?

Option B: 650 homes at Wool, 500 homes at Redbridge Pit/Moreton Station, 250 homes on smaller sites

This option would focus the majority of development on two main sites but would also include the use of smaller sites across the district.

Please see pages 10 and 11 of About Purbeck for more detail about this option and then answer the following questions.

Q11 Do you agree or disagree with the following proposals outlined in the option?
Please select one response for each proposal.

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
650 homes at Wool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
500 homes at Redbridge Pit/Moreton Station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
250 homes on smaller sites across the district	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q12 Overall, to what extent do you agree or disagree with Option B?
Please select one answer only.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Don't know

Q13 Do you have any comments about Option B?

Option C: 800 homes at Wool, 600 homes at Redbridge Pit/Moreton Station

This option focuses development on two main locations.

Please see pages 12 and 13 of About Purbeck for more detail about this option and then answer the following questions.

Q14 Do you agree or disagree with the following proposals outlined in the option?
Please select one response for each proposal.

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
800 homes at Wool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
600 homes at Redbridge Pit/Moreton Station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q15 Overall, to what extent do you agree or disagree with Option C?
Please select one answer only.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Don't know

Q16 Do you have any comments about Option C?

Q17 Considering all three options, which is your preferred option?

Please select one answer only.

- Option A - 470 homes at Wool, 440 homes at Redbridge Pit/Moreton Station, 90 homes at Upton, 150 homes at Lytchett Matravers and 250 homes on smaller sites
- Option B - 650 homes at Wool, 500 homes at Redbridge Pit/Moreton Station, 250 homes on smaller sites
- Option C - 800 homes at Wool, 600 homes at Redbridge Pit/Moreton Station
- I like all the options
- I do not like any of the options
- Don't know

Q18 Do you have any other comments about the options above?

Q19 Do you have any alternative suggestions about how best to meet the housing need by delivering the required number of new homes by 2033?

Possible locations for new homes at Wool

The three options presented above all involve development at Wool, but with different numbers of homes in each case. The precise location of any new homes within this area will depend on a number of factors, including the overall number of homes to be provided, areas of flood risk, and provision of open spaces and community facilities to support the homes.

Please see page 14 of About Purbeck for a map and more detail about the potential locations and then answer the following question.

Q20 If new homes are built at Wool, which of the possible locations do you prefer?

Please select all suitable answers. Please note that several locations may be required depending on the number of homes built at Wool.

- Location 1
- Location 2
- Location 3
- Location 4
- Location 5
- I do not like any of the locations
- Don't know

Q21 Do you have any comments about the possible locations at Wool?

Section 6: Affordable homes

It is the Council's current policy that on sites of over 10 new homes, 40 or 50 per cent of them are affordable. The current affordable housing policy does not stipulate what type of rent levels (affordable rented or social rented) should be offered. The Council is considering introducing a policy which encourages 10% of the affordable homes provided on eligible development sites to be social rented.

Please read the information about this proposed new policy on page 15 of About Purbeck and then answer the following question.

Q22 Do you agree or disagree with the proposal to stipulate that 10% of affordable homes are social rented?

Please select one answer only.

- Strongly agree
 Agree
 Neither agree nor disagree
 Disagree
 Strongly disagree
 Don't know

Do you have any comments about the proposed new affordable housing policy?

Section 7: About you and your household

The following ask you some final questions about you and your household. This will help the Council understand if there are differences in opinion between different groups of people and different housing needs. We want to stress that what you say will be treated anonymously and confidentially, this means that your responses will not be linked to your name or personal details.

Q23 What was your age on your last birthday?

Please select one answer only.

- 18-24 25-34 35-44 45-54 55-64 65 and over

Q24 Are the day to day activities of you or anyone in your household limited because of a physical or mental impairment which has lasted or is expected to last at least 12 months, including problems related to old age?

Please select one answer only.

- No Yes, a little Yes, a lot

Q25 Which of these activities best describes what you are doing at present?

Please select one answer only.

- | | |
|--|---|
| <input type="checkbox"/> Employee in full-time job (30 hours plus per week) | <input type="checkbox"/> Permanently sick/disabled |
| <input type="checkbox"/> Employee in part-time job (under 30 hours per week) | <input type="checkbox"/> Wholly retired from work |
| <input type="checkbox"/> Self employed full or part-time | <input type="checkbox"/> Looking after the family/home |
| <input type="checkbox"/> On a government supported training programme (e.g. Modern Apprenticeship/Training for Work) | <input type="checkbox"/> Full-time education at school, college or university |
| <input type="checkbox"/> Unemployed and available for work | <input type="checkbox"/> Carer |
| | <input type="checkbox"/> Doing something else |

If 'Doing something else' please specify below:

Q26 How would you describe your current accommodation?

Please select one answer only.

- | | |
|--|--|
| <input type="checkbox"/> Owned outright | <input type="checkbox"/> Shared ownership |
| <input type="checkbox"/> Buying on mortgage | <input type="checkbox"/> Student accommodation |
| <input type="checkbox"/> Rent from Housing Association / Trust / Council | <input type="checkbox"/> Living with parent |
| <input type="checkbox"/> Rent from private landlord | <input type="checkbox"/> Other |

Q27 How many people live in your household?

Please write in numbers below:

Adults.....

Dependent children aged 19 or under

Thank you for taking part in the consultation.

Please post your completed questionnaire in the Freepost envelope provided (no stamp needed), by Monday 12th March 2018. If you have lost the freepost envelope, you can send this questionnaire free of charge to:

Freepost RSGJ-HSTC-CGTT
New Homes for Purbeck Consultation
Public Perspectives Ltd
20 Camp View Road
St. Albans
AL1 5LL

Appendix 2: Consultation booklet

About Purbeck

SPECIAL EDITION

NEW HOMES FOR PURBECK *have your say*



Please respond by
Monday 12 March 2018





New homes for Purbeck

Purbeck District Council wants to hear from local residents about the best places to build new homes. We are sending a questionnaire to every household and business in the district, and in some nearby areas. This special edition of About Purbeck gives some information to help you to fill in the questionnaire. You can also find more detailed information about a wide range of issues on our website at

www.dorsetforyou.gov.uk/Purbeck-local-plan-review

Purbeck is a very special place. We need to build homes but we need to build them in the right place. Our environment is very special and we need to make sure we protect it. This means that in Purbeck, the areas where we can build new homes are limited. Much of the district is covered by a range of designations including Area of Outstanding Natural Beauty (AONB), Green Belt and protected habitats such as heathlands. The least restricted areas are in the west of the district, and that is why all the options we are consulting on include some development there.

We want to make sure the new homes are located in the most appropriate locations, taking account of local roads, shops and services, and the local environment.

Why are we consulting?

- The Council is planning to meet the housing needs of current and future generations, so we are consulting on plans for future homes in Purbeck.
- Following what residents told the Council during consultations in 2015 and 2016, we are reviewing the number of new homes and where these could go. We are also looking at how we can restrict the number of second homes and provide more affordable homes.
- We have received new guidance from the Government, which estimates fewer homes are required to be built compared with the numbers specified in previous consultations.
- This new information is helping us to update the Purbeck Local Plan.
- The Council is proposing that 1,700 new homes are built in Purbeck by 2033. This is in addition to just under 1,200 already planned or expected to be built.

Why do we need new homes?

- To help deal with the local gap between average income and average house prices by providing affordable homes for local people
- To help young people who want to stay in the area
- To provide homes for people who look after us as we get older
- To help people facing homelessness or who live in overcrowded homes
- To support our local economy

About the local plan

Purbeck District Council's original local plan was agreed in 2012.

The Council uses the local plan to decide planning applications. It sets out where larger housing development and commercial and shopping development can go whilst protecting our special environment.

The current local plan specifies that 120 new homes per year is our planned target. This target is below the number of homes that we now think we need. This is why we are reviewing the local plan and seeking your views on it.

How can I take part in the consultation?

Read this special edition of About Purbeck



Fill in the questionnaire

Q 1.....
Q 2.....
Q 3.....
Q 4.....
etc.

Send to Public Perspectives in the Freepost envelope



Once you have read the information about the housing options and proposed new policies contained in this special edition of About Purbeck, please fill in the questionnaire.

Please send back your completed questionnaire in the attached freepost envelope by Monday 12 March 2018.

Public Perspectives, the organisation helping us with the consultation, will also conduct a statistically representative telephone survey of 1,000 households in Purbeck. This will take place during February and March. Households will be selected at random to take part. We encourage you to take part in the survey if contacted by Public Perspectives.

How can I get help?

If you would like further information or help to complete the questionnaire, please contact Public Perspectives on Freephone 0800 533 5386 or email purbeck@publicperspectives.co.uk

Come and talk to us

There will also be several drop-in sessions, held in different locations across Purbeck, for you to discuss the consultation with the Council. Please see the back page for places and times.

In addition to these events, we have arranged an **infrastructure drop-in event** which will take place from **2pm to 5pm on Thursday 1 March in the Council Chamber at Westport House, Wareham**. This event will be attended by representatives from infrastructure providers (organisations responsible for transport, public services and facilities) such as Dorset County Council and the NHS. It will be an opportunity for you to ask them any questions you may have about the implications of the housing options and proposed policies set out in this special edition of About Purbeck.



Where to build new homes?

This document outlines the proposed number and location of new homes to achieve approximately

1,700 homes by 2033.

You can read more about this at

www.dorsetforyou.gov.uk/Purbeck-local-plan-review

Several potential alternative options have been considered and excluded because they did not meet planning requirements. We want to hear your views about possible options to build the 1,700 new homes we need.

We would like your views on delivering around **300 homes in Wareham and Bere Regis** – to be planned by neighbourhood plan steering groups in these areas. We would also like your views on three options for delivering the remaining **1,400 homes (including options for homes at Wool; Redbridge Pit / Moreton Station; Lytchett Matravers; and Upton)** – see the three options on pages 8, 10 and 12.

This is in addition to just under 1,200 that are already planned or expected to be built by 2033 including:

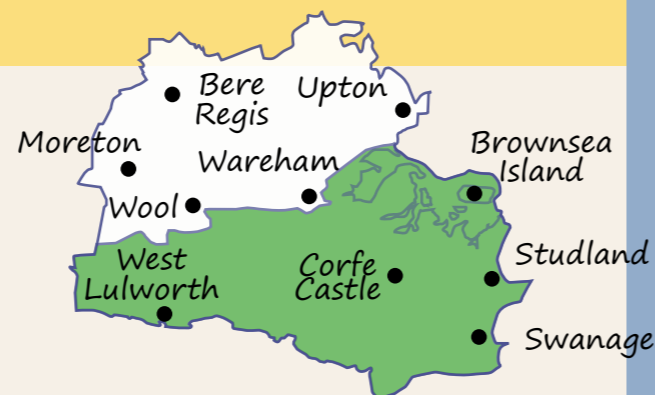
- 90 homes built between April 2016 and March 2017;
- 370 homes that have not yet been built but have been granted planning permission;
- 500 homes that we estimate could be built under current planning policies, including on land which has been previously developed;
- 150 homes at Swanage set out in the recently approved Swanage Local Plan; and
- 50 homes allocated in Lytchett Matravers in the current local plan.

New second homes policy

Purbeck is an attractive tourist destination and, as a result, some areas of the district have a lot of second homes. This means fewer homes are available for local people, and can lead to higher house prices, as well as communities with properties empty for much of the year. Many people raised concerns about second homes during our consultation in 2016.

The planning system does not allow us to do anything to control existing second homes but we are proposing introducing a policy applicable to certain parts of the district to stop new homes being bought as second homes. The policy would apply in the Area of Outstanding Natural Beauty (shown on the map in green) and to any open market homes provided at 'rural exception sites' across the whole district. Rural exception sites are housing developments in the open countryside (where new homes are not usually allowed) that contain a majority of affordable homes (please see definition on page 15). They can contain some market value homes (homes for private sale) to help fund the delivery of the affordable homes. We would like to know if you think preventing new-build homes in some parts of the district from being used as second homes is a good idea.

Please answer **QUESTION 1** in the questionnaire about second homes



Principles behind new homes

The Council has considered several principles in determining the number of homes required and identifying potential sites. These include housing need, affordable housing, employment, local heritage and history, the local environment and flooding. The Council has also considered existing transport links such as roads, buses and trains, and community facilities such as schools, doctors' surgeries and shops etc.

Many of these principles are already included in the existing local plan. Depending on the outcomes of this consultation, these principles will be included in the revised local plan. They will help determine the number and location of new homes, and developers will have to take note of them when making planning applications.

Please answer **QUESTION 2** in the questionnaire about the principles behind new homes

New small sites policy

All options include focusing the majority of development in two or more areas. Some options also include some development spread across the district. This means that there would be much smaller sites in addition to the bigger site proposals.

The Council is considering introducing a policy which would enable small housing sites to be developed outside existing town and village boundaries, where certain conditions are met. At present, homes are not generally permitted outside town and village boundaries unless there are exceptional circumstances, such as the provision of a significant number of affordable homes. The Council is considering relaxing this requirement to help ensure the continued vitality of towns and villages. If the new small sites policy is introduced, the Council is proposing to include the following criteria to ensure smaller housing developments are in keeping with the distinctive character of Purbeck:

- Housing developments will need to be near existing buildings in the nearest town or village.
- The numbers of new homes would need to be in keeping with the size of the nearest town or village (and should not exceed 30 homes).
- Housing should not harm the landscape or town or village character, or heritage designations.
- For villages within the Green Belt, only limited development that fills gaps between existing houses will be permitted.
- New homes built under the small sites policy would be restricted so that they could not become second homes. We will also encourage an appropriate mix of sizes of homes.

New small sites policy continued on next page...

...New small sites policy continued

The Council estimates that up to 250 homes including 30 at Sandford (see below) could be delivered at small sites, if this policy were to be introduced. Any sites put forward under this policy would have to go through the normal planning application process for approval.

This policy would apply at the following towns and villages:

- Towns: Swanage, Upton and Wareham
- Key service villages: Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool
- Local service villages: Langton Matravers, Stoborough, West Lulworth and Winfrith Newburgh
- Other villages: Affpuddle, Bloxworth, Briantspuddle, Chaldon Herring, Church Knowle, Coombe Keynes, East Burton, East Knighton, East Lulworth, East Stoke, Harmans Cross, Holton Heath, Kimmeridge, Kingston, Lytchett Minster, Morden (East and West), Moreton, Moreton Station, Organford, Ridge, Studland and Worth Matravers

The policy would not apply in areas where there is an adopted Neighbourhood Plan which allocates land for housing.

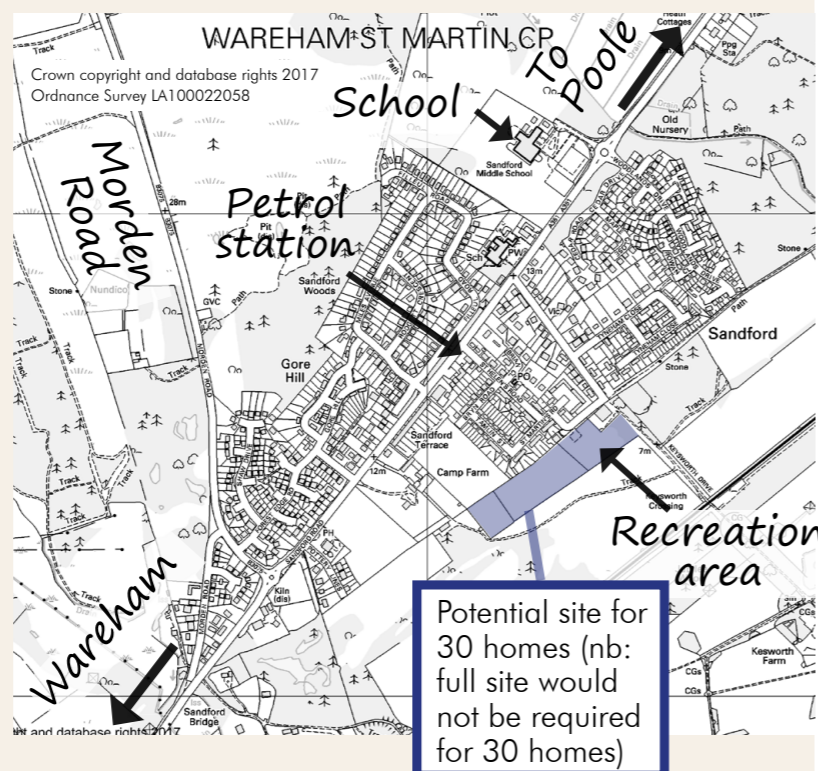
Please answer **QUESTION 3** in the questionnaire about the new small sites policy.

A community led approach

Potential small site allocation - Sandford

The Council is considering allocating a site for 30 homes at Sandford, on land that is currently within the Green Belt. This would require revising the Green Belt boundary. The 2016 Green Belt Review suggested that release of land in this location would cause harm to the Green Belt. However, this assessment related to a larger potential development site.

Wareham St Martin Parish Council asked us to consider the possibility of some development here in order to achieve the urgently needed social housing for local residents but many parish councillors are concerned that Green Belt has to be used and that the recreation area should be preserved. There is an outstanding issue in relation to impact on local heathlands that would need to be resolved.



Please answer **QUESTION 4** in the questionnaire about the Sandford site

Neighbourhood Plans

In Purbeck, four town and parish councils have either adopted or are working on neighbourhood plans. Lytchett Matravers Parish Council has completed its neighbourhood plan and this has been adopted by Purbeck District Council.

Arne, Bere Regis and Wareham are working on plans for their areas. Neighbourhood plans sit alongside the Council's local plan and are used to determine planning applications in a parish or town.

Two neighbourhood plans are proposing to allocate sites for new homes (approximately 300 homes between them). These are:

Bere Regis

The Bere Regis Neighbourhood Plan Steering Group is planning to consult in the near future on its draft neighbourhood plan. The plan is seeking to deliver 105 homes in addition to normal planning applications. The group will be consulting local people about the location of these homes.

Wareham

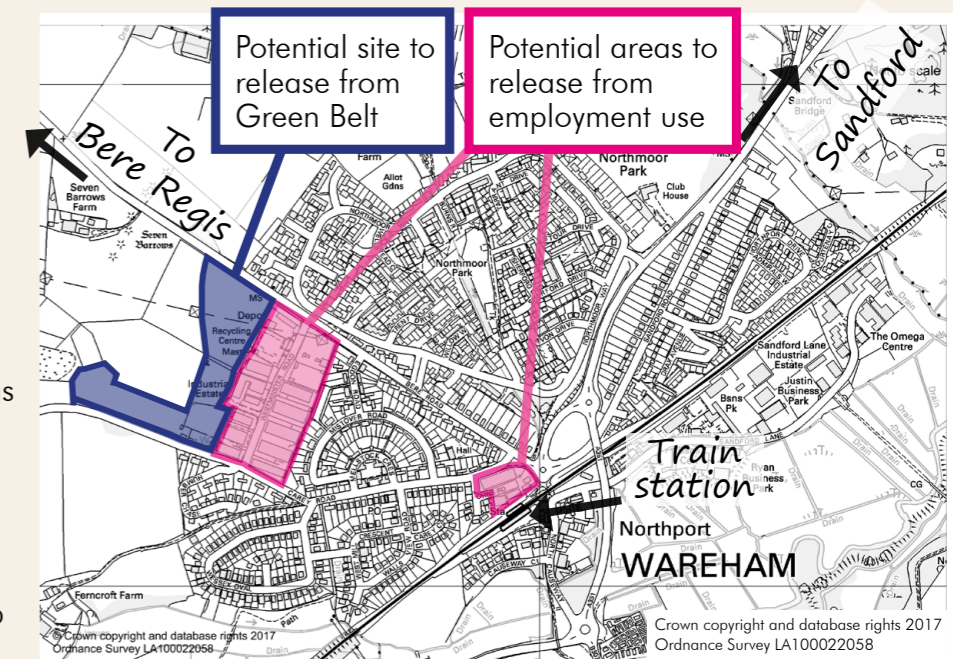
The Wareham Neighbourhood Plan Steering Group, in consultation with local residents, is working on a neighbourhood plan for the town of Wareham.

A lot of work has been completed and the steering group is exploring options to deliver 200 new homes in addition to normal planning applications. In line with emerging Government policy, the steering group is looking first at underused brownfield land (land containing buildings or other structures) and is considering regenerating the Westminster Road and Johns Road Industrial Estates to provide new homes.

In addition, the steering group is suggesting removing land from the Green Belt boundary immediately to the west of the Westminster Road Industrial Estate (south of Bere Road and north of Carey Road). To facilitate this, Purbeck District Council would need to change its current policy that safeguards the Westminster Road and Johns Road industrial estates for employment uses and remove land from the Green Belt boundary in this area.

Local residents will be consulted about the Wareham Neighbourhood Plan in the near future.

Please answer **QUESTIONS 5-7** about the neighbourhood plans



Other site options for new homes

We have developed three options, with varying numbers and locations. These options are based on significant studies and information about the level of housing need, and suitable and available locations. They take into consideration the local environment, local heritage and history, and infrastructure such as roads, schools, doctors' surgeries, shops and services. They also consider green space, Green Belt and Areas of Outstanding Natural Beauty (AONB).

Based on current information, the Council believes all the options are realistic and deliverable. Each option presents different locations and the number of new homes at each location. All options total 1,400 proposed new homes by 2033. This would be in addition to nearly 1,200 already planned and the 300 homes we are expecting through neighbourhood plans. A significant proportion of these homes will be affordable homes (see back page).

Please note, the following options are not presented in order of preference. They are intended to show the broad choices that the Council needs to make in terms of where homes could be provided. It is possible that the selection for the final draft plan will involve elements of more than one of the options presented here.

Option A

This option would seek to spread development as much as possible by releasing some areas of the Green Belt for homes as well as providing homes in the less constrained west of the district. It would also include the use of smaller sites spread across the district. These smaller sites would be subject to the criteria outlined in the small sites policy earlier in this document on page 5.

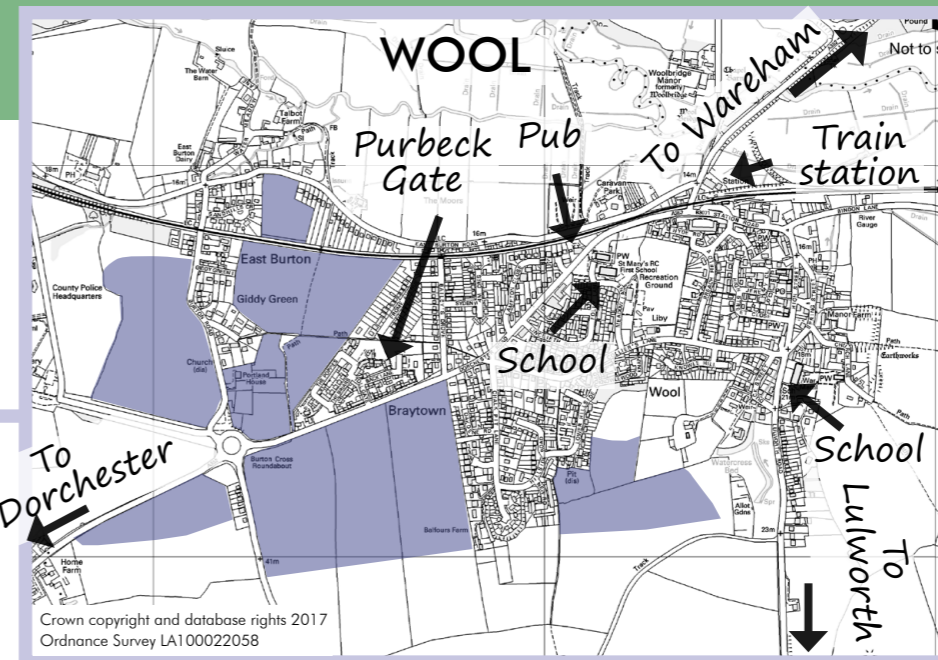
- 470 homes at Wool
- 440 homes at Redbridge Pit / Moreton Station
- 90 homes at Upton
- 150 homes at Lytchett Matravers
- 250 homes on smaller sites across the district (typically up to 30 homes - exact locations to be determined but including 30 at Sandford).

+ The potential benefits of this option are:

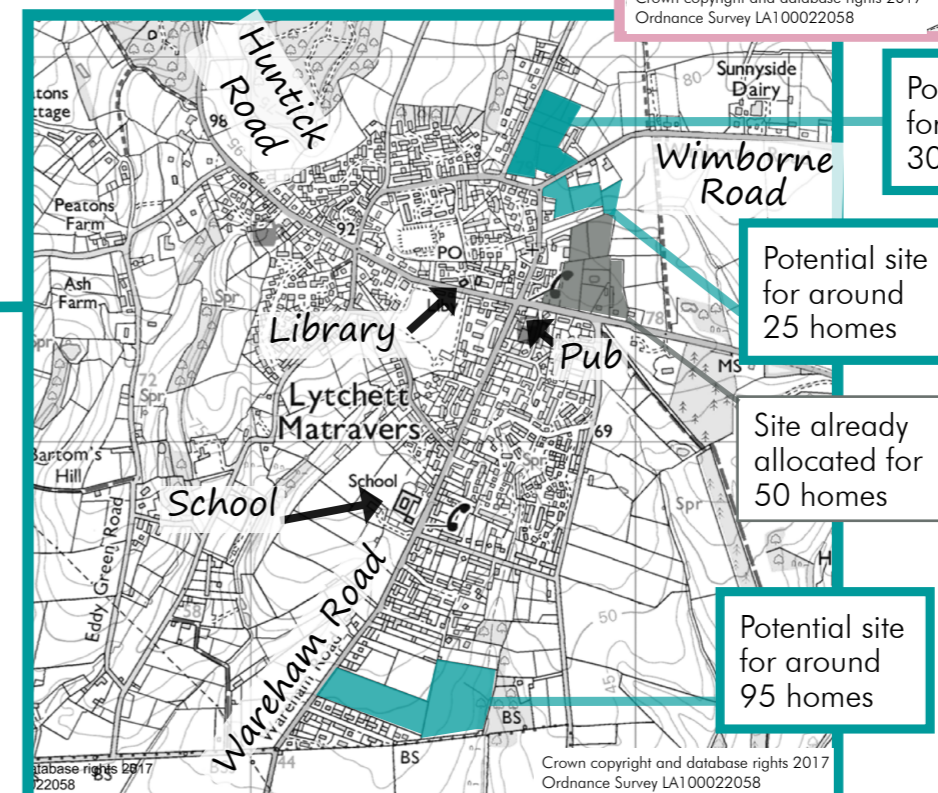
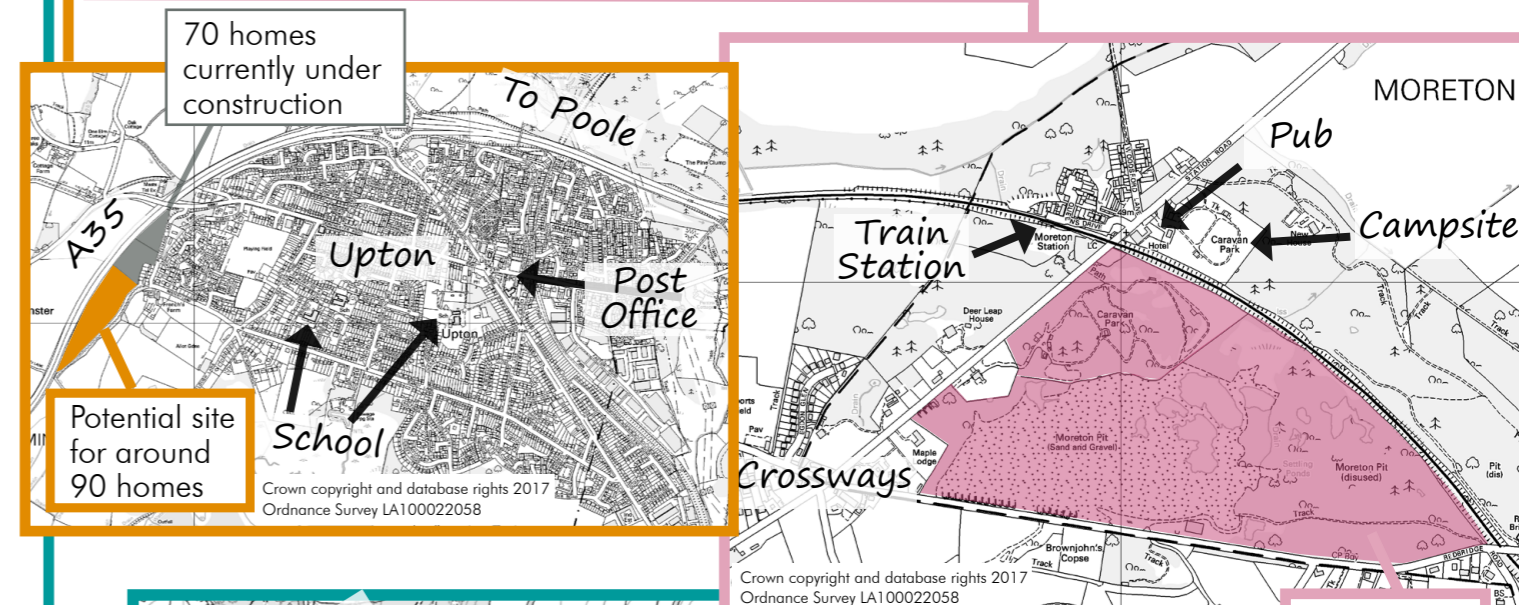
- 250 homes on smaller sites would help support local villages; spread the benefits of new homes across Purbeck; and provide opportunities for smaller, local builders/developers.
- The smaller developments would be attached to existing, often small villages, which may help them become more sustainable.
- Larger developments are more likely to provide new or improved infrastructure such as roads, schools, doctors' surgeries, shops and services to accommodate the population increase.
- Larger developments are more attractive to developers and would therefore be easier to deliver.
- Larger developments are more able to provide affordable homes.
- Development within the Area of Outstanding Natural Beauty (AONB) would be limited to sites which could come forward under the possible new small sites policy, and sites which could be built under current planning policies.

- The potential negatives of this option are:

- Some of the smaller developments may take place in the AONB, although these would be close to existing towns or villages and all developments would have to meet guidelines around design, character and protecting the local environment and habitat in order to get planning consent.
- This option would involve removing some land from the Green Belt at Lytchett Matravers. The Council's 2016 Green Belt review identified that some land at Lytchett Matravers could be released without harming the purposes of the Green Belt.
- This option would involve removing some land from the Green Belt at Upton. The Council's 2016 Green Belt review identified that providing homes here would be harmful to the purposes of the Green Belt, but could have other benefits as the new homes would be close to jobs and services in Upton and Poole.
- Larger developments would concentrate pressure on existing infrastructure.
- There are surface water flooding issues at Wool, and the Council would need to be confident that the new homes could be provided without increasing flood risk to existing properties.



A development of 470 homes at Wool would not require all the land shown in purple on the map. We are also seeking your views about possible locations for homes at Wool (please see page 14 for more details).



- Potential site for around 90 homes
- Potential site for around 30 homes
- Potential site for around 440 homes
- Potential site for around 25 homes
- Site already allocated for 50 homes
- Potential site for around 95 homes

Black arrow = place marker
Coloured blocks = potential site

To answer questions about Option A please see **QUESTIONS 8 to 10** in the questionnaire.

Option B

This option would focus the majority of development on two main sites but would also include the use of smaller sites across the district.

- 650 homes at Wool
- 500 homes at Redbridge Pit / Moreton Station
- 250 homes on smaller sites across the district (typically up to 30 homes - exact locations to be determined but including 30 at Sandford).

+ The potential benefits of this option are:

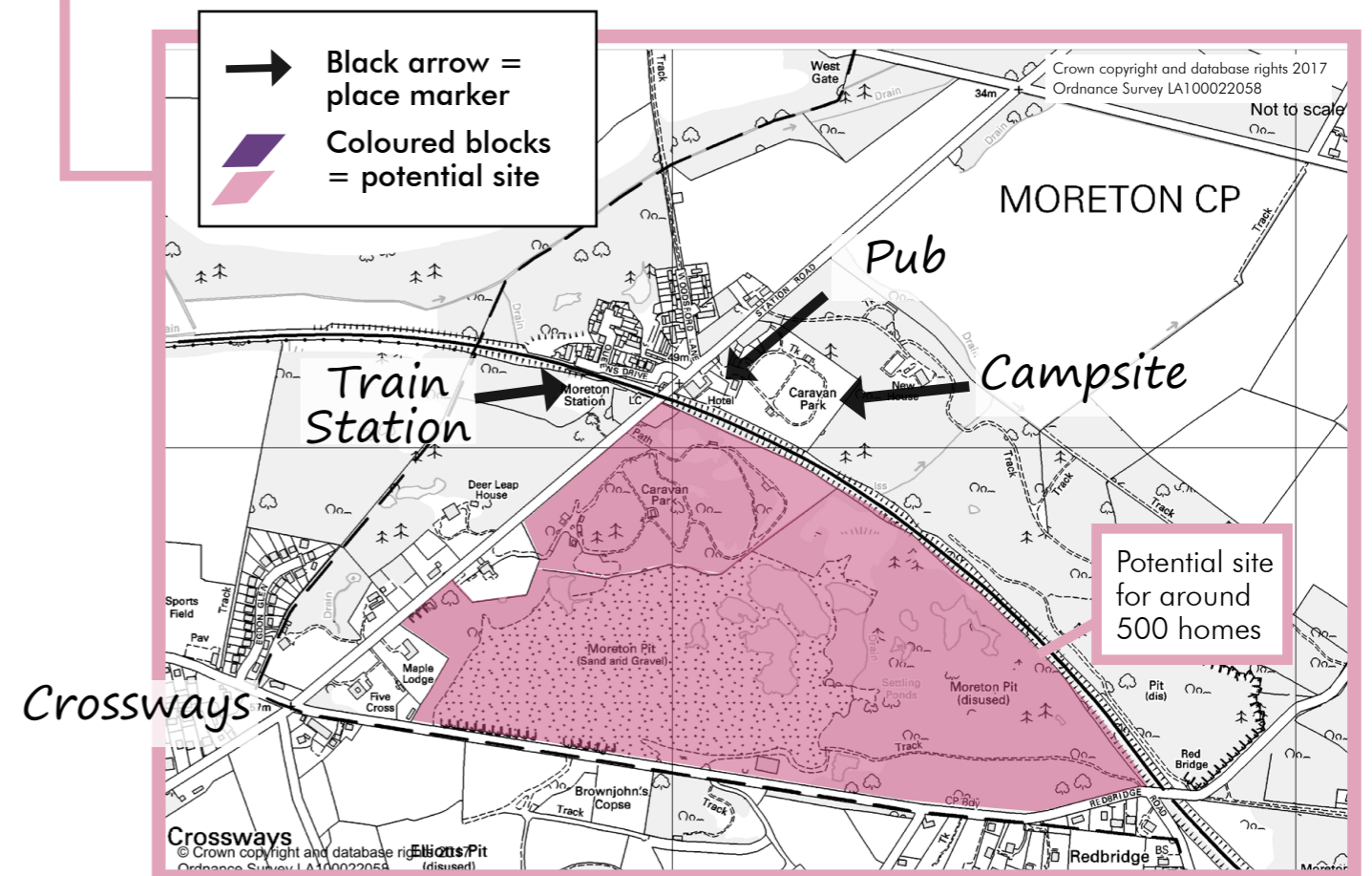
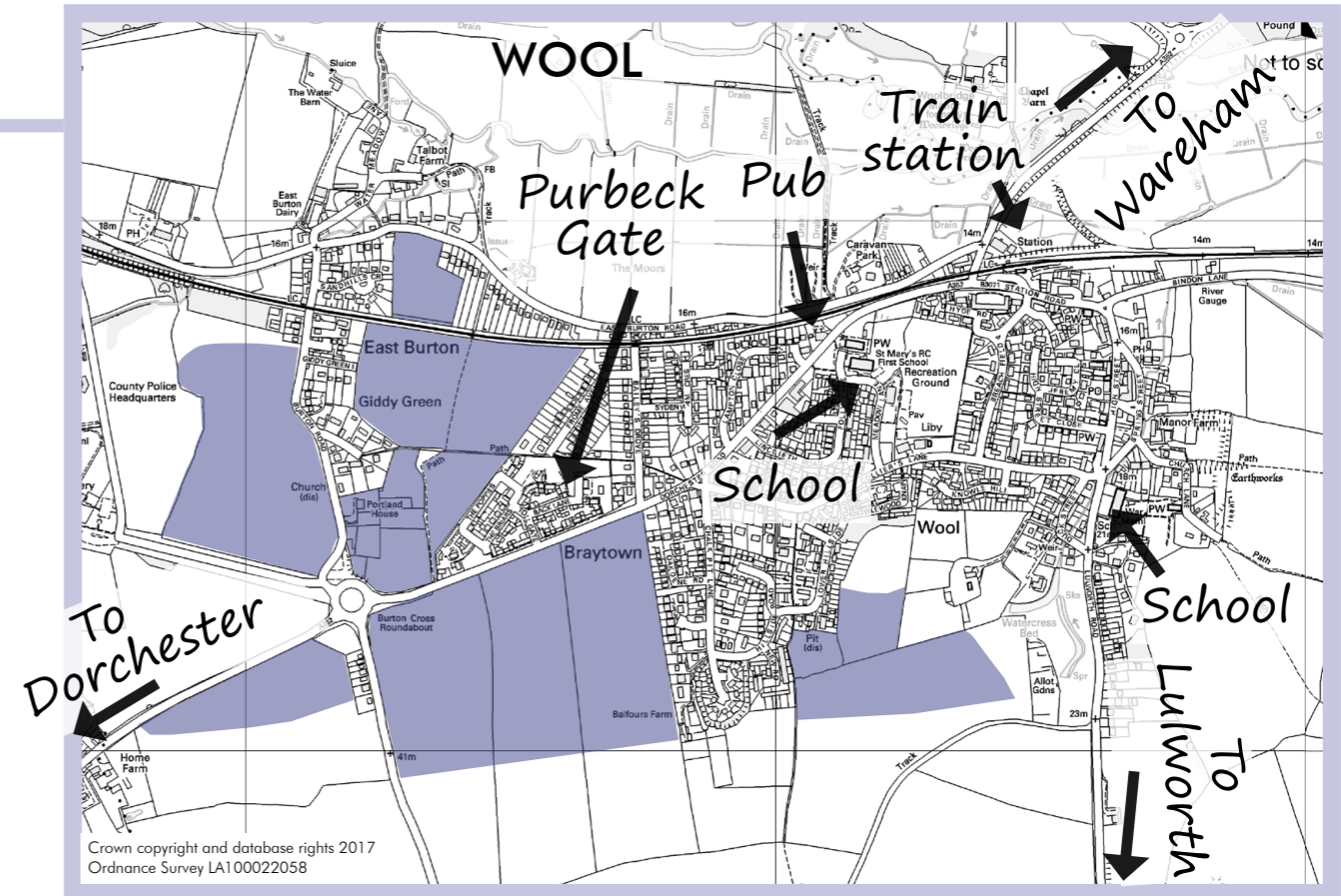
- 250 homes on smaller sites would help support the vitality of local villages; spread the benefits of development across Purbeck; and provide opportunities for smaller, local builders/developers.
- The smaller developments would be attached to existing settlements, often small towns or villages, which may help them become more sustainable.
- Larger developments are more likely to provide new or improved infrastructure such as roads, schools, doctors' surgeries, shops and services to respond to the population increase.
- Larger developments are more attractive to developers and would therefore be easier to deliver.
- Larger developments are more able to provide affordable homes.
- Development within the Area of Outstanding Natural Beauty (AONB) would be limited to sites which could come forward under the possible new small sites policy, and sites which could be built under current planning policies.

- The potential negatives of this option are:

- Some of the smaller developments may take place in the AONB, although these would be close to existing towns or villages. All developments would have to meet guidelines around design, character and protecting the local environment and habitat in order to get planning consent.
- Larger developments would concentrate pressure on existing infrastructure.
- There are surface water flooding issues at Wool, and the Council would need to be confident that the new homes could be provided without increasing flood risk to existing properties.
- It could be difficult to manage primary school provision for 650 new homes at Wool. This is because this number of homes is not likely to be enough to require a new school, but may be too many to accommodate through extensions to the existing primary schools.

To answer questions about Option B please see **QUESTIONS 11 to 13** in the questionnaire.

A development of 650 homes at Wool would not require all the land shown in purple on the map on the opposite page. We are also seeking your views about possible locations for homes at Wool (please see page 14 for more details).



Option C

This option focuses development on two main locations.

• 800 homes at Wool

• 600 homes at Redbridge Pit / Moreton Station

+ The potential benefits of this option are:

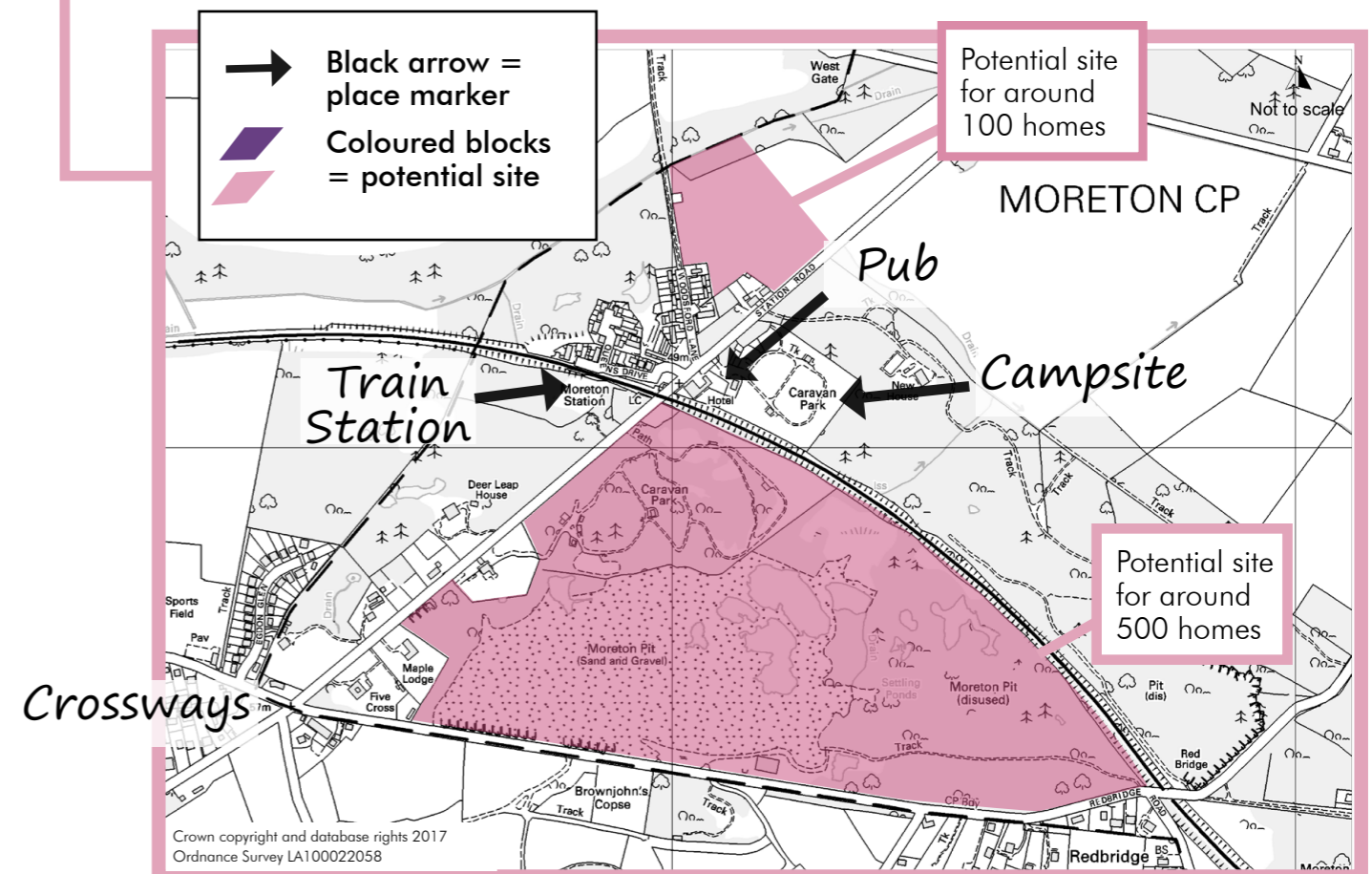
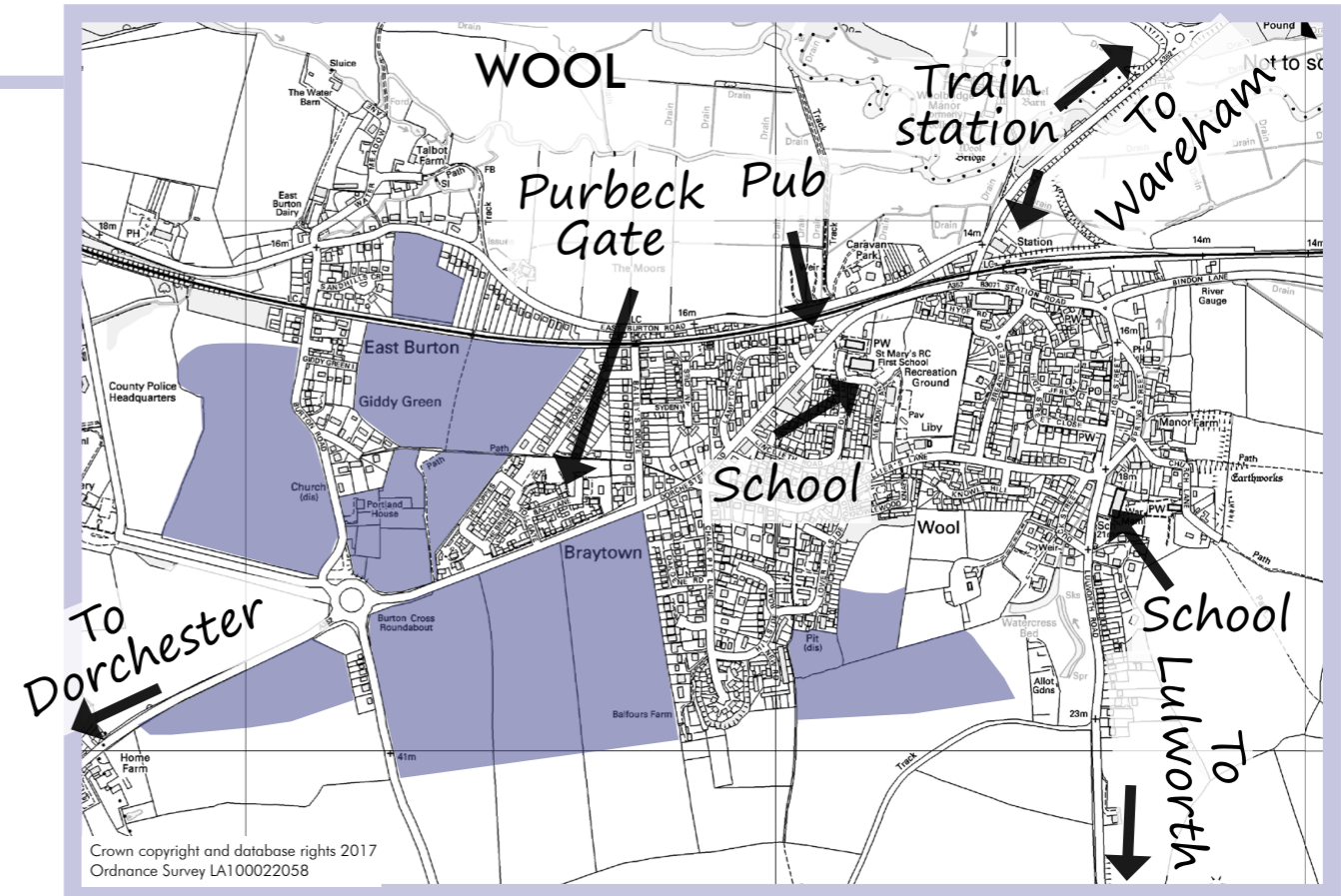
- Larger developments are more likely to provide new or improved infrastructure such as roads, schools, doctors' surgeries, shops and services to respond to the population increase.
- Larger developments are more attractive to developers and would therefore be easier to deliver.
- Larger developments are more able to provide affordable homes.
- This option would not involve the release of any additional Green Belt land other than that at Wareham (to support the Neighbourhood Plan).
- Development within the Area of Outstanding Natural Beauty (AONB) would be limited to sites which could be built under current planning policies.

- The potential negatives of this option are:

- Development would be concentrated in just two areas, which means other parts of Purbeck would benefit less from the economic opportunities that arise.
- Larger developments would concentrate pressure on existing infrastructure.
- There are surface water flooding issues at Wool, and the Council would need to be confident that the new homes could be provided without increasing flood risk to existing properties.
- The provision of 800 homes at Wool would be likely to require a new primary school, which could be difficult to fund.

To answer questions about Option C please see **QUESTIONS 14 to 16** in the questionnaire.

We would also like to know which of the three options we have described on pages 8 to 12 you prefer, and any other comments you may have about the options. Please answer **QUESTIONS 17 to 19** about the options.

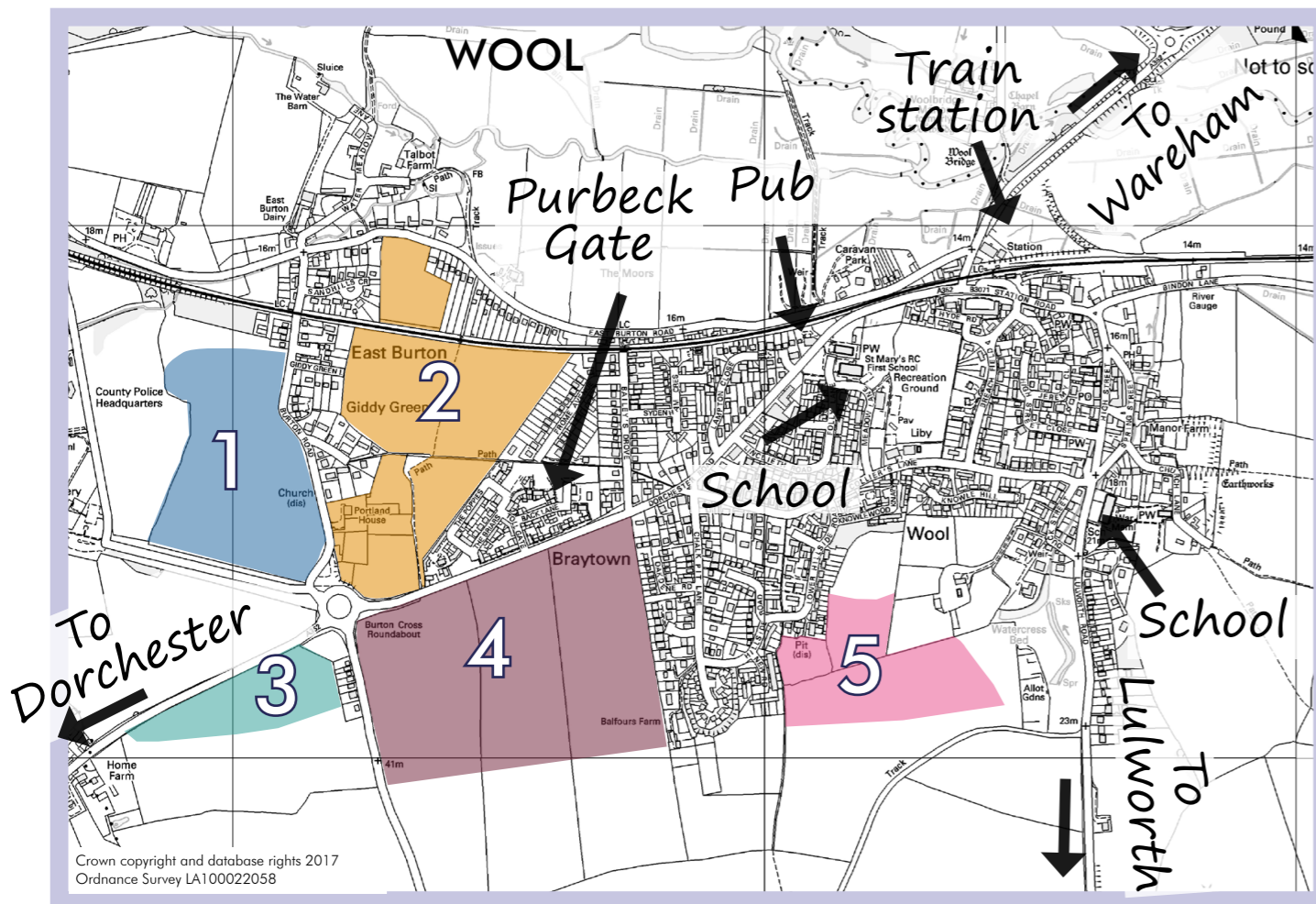


Possible locations for new homes at Wool

Options A, B and C all involve development at Wool, but with different numbers of homes in each case.

The map below shows all the land which is currently available for providing homes at Wool. The precise location of any new homes within this area will depend on a number of factors, including the overall number of homes to be provided, areas of flood risk, and provision of open spaces and community facilities to support the homes. The Council would welcome your views about the best locations to provide homes at Wool, if homes are allocated here through the local plan.

Please answer **QUESTIONS 20 - 21** about possible locations for homes at Wool.



Affordable homes

In our last consultation we heard that people were concerned about 'affordable homes' not being affordable. It is the Council's current policy that on all sites across the district of more than 10 new homes, 40 or 50 per cent of them are affordable.

Affordable homes delivered by registered providers (e.g. housing associations) in Purbeck broadly fall into three categories:

- Affordable rented homes: rents are no more than 80% of the local market rent.
- Social rented homes: rents are cheaper than affordable rented and set following a national formula.
- Intermediate homes: homes for sale or rent provided at a cost above affordable rent, but below market levels. Homes for sale might be via shared ownership and equity loans, or other low cost/discounted homes.

The current affordable housing policy does not stipulate what type of rent levels (affordable rented or social rented) should be offered. The Council is considering introducing a policy which encourages 10% of the affordable homes provided on eligible development sites to be social rented. This would encourage provision of the most affordable type of home. However, it is possible that this would lead to a reduction in the overall number of affordable homes provided on some sites, as social rented homes do not provide the same level of financial returns for registered providers.

We would welcome your views on whether the Council should encourage 10% of the affordable homes provided on eligible sites to be social rented homes.

Please answer **QUESTION 22** in the questionnaire about affordable homes.



What happens next?

Please complete the questionnaire and send it back in the freepost envelope by 12 March 2018.

Fill in the questionnaire

Q 1.....
 Q 2.....
 Q 3.....
 Q 4.....
 etc.

Send to Public Perspectives in the Freepost envelope



Once your responses are received, Public Perspectives, the organisation helping us with the consultation, will produce an independent report summarising the findings from the consultation. The results are likely to be available in spring 2018 and will help the Council make decisions about where new homes should be provided.

Following this consultation, the Council will prepare a final draft plan, which is likely to be published for comments towards the end of 2018. The plan will need to be considered by an independent planning inspector before it can be adopted by the Council and used to determine planning applications.

You can view the consultation report once it is available and keep up to date with progress by visiting:

www.dorsetforyou.gov.uk/Purbeck-local-plan-review



Come and talk to us

Date	Time	Place
Saturday 3 February	10am to 4pm	The Purbeck School, Worgret Road, Wareham, BH20 4PF
Saturday 10 February	10am to 4pm	Emmanuel Baptist Church, 160 Victoria Avenue, Swanage, BH19 1AZ
Saturday 17 February	10am to 4pm	Lytchett Matravers Village Hall, High Street, Lytchett Matravers, BH16 6DD
Thursday 22 February	3pm to 6pm	St Dunstan's Church Lounge, Poole Road, Upton, BH16 5JA
Saturday 24 February	10am to 4pm	D'urberville Centre, Colliers Lane, Wool, BH20 6DL
Saturday 3 March	10am to 4pm	Bere Regis Scout Hut, Elder Road, Bere Regis, BH20 7LY
Saturday 10 March	10am to 4pm	Moreton Village Hall, The Common, Moreton, DT2 8RE

In addition to these events, we have arranged an **infrastructure drop-in event** which will take place from **2pm to 5pm on Thursday 1 March in the Council Chamber at Westport House, Wareham**. This event will be attended by representatives from infrastructure providers (organisations responsible for transport, public services and facilities) such as Dorset County Council and the NHS. It will be an opportunity for you to ask them any questions you may have about the implications of the housing options and proposed policies set out in this special edition of About Purbeck.

This document is available in large print on request. FREEPHONE 0800 533 5386

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