

Reviewing the Plan for Purbeck's Future

Purbeck Local Plan Partial Review

Issues and Options Consultation Report – Summary

June 2015

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Overview of key messages from the consultation

1. This summary report presents the key messages from the Purbeck Local Plan Partial Review Issues and Options consultation, which ran between January and March 2015. A full consultation report is available separately on the 'Dorset for You' website. The full consultation report explains the consultation process, and includes detailed analysis of the responses the Council received to each question, along with officer responses and suggested actions arising.
2. The Issues and Options consultation document sets out the key issues affecting Purbeck both now and in the future, and discusses a range of options for tackling these issues. The consultation gave local people, business and other organisations the opportunity to have their say on potential future growth in the district.
3. The Council received 484 responses from a range of organisations and individuals.
4. Key themes arising from the consultation included:
 - **Infrastructure:** There is a significant level of concern that local infrastructure will not be able to cope with the level of housing suggested. This includes concerns about highways, jobs, schools, medical services, public transport, cemetery spaces, internet strength, and local facilities and services. A number of people also highlighted the importance of considering the current levels of infrastructure and jobs available when deciding where to locate development.
 - **Second homes and 'need' versus 'demand':** A concern that many of the new homes would be sold to second home owners was a recurring theme in the consultation responses and at the drop-in events, and this led to suggestions that the Council should take steps to restrict second home ownership. There were also many concerns that the approach to objectively assessing housing need, as set out in national policy and guidance, is not appropriate in Purbeck. There were suggestions that the Council should plan for housing 'need' rather than 'demand'.
 - **Environmental constraints:** Respondents were concerned about the potential impacts of development on the many important environmental designations in Purbeck, including heathland and landscape and wildlife designations. There were also concerns about potential impacts on flood risk, and the potential loss of some areas of the South East Dorset Green Belt.
 - **Proportionate growth:** There was some support amongst the responses for modest and proportionate growth in the district. There were also suggestions that the impacts of development should be spread across the district proportionately, rather than concentrated in one area.
 - **Brownfield first:** Many respondents felt that the Council should allocate brownfield sites for development, in preference over green fields.
5. The Council will now undertake further work to look into each of the matters arising, and this will help inform the identification of preferred options for further consultation.

Summary of responses received for each issue

7. The remainder of this summary report presents an overview of the key messages received in relation to each of the specific issues set out in the consultation document.

Issue 1: length of the plan period

8. The consultation document presented two options for this issue:
- Option 1a: 2017 – 2031 (14 years)
 - Option 1b: more than 14 years

Overview of responses

9. The majority of those that responded to this issue agreed that 14 years was an appropriate length for the plan period (236 agreed, whilst 66 disagreed). This included agreement from Dorset County Council, West Dorset, Weymouth & Portland Borough Councils, the Highways Agency, Dorset AONB, and 12 town and parish councils.

Key issues arising

10. The key recurring reasons for wanting a timeframe longer than 14 years are that:
- There is potential for a shorter plan to not be in conformity with national planning policy.
 - A shorter plan period does not allow enough time to identify and secure sites, particularly those proposed in greenfield extensions.
 - 15 years would allow for plans to take account of longer term requirements and be kept up to date giving both the Council and developers greater confidence in long term delivery.
11. Some respondents felt that either 14 or 15 years were too short a timeframe and would prefer a longer term view of between 20 to 50 years whilst others thought that both were too long and would prefer to see 5 – 7 year plans or plans that were reviewed regularly.

Officer response and proposed actions

12. National planning policy prefers plans to have a 15 year time horizon/period. However, under the duty to cooperate, it also requires the Council to liaise closely with neighbouring authorities on cross-boundary issues and sharing evidence. The timescale of the Review of the Poole Core Strategy is due to take it until 2031, and West Dorset, Weymouth & Portland Borough Councils are also proposing a plan period to 2031. Officers consider that it makes sense to align the plan with other neighbouring councils.
13. Officers recommend that the Council continues to prepare the plan with a 14 year lifetime from 2017 to ensure it is aligned with plans of neighbouring authorities with whom Purbeck is working closely through the duty to cooperate.

Issue 2: meeting objectively assessed housing needs

14. The consultation document presented two options for this issue:

- Option 2a: deliver around 2,244 additional homes between 2013 and 2031 (subject to additional testing, such as impacts on heathlands and highways)
- Option 2b: deliver more than an additional 2,244 homes between 2013 and 2031

Option 2a: deliver around 2,244 additional homes

15. Of those who responded, 204 agreed with option 2a (deliver around 2,244 additional homes) and 93 disagreed. 46 respondents did not specify agreement or disagreement and just provided comments. Overall, there is far greater support for option 2a than disagreement with it.
16. Agreement is generally on the basis of compliance with national policy in terms of identifying objectively assessed development needs; and that the Council will make sure that the number is tested against local constraints. Disagreements were generally associated with local infrastructure and environmental constraints.
17. Dorset County Council, the Highways Agency and Natural England all agreed with option 2a, whilst the Dorset AONB Team had reservations that the housing target may not be achievable, given the strong constraints locally. Nine town and parish councils agreed with option 2a, whilst 6 disagreed and 4 provided comments.

Option 2b: deliver more than an additional 2,244 homes

18. Of those who responded, 24 agreed with option 2b (deliver more than an additional 2,244 homes) and 215 disagreed. 104 respondents did not specify and just provided comments.
19. No statutory body or town/parish council agreed with this option. Disagreement is predominantly in terms of local infrastructure and environmental constraints.
20. Overall, it is clear that there is a lack of support for option 2b. However, it is important to bear in mind that whilst this provides the Council with a useful steer, the Council is nevertheless bound by national policy and the 'duty to cooperate'. This requires the Council to investigate the possibility for accommodating neighbouring councils' unmet development needs, where they cannot meet their own. Therefore, the Council will still have to comply with the duty and demonstrate that it has engaged with neighbouring councils.

Key issues arising

21. The comments received in response to issue 2 identified a number of concerns about the potential impacts of development, and some suggestions for alternative options to consider.

22. The key messages can be summarised as follows:

- Doubts that local infrastructure can cope with the level of development suggested, including concerns about highways, jobs, schools, medical services, public transport, cemetery spaces, internet strength and local services and facilities.
- Concerns over environmental constraints, such as landscape designations, wildlife and flooding.
- Concerns that some new homes could go to second homeowners, retirees and holiday lets.
- Disagreement with the top-down approach to housing numbers, and the suggestion that this goes against localism. The Council should ignore national trends and create a bespoke local model.
- The Council should focus on providing for need, rather than demand.
- A general feeling amongst many respondents that the figure of 2,244 additional homes is too high.
- A suggestion from several respondents that the Council should only provide affordable housing for local people and not cater for market housing.
- The Council should build more Council-owned property for rental.
- Concerns about the impact of development on the tourism industry.

Officer response: summary of key points

23. Officers acknowledge the legitimate concerns about infrastructure provision. The Issues and Options consultation stage is the first stage of consultation to inform the Partial Review, and the Council is aware that impacts on local infrastructure need to be mitigated. This will be addressed as the plan progresses.
24. It is also understandable that there is concern about impacts on the environment, particularly as the Planning Practice Guidance (PPG) requires Strategic Housing Market Assessments (SHMAs) not to take into account local constraints in an objective assessment of housing needs. However, the PPG is clear that when the Council is in receipt of its objectively assessed housing needs, it can then test the number against local constraints and reduce the requirement, where justified.
25. Second homeownership, in particular, is a much-debated issue in Purbeck and in the past has not been something within the Council's control. This is because the Council is bound by national policy and guidance, which specifically require the Council to meet all housing need and demand in full, whether they be for second homes or retirees. However, given the level of concern about the issue, the Council is seeking advice on the matter from the Planning Advisory Service to identify whether there is anything that the Partial Review can do to restrict the sale of new homes.

26. In response to the concerns about the approach to identifying the level of housing need, it is worth noting that the draft housing number is objectively assessed in line with relevant guidance and takes into account many demographic and economic factors. The Council is required by national policy and guidance to meet the needs and demands of both market and affordable housing. That said, the draft SHMA figure does not take into account local constraints, and so the number could reduce as the plan progresses. It is important to bear in mind, though, that the Council has to be able to demonstrate robust reasons why it cannot deliver the objectively assessed housing figure in full, if this is the case.

Actions summary

27. Officers propose to undertake the following key actions in relation to issue 2:
- Investigate infrastructure provision as the Council progresses towards the next stage of the plan.
 - Take into account the district's constraints when progressing the plan.
 - Ensure that development would not adversely impact on tourism.
 - Seek advice from the Planning Advisory Service to see if there is anything the Council can do to address the concerns about second home ownership.
 - Continue to investigate to what extent Council-owned land could contribute towards affordable housing supply.
 - Continue to work with neighbouring authorities under the duty to cooperate to address any issues around 'unmet' housing need.

Issue 3: where should the Council focus new settlement extensions?

28. The consultation document presented six options for this issue:

- Option 3a: disperse proportionately in line with existing Policy LD
- Option 3b: disperse settlement extensions around the towns
- Option 3c: disperse settlement extensions around the key service villages
- Option 3d: disperse settlement extensions around the local service villages
- Option 3e: disperse settlement extensions around other villages with a settlement boundary
- Option 3f: new criteria-based addition to Policy CO: Countryside to allow growth at other villages without a settlement boundary

Overview of responses to question 3a: which option/s do you agree or disagree with and why?

29. The level of agreement and disagreement with each option presented under issue 3 is summarised in chart 1.

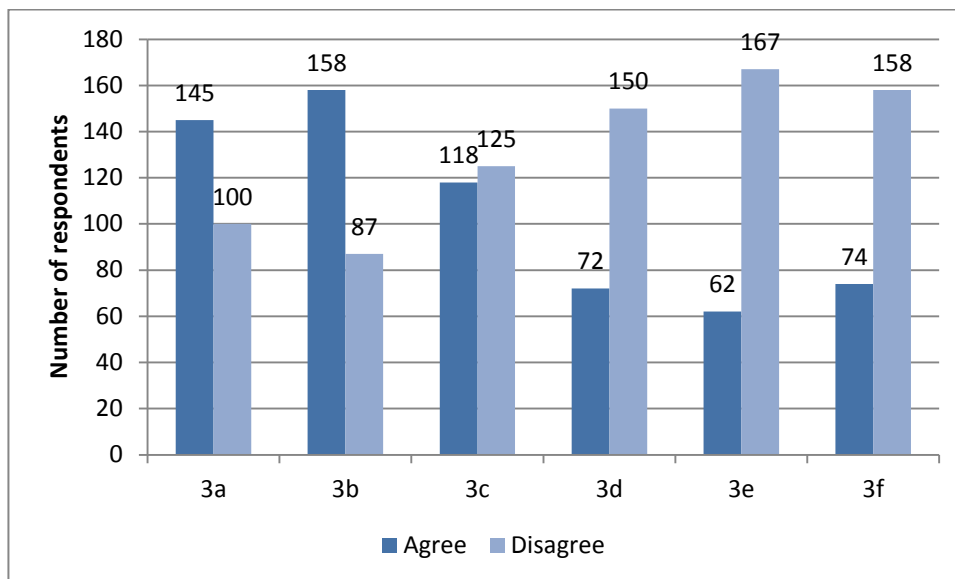


Chart 1: overview of responses to options 3a to 3f

30. The results showed more support for options that focus development towards the district's larger settlements, with less support for developing the smaller settlements.
31. The consultation has revealed some interesting and conflicting views about the Council's current strategy, Policy LD. For example, the public seem to favour focussing development at the district's larger settlements for sustainability reasons; Historic England feel that development should be spread in order to lessen the landscape impact of large developments; whereas Dorset County Council Highways prefer a concentration

of development in order to achieve the economies of scale to provide more self contained developments (albeit not necessarily at the district's towns, but at areas with good transport links). It is also clear that just focussing development at one particular group of settlements would limit the Council's options. For example, if the Council were to focus housing just on the towns (option 3a), Natural England quite rightly raise the point that the district's towns are quite constrained, so this strategy might not be achievable.

Overview of responses to question 3b: if you prefer a combination of options 3a-3f and any of the larger sites summarised below, please specify which ones

32. The majority of respondents to this question offered comments in support of their choice for question 3a, or suggestions for sites that were covered in question 3c. Therefore there were relatively few responses relevant to this particular question. The various combinations of options suggested are detailed in the full Consultation Report.
33. In summary, this question produced many differing responses, with many varying combinations of where to focus growth. There may be a lack of a clear steer as to which combination is the right one, but it is nevertheless clear that respondents believe growth should be spread throughout the district with the larger settlements prioritised, but according to constraints.

Overview of responses to question 3c: are there any other options that you feel should be included?

34. The Council received many different suggestions for alternative options for where development could be focussed. Some are existing options for development; some are in inappropriate, constrained locations; and others for sites outside the district. The main relevant suggestions are highlighted below:
 - Historic England believes that the historic form and character of existing settlements should help to determine the location and scale of future development. They suggest a 'criteria based policy' to help support small scale modest 'organic' growth at all settlements across the district, in proportion to their current size.
 - The Council should be promoting brownfield land first.
 - Development should be focussed as far as possible where sites have good access by main roads and public transport, such as Wareham, Wool and Moreton.
 - Suggestion that the Council should build on existing employment sites, and suggestion that houses should be provided at Holton Heath and Dorset Green Technology Park.
 - Suggestions that the Council should plan for a new [eco] town, which can have all the necessary infrastructure.
 - Many respondents believe that as traffic is such a problem, nothing should be built to the south of the district. Instead development should be focussed to the north of the district, along and around the A35.

- Suggestion for development in the Carey area of North Wareham, around the train station.
- A very common suggestion is that development should be spread across the district by adding 10% to every settlement.
- Some respondents felt that former landfill and quarrying sites could be suitable for development.
- Some respondents highlighted the MOD's large landholding, which could be used for development.

Overview of responses to question 3d: if you feel that the Council should be allowing more development at rural settlements, what facilities and services would you like to see and where?

35. The Council received several relevant suggestions for additional facilities and services relating to specific locations across the district. Details of these suggestions are included in the full Consultation Report.
36. The results show there is clearly a perceived lack of infrastructure at the district's rural communities, and provide a useful summary of local feeling, which can be read alongside any existing parish plans. The Council can draw upon this information, should either funding become available, or if development is proposed of a scale large enough to provide infrastructure alongside. Parish councils can also refer to it, for example should they decide to spend money generated through the Community Infrastructure Levy (CIL). Where a development is CIL liable, the local parish council receives 15% of that money. If the parish council has a neighbourhood plan in place, this increases to 25%.

Officer response: summary of key points

37. It seems that a flexible approach would be the most appropriate for the location of new settlement extensions, which makes Policy LD seem the logical choice. After all, Policy LD is a hierarchy, directing development (i.e. not just housing) towards the most sustainable locations. This means that development should be concentrated in the district's towns in the first instance, and where a constraint would prevent this, the Council should then look at the key service villages, and so on. Furthermore, it means that where a smaller settlement would be a more appropriate focus for development than a larger one on account of sustainability reasons, the Council could justify moving further down the hierarchy.
38. Many members of the public and town and parish councils expressed a view that development is important at the district's smallest settlements in order to help sustain them. It is also important to note that Policy LD does not preclude development at smaller settlements, as those with settlement boundaries can have development such as infill and rural exception sites; and those without settlement boundaries can benefit from rural exception sites.
39. Perhaps the message of flexibility is not clear enough in the existing policy. It may be worth clarifying this through the Partial Review, drawing particular attention to Policy SD: *Presumption in Favour of Sustainable Development* of the plan, which Policy LD needs

to be read alongside. Policy SD talks about how development should be granted permission, unless material considerations indicate otherwise. This means that development does not have to go ahead if its impacts cannot be mitigated. In other words, the Council would have to look elsewhere in the settlement hierarchy if a particular constraint at a larger settlement meant the particular proposed development would be inappropriate because of a constraint(s). This would tie in well with the very widely expressed view of respondents to the consultation that the Council needs to plan according to infrastructure, services and constraints.

40. The alternative is to consider Historic England's suggestion and devise a criteria-based policy, which would look at historic form and character, allowing all settlements within the district the potential for some small scale, modest, 'organic' growth in proportion to their current size. Historic England believes that such dispersal may help to reduce a more dramatic landscape impact and urbanisation associated with large scale strategic allocations and their associated infrastructure. This ties in well with the widely-held public view that development should be spread equally (around 10%) at each settlement.

Actions summary

41. Officers propose to undertake the following key actions to address the matters raised:
- Produce a background paper to investigate the merits of expanding every settlement proportionally or by 10%. This should look at the merits of a criteria-based policy to allow proportionate growth.
 - Investigate the potential for locating some residential development at Dorset Green Technology Park.
 - Prioritise brownfield land, wherever possible.
 - Should alternative sites become available for the businesses in the Johns Road area of Wareham, contact them and enquire about freeing the site for windfall housing development.
 - Approach DCC to see if there are any reclaimed landfill sites / old quarry land and chalk pit sites that could be promoted for development, subject to constraints.
 - Continue to look at available Council-owned land for development.
 - Refer to the MOD's estate management plan, when it is published, to identify potential development sites.
 - Update the Council's settlement strategy in order to provide an audit of facilities and services at all of the district's settlements.
 - Continue close liaison with DCC Highways to ensure that development would not lead to unacceptable impacts on local highways. As the plan progresses, this may include commissioning 'traffic modelling' to see the potential impacts of developing specific sites.

- Should the Council decide to continue with Policy LD, consider linking it better to Policy SD: Presumption in Favour of Sustainable Development. This should make clear that Policy LD is a guide for the Council's growth strategy, indicating where development should be focussed, but crucially that particular constraints at larger settlements or sustainability benefits at smaller settlements would mean the Council would need to look further down the hierarchy.

Issue 4: potential large housing sites

42. The consultation document presented seven options for this issue:

- Option 4a: consider new development to the north and west of North Wareham
- Option 4b: consider new development to the west of Wareham
- Option 4c: consider new development to the south-east of Sandford
- Option 4d: consider new development around Lytchett Minster
- Option 4e: consider new development around Moreton Station (including Redbridge Pit)
- Option 4f: consider new development west of Wool
- Option 4g: consider new development to the north of Langton Matravers

Overview of responses to question 4a: which option/s do you agree or disagree with and why?

43. The level of agreement and disagreement with each option presented under issue 3 is summarised in chart 2.

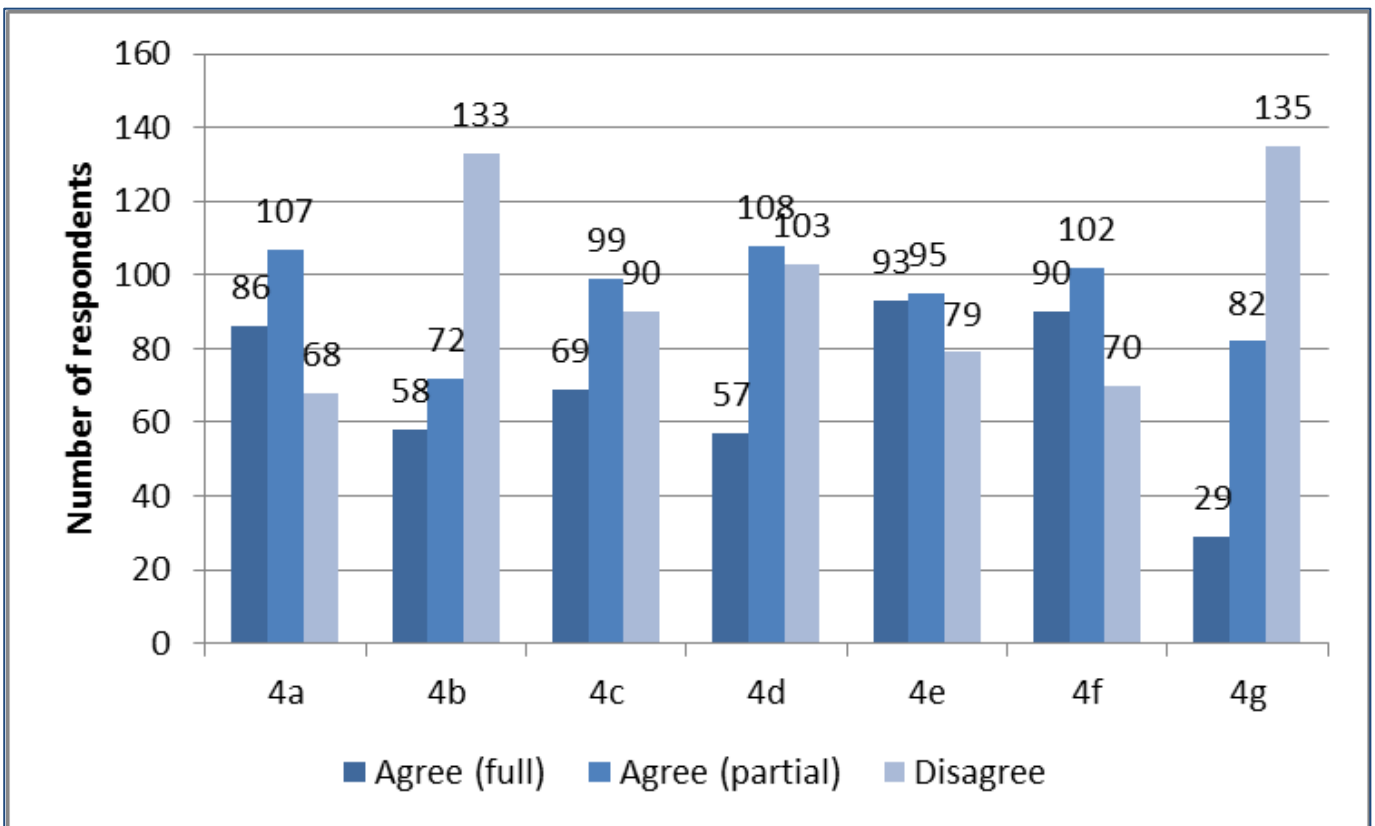


Chart 2: overview of responses to options 4a to 4g

44. Chart 2 indicates that there is a strong level of objection to options 4b (west of Wareham) and 4g (north of Langton Matravers) and more support for options 4d (around Lytchett Minster), 4e (around Moreton Station) and 4f (west of Wool). There is also some support for option 4a (north and west of Wareham).
45. Officers have undertaken postcode analysis to identify whether there is any particular location bias to the responses. This generally shows that the strongest levels of objection to each site came from those resident in the local vicinity. It was also often the case that the strongest levels of support for each site came from areas where there are other potential large housing sites. The main exception to this is for option 4g (north of Langton Matravers) where the level of objection is widely spread across the district, showing the strength of feeling against developing this site.
46. Overall, the consultation has shown that none of the sites is without its issues. Options 4c (south-east of Sandford) and 4g (north of Langton Matravers) have particular constraints that, in the view of statutory consultees, cannot be overcome. Therefore, the Council will need to give careful consideration as to whether or not these issues can be overcome.
47. Other sites have not attracted outright objections, but statutory consultees have highlighted potential issues that could mean they will be ruled out in the future. This includes:
 - Option 4a (north and west of North Wareham), for which Natural England state 'it is unlikely the site would be able to demonstrate a suitable level of avoidance and mitigation'; and
 - Option 4b (west of Wareham), for which Natural England conclude that there is much uncertainty about the ability of this site to avoid a significant adverse effect on the designated sites. They, and the Dorset AONB Team, also raise fears about negative effects on the AONB.
48. Natural England and the Dorset AONB Team have requested further information in order to help them draw definitive conclusions on options 4a and 4b. The Council will refer these requirements to the developers. The Council will need to be satisfied that the issues can be overcome in order to consider these sites further. It should also be noted that these concerns are in addition to other issues raised, such as the need for transport assessments. Further detail is in the full Consultation Report.
49. Sites 4d (around Lytchett Minster), 4e (around Moreton Station) and 4f (west of Wool) raise fewer fundamental concerns at this stage. However, this does not mean that they are without their own issues. Although several statutory consultees have not raised the same level of uncertainty with these sites compared with options 4a and 4b, they have nevertheless requested further information. This includes, for example, transport assessment work; and providing certainty that the impacts of the development on European protected sites can be mitigated. Without such information, the Council will not be in a position to take the sites forward in the plan making process because of lack of certainty that they are deliverable.
50. Hypothetically, if sites 4a, 4b, 4d, 4e and 4f were deliverable, they could provide around 3,105 new homes. Should the Council need to drop sites 4a and 4b on account of them

not being deliverable, this would reduce the figure to 2,400. However, this figure could reduce further if constraints testing proves other sites to be undeliverable. Therefore, it is impossible to say at this stage whether or not the Council can meet its draft objectively assessment needs assessment figure of 2,244 new homes through large sites.

51. Indeed, the majority of support appears to be for the partial development of all sites, which indicates that the public would prefer smaller developments to larger ones. The Council should bear this in mind, but it will be important to balance this view against three key factors: constraints, for example in terms of landscape harm and infrastructure capacity; the ability to deliver strategic objectives (for example, SANGs may not be deliverable from small sites compared with large ones); and whether or not partial development would prejudice the Council's ability to meet its objectively assessed development needs. The Council will be able to come to a more informed view on this as the plan progresses.

Overview of responses to question 4b: are there any other options that you feel should be included?

52. This question has resulted in several suggestions for potential housing sites. Many of the sites suggested would not be suitable for development because they are too constrained. For example, many respondents felt that Holton Heath would be a good location because of the employment prospects, but the surrounding heathland means that housing would not be appropriate here. Others suggested sites that are too remote for the Council to consider for development. For example, development around Slepe would lead to occupants relying heavily on private cars to access facilities and services. A summary of all suggestions is provided in the full Consultation Report.
53. There were some suggestions that the Council could investigate further. These are summarised as follows:
- Dorset Green Technology Park, subject to important factors, such as whether or not housing would prejudice the site's role as a strategically important employment site; and whether the impacts on nearby heathland can be mitigated.
 - Wareham station area, subject to businesses agreeing to a land swap.
 - Wareham allotments, subject to the landowner's consent and the provision of replacement allotments.
 - MOD land, subject to the MOD's estate management plan.

Overview of responses to question 4c: should the Council reserve land for potential future development needs beyond the plan period?

54. The Council received 239 responses to this question. The majority (139) said that the Council should not safeguard any land, with 100 believing the Council should safeguard land for future needs.
55. Overall, there is more objection than support to this question. However, in reading the comments submitted in support of objections, there appears to be some misunderstanding about the role of safeguarded land. Its purpose is to provide more

certainty for future plans about where development should go, the obvious advantage being that it speeds up the production of the next plan.

56. The National Planning Policy Framework (NPPF) advocates safeguarding land under paragraph 85, which relates to green belts. It states that this would be to meet longer-term development needs stretching well beyond the plan period. The paragraph emphasises that councils need to make clear that safeguarded land is not a formal allocation for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a local plan review that proposes the development.
57. The above explanation in the NPPF would assuage the concerns raised during the consultation. In hindsight, it would appear that perhaps the Council could have better explained the implications of safeguarding land in the consultation material. This could have led to less confusion about its purpose.
58. This leaves the Council in an awkward situation. On the one hand, there is more objection than support to safeguarding land for future needs; on the other, national policy advocates safeguarding land in green belts. It is also worth bearing in mind that the Inspector's Report into the Purbeck Local Plan Part 1 says that it would be appropriate for the Council to safeguard land in the green belt.
59. Therefore, perhaps the way forward is for the Council to follow the steer from the consultation and not look to safeguard any land outside of the green belt, but to consider safeguarding land within it. The advantage would be that the Council would not need to look at safeguarding land district wide, which could make the process of the Partial Review simpler. However, taking a longer term view, a clear disadvantage of not looking district wide would be that there would be no steer for the next plan.

Actions summary

60. In addition to the actions identified earlier, officers propose to undertake the following key actions to address the matters raised:
 - Investigate whether or not the specific constraints identified for each site can be overcome, and use the results of the consultation to inform the identification of preferred options for development.
 - Produce a background paper to present to Council detailing the implications of allocating / not allocating green belt sites, and considering the option of safeguarding green belt land.
 - Ensure that when allocating greenfield sites, the Council uses poorer quality land in preference to higher quality.
 - Carry out a survey of land across the district and identify any potentially suitable land for development. Approach landowners to see if they would like to submit it to the Council as available for development.
 - Contact Wareham Town Council to see if it would like to bring forward Wareham allotments forward for allocated development.

Issue 5: green belt

61. The consultation document presented three options for this issue:

- Option 5a: objectively reassess the boundaries to make sure they follow logical boundaries on the ground and identify land that is suitable for release from the green belt for strategic development
- Option 5b: objectively reassess the boundaries to make sure they are logical on the ground, but do not release land for strategic development
- Option 5c: no changes to the green belt and direct development towards non green belt locations

Overview of responses to question 5a: which option/s do you agree or disagree with and why?

62. The responses are summarised in chart 3. The results show that the only option with outright support is 5c (no changes to the Green Belt). Opinions for option 5b (changes to ensure logical boundary only) are relatively evenly split, but there is a clear lack of support for option 5a (release land for strategic development).

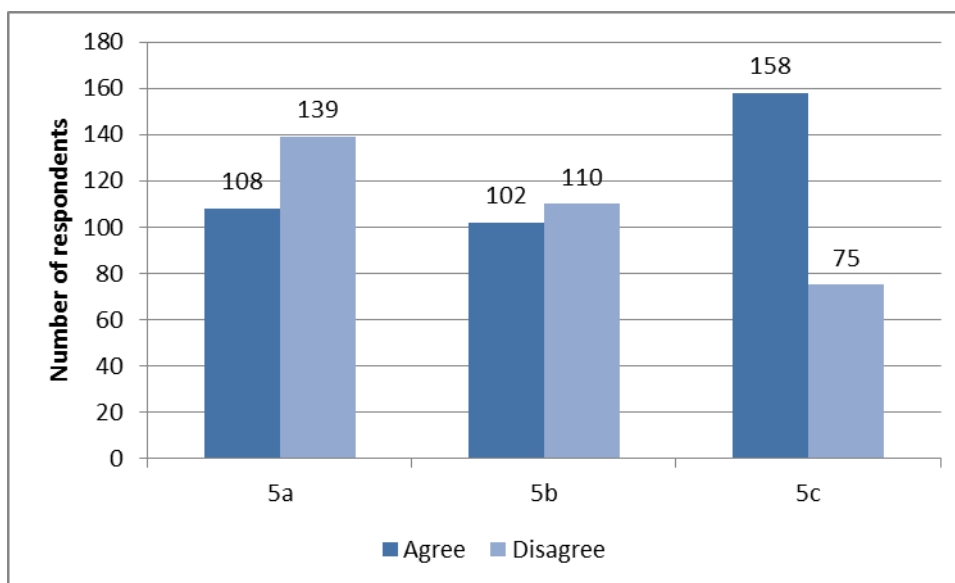


Chart 3: Responses to options 5a to 5c (green belt)

63. There appears to be a view from the majority of objectors that green belt is sacrosanct and should be protected at all costs. This extends to a view from some that it should not be touched, even if that means the most minor of adjustments to ensure it is logically aligned on the ground.

64. The chart above could be slightly misleading for two reasons. The first is that many respondents say the Council needs to be pragmatic, as there are sites within the green belt that would be better in sustainability terms than other sites that could be allocated purely on the basis that they are outside the green belt. Indeed, the Council's own green belt review identifies such possible sites that could be released without harming the

function of the green belt. Therefore, while many believe that sensitive green belt areas should remain untouched, there could be a case for releasing less sensitive land.

65. The second is that many comments show widespread misinterpretation of the role of the green belt and what it covers. Several respondents from various parts of the district that fall some distance from the green belt commented that they wish to retain the green belt in their village and therefore object to any changes altogether. It appears that they have mistaken green belt for greenfield and because of this, it is likely that the results of the consultation are skewed.

Overview of responses to question 5b: do you feel the Council should release green belt land for development if the land is not performing the function of green belt?

66. The results show an overall lack of support for this option, with 150 respondents disagreeing, as compared to 121 who agreed.

Overview of responses to question 5c: should the Council identify 'safeguarded land' in the green belt land to meet future needs beyond the plan period?

67. The results show a lack of support for this option, as 160 respondents disagreed, compared with 91 who agreed.

Question 5d: are there any other options that you feel should be included?

68. Many of the respondents to this question highlighted their view that the green belt is sacrosanct and should remain untouched. Others argued for and against specific sites. The main suggestion for an alternative option was that the Council should be using brownfield land first.

Officer response and proposed actions

69. The Council will need to be mindful of the lack of public support for developing in the Green Belt as it progresses with the Partial Review. However, it is important for the Council to take a holistic view. Officers therefore recommend the preparation of a background paper setting out the advantages / disadvantages / consequences of allowing green belt development. Without this background paper and a thorough investigation into the consequences of green belt development, it will not be possible to draw a firm conclusion on whether or not the Council should allocate land in the green belt for development.
70. Notwithstanding this, officers recommend that Council should ensure that the alignment of the current boundary is robust. Whilst this would appear to be contrary to the quantitative consultation results, the qualitative responses clearly advocate having robust boundaries.

Issue 6: meeting employment needs

71. The consultation document presented six options for this issue:

- Option 6a: focus employment development at Dorset Green Technology Park
- Option 6b: focus employment development at Holton Heath
- Option 6c: focus employment development at Bovington Middle School
- Option 6d: provide around 3ha of additional employment land at Upton
- Option 6e: provide around 3ha of additional employment land at Sandford Lane, North Wareham
- Option 6f: provide additional employment development at Sandford First School, Botany Bay Farm at Bloxworth and/or the Dorset County Council owned depot off the B3351 at Corfe Castle

Overview of responses to question 6a: which option/s do you agree or disagree with and why?

72. The responses received to the six options are summarised in chart 4.

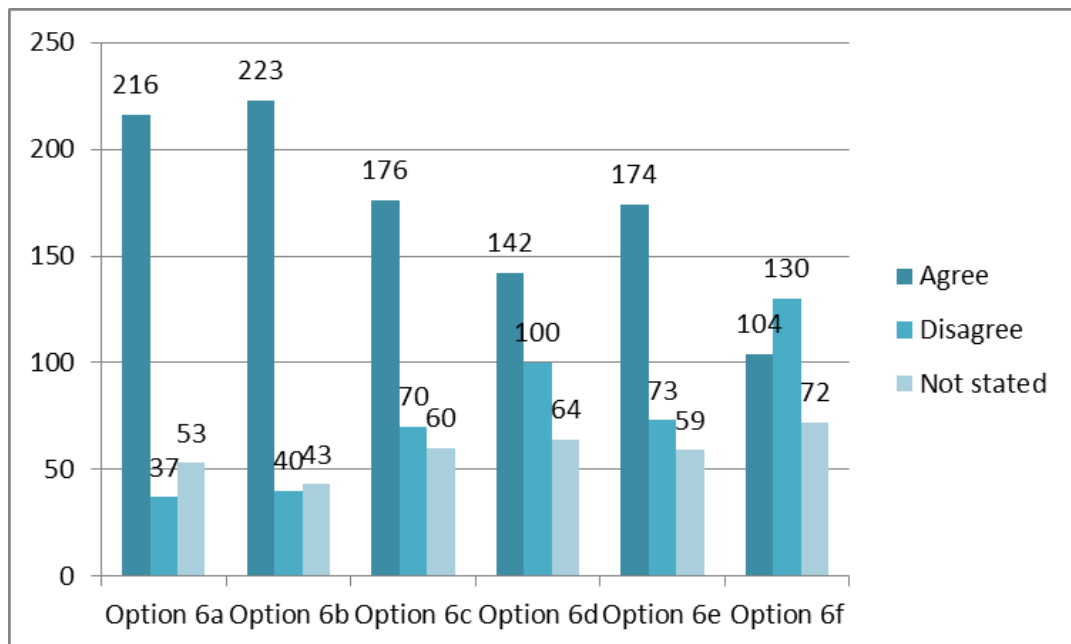


Chart 4: Responses to options 6a to 6f

73. In general, the level of agreement expressed in response to each option has exceeded the level of disagreement. However, an exception to this is the response made to option 6f (to provide additional employment land at Sandford First School, Botany Bay Farm at Bloxworth and/or the Dorset County Council owned depot off the B3351 at Corfe Castle), as more respondents disagreed than agreed with this option.

74. Overall, the highest levels of agreement from respondents were indicated for option 6a Dorset Green (70%) and option 6b Holton Heath (73%). However, the relevant statutory bodies have indicated some potential concern to additional levels of development at these options. This is due to the level of environmental interest and sensitivities at the Dorset Green site and the surrounding area, and the high sensitivity of the environmental and archaeological interests at and around the Holton Heath site. Natural England and Historic England have advised that careful consideration will be needed for these aspects when considering any future development at these locations. Respondents also raised other concerns about these options, including concerns about accessibility and location (Dorset Green) and traffic congestion (Holton Heath).
75. The other options received lower levels of agreement. A small majority of respondents (57%) were in agreement with employment development at option 6c (Bovington Middle School), whilst Wool Parish Council and Wareham Town Council both expressed disagreement with this option. It was suggested that Bovington Middle School should be considered for housing development instead. Employment development at option 6d (Upton) was supported by 46% of respondents, whilst four town and parish councils disagreed with this option, including Lytchett Minster and Upton Town Council. Reasons given for disagreeing with this option included poor site access and that brownfield sites should be developed first. Employment development at option 6e (Sandford Lane, North Wareham) was supported by 57% of respondents. Those who disagreed with this option raised concerns about poor access, loss of Green Belt land, and that brownfield sites should be developed first.
76. Around 42% of respondents disagreed with option 6f (to provide additional employment development at Sandford First School, Botany Bay Farm at Bloxworth, and/or the Dorset County Council-owned depot off the B3351 at Corfe Castle). This included disagreement from Wareham St Martin and Church Knowle Parish Councils and Wareham Town Council. Reasons given for disagreement included concerns about poor access.

Officer response to issues raised under question 6a

77. Officers consider that concerns raised by the statutory bodies in relation to the level of future development to be delivered at Dorset Green (option 6a) and Holton Heath (option 6b) are potentially significant. Such issues will therefore need to be considered during the assessment of the development options at these sites. This should help to inform the most appropriate level of any future employment development at these locations.
78. The proportionately higher level of disagreement made in response to option 6f may be the result of the inclusion of three separate and unrelated sites being considered together. This may have disproportionately increased the level of disagreement expressed. However, the three options will all require further consideration prior to any final decision on the location of future employment development.

Overview of responses to question 6b: should the Council identify 'safeguarded' employment land to meet future needs beyond the Partial Review?

79. The majority of respondents (57%) disagreed with the identification of safeguarded employment land to meet future needs. The main reasons for disagreement can be summarised as follows:

- The Council cannot predict how much land will be needed, and work requirements could change dramatically within the next 10 years; and
- There is a need to expand the employment in the tourist sector instead.

Officer response to issues raised under question 6b

80. The Council will undertake a variety of studies to inform the preparation of the plan. These will help to provide an up to date understanding of current needs and predicted future requirements for employment. Whilst the Council is aware of the significance of tourism related activities and businesses across Purbeck, it is not considered that safeguarding employment land would prevent the future expansion and diversification of tourism related businesses.
81. Officers consider that it is likely to be useful to identify employment land to be safeguarded in the long term. It is important that areas can be made available for employment development in a flexible way and offer the market a sufficient choice of site sizes and locations. Such provision will help to ensure the continued economic prosperity of the area and to provide local employment opportunities. Despite this, it is important that areas with very limited potential for development should not be safeguarded in the long-term. As a result, any provision identified for beyond the plan period should be kept under review in order to take account of any significant changes in market conditions.

Overview of responses to question 6c: are there any other options that you feel should be included?

82. The Council received a total of 40 responses to this question. These included a range of 22 different suggestions, which are set out in chart 5.
83. The largest group of respondents (15%) suggested that more accessible locations should be sought for any new employment sites. A significant number (12.5%) expressed objection to a variety of the site options considered in Question 6a. The third largest group (10%) suggested making no additional employment land provision, while around seven per cent of the respondents did not know where new employment should be located. Five per cent of the respondents considered that more employment provision should be made within the Swanage area.
84. Swanage Town Council expressed concern at the potential loss of employment land at the King's Court depot site and suggested that this should be replaced with new provision located within the Swanage area.

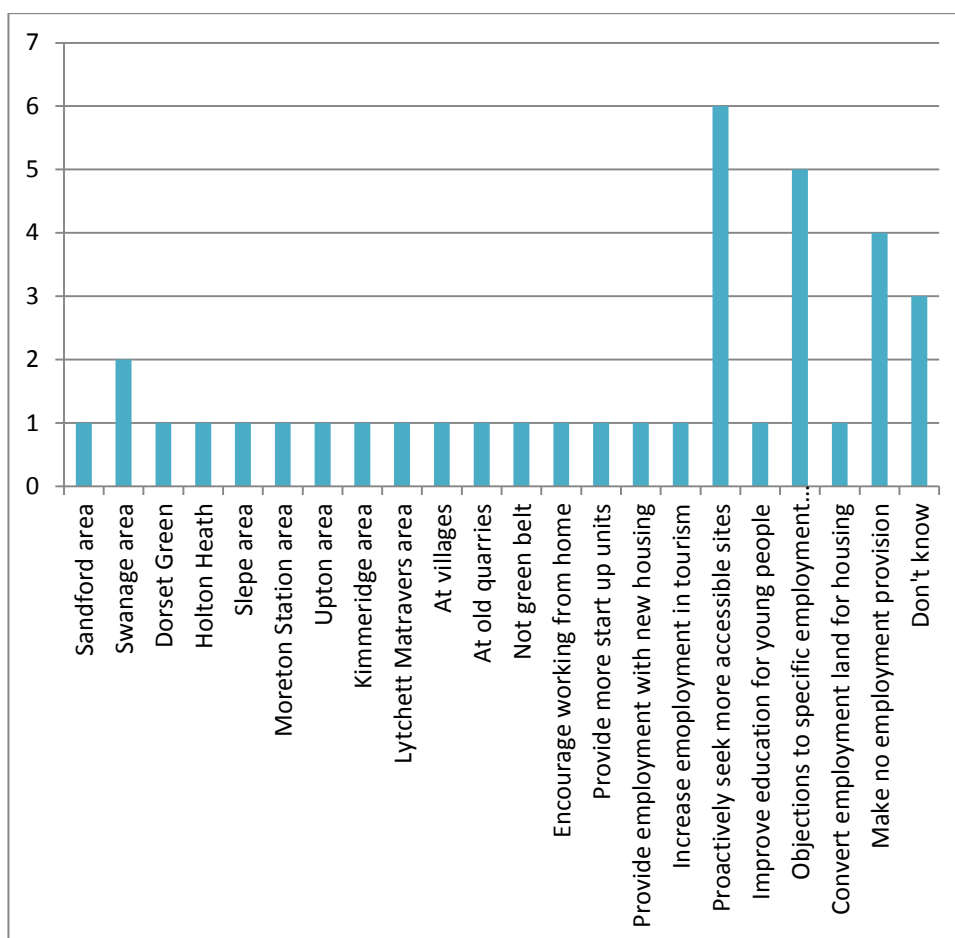


Chart 5: suggestions for alternative employment sites

Officer response to issues raised under question 6c

85. The range of suggestions received have included some options already under consideration (for example, options 6a and 6b), as well as some that cannot be addressed directly through policy or site allocation work. However, all suggestions will be considered further where appropriate.

Actions summary

86. Officers propose to undertake the following key actions to address the matters raised:

- Undertake further assessment of the potential impact on sensitive environment interests at and around Dorset Green and Holton Heath.
- Undertake a Strategic Employment Land Availability Assessment (SELAA) to identify all potential future employment land options across the district, and review existing employment site allocations as part of this work.
- Consider the suggestions made in response to question 6c (are there any other options that you feel should be included) as part of the above work, and give separate consideration to those suggestions which will not be addressed directly by the SELAA.

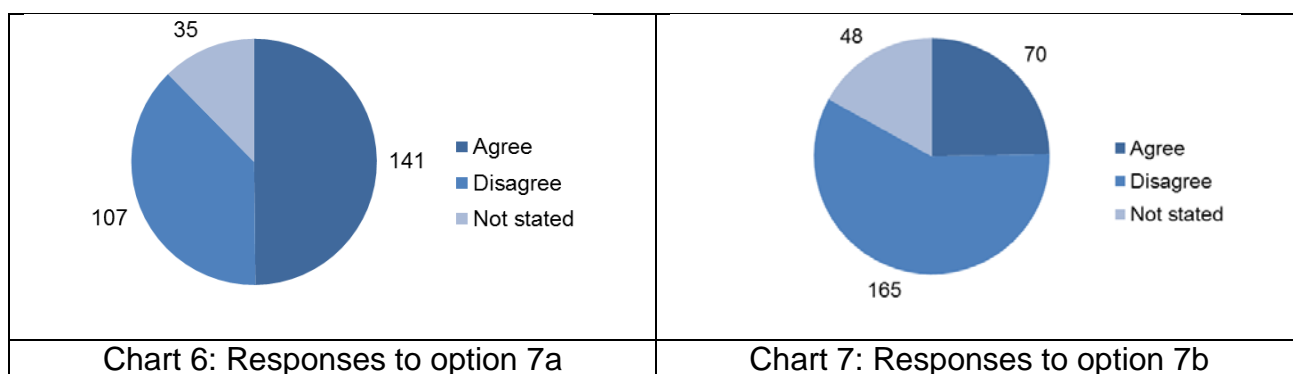
Issue 7: meeting retail needs

87. The consultation document presented two options for this issue:

- Option 7a: deliver up to an additional 600sqm (net) food retail floor space
- Option 7b: deliver more than an additional 600sqm (net) food retail floor space

Overview of responses to question 7a: which option do you agree or disagree with and why?

88. Charts 6 and 7 summarise the level of agreement and disagreement with options 7a and 7b. Overall, there was a higher level of support for option 7a (up to 600 sqm additional food floor space) as compared to option 7b (more than an additional 600 sqm).



89. Two organisations suggested that the Council had not considered the retail requirements fully enough in issue 7. The Co Operative Group suggested that a wider approach to the health of the town centres should have been included.

Overview of responses to question 7b: where do you think that additional floor space should go, e.g. focussed at one particular settlement, spread across the district, or an out of town facility?

90. The largest group of responses to this question favoured spreading retail development around the district (25%), followed by at the towns (12%), near Wareham (11%) and an out of town location (10%). Around 18% felt that there was no need to provide any additional retail development and a further 9% favoured growth but did not specify where this should be located.

91. The responses favouring retail development near Wareham and spread across the district included both support and opposition for an out of town store.

Overview of responses to question 7c: are there any other options you feel should be included?

92. The Council received 38 responses to this question. Suggestions included meeting any additional retail need through farm shop development around larger villages, combining existing supermarkets at Wareham to release space, to encourage the growth of small

independent traders and to consider markets. The full range of suggestions is set out in the full consultation report.

Officer response

93. Officers consider that the options for any additional retail growth will need to be considered in more detail. National policy and Policy RP (Retail Provision) of the Purbeck Local Plan Part 1 will require town centre options to be considered ahead of other options.
94. Officers consider the suggestion that the needs of the district have not been adequately addressed through issue 7 are not proven. A review of the town centre boundaries within the district is underway and officers consider that it is necessary to explore the delivery of additional retail floor space in order to ensure that an appropriate level of provision can be identified through the plan. The 2014 Poole and Purbeck Retail Study identifies a floor space range which could potentially be delivered in a variety of ways. The suggestions to provide significantly more than the identified requirement (for example by expanding supermarkets at each town and making additional out of town provision at Swanage and Wareham) has not yet been justified and the implications of such growth in terms of impact on the health and well being of the town centres would need careful investigation before this approach can be considered further.

Proposed actions

95. The main action arising from this issue is to explore further the most appropriate option/s for the provision of future retail floor space in Purbeck. This will need to include further town centre assessment work (which for Swanage is being undertaken through the Swanage Local Plan). Following this, other options should be considered if no appropriate town centre or edge of town centre sites are identified.

Issue 8: managing internationally protected heathlands

96. The consultation document asked respondents whether they agree or not to the current approach of not allowing specific types of development between 0 and 400m of a heath, and mitigating development between 400m and 5 km through alternative open space and other mitigation.
97. As the consultation on the Heathland Supplementary Planning Document (SPD)¹ overlapped with the Partial Review Issues and Options consultation we have also considered 18 comments made during the consultation on the Heathland SPD which were more relevant to the Partial Review.

Overview of responses

98. A total of 347 respondents answered the questions and/or made comments on issue 8. The results show that the majority of respondents (over 75%) agree that the current approach of not allowing specific types of development between 0 and 400m of the heath should be maintained. The results also show that the majority of just over 60% agree with the current approach to mitigating development between 400m and 5 km. Chart 8 shows the combination of all the responses to question 8a (the 400m zone) and 8b (the 400m – 5km zone).

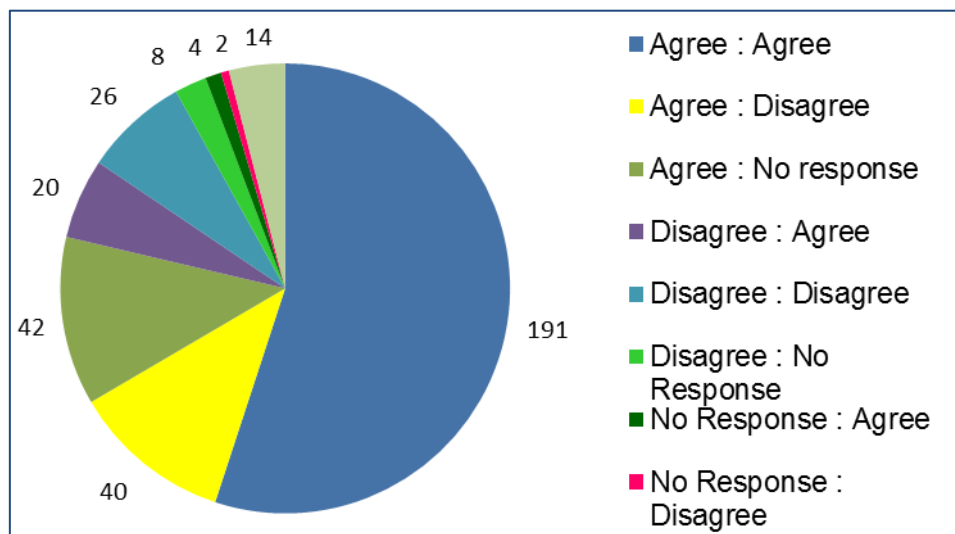


Chart 8: Combined response to 400m exclusion zone and 400m – 5km mitigation zone

Key issues arising

99. The majority of responses from all respondents indicate support to continue the current two tier approach of:
- Exclusion of certain types of development from 400m within the heathland, and
 - Mitigation between 400m and 5km providing alternative greenspaces/ recreational opportunities and managing visitors to heathland.

¹ Consultation on the joint Dorset Heathland Planning Framework 2015-2020 Supplementary Planning Document took place between 7 Jan – 18 Feb 2015 and was co-ordinated by the Borough of Poole

100. Of those that disagreed with the current approach to the 400m exclusion zone, the main comments were:

- the 400m zone is inflexible,
- more account should be taken of accessibility of the nearby heathland and any barriers there might be to access,
- allow brownfield sites (with mitigation) and infill sites,
- the alternative of better signage to influence behaviour should be considered,
- control and manage access including fencing, dog and people free zones,
- extend zone for heathland protection, and
- protect heath above all else.

101. There were only a few additional comments from those that disagreed with the 400m – 5km mitigation zone including:

- getting the location of the SANG right (near the development),
- give consideration on a case by case basis to allow specific mitigation,
- infill won't cause harm,
- alternative open space and other mitigation may not be of the same quality as the heathland that may still be affected,
- the need for additional housing should not override the need for safeguarding of protected heathland,
- parks should be planned within the developments and bike trails/footpaths should be installed or extended, and
- keep payments to a minimum to reduce impact on dwelling cost.

102. A couple of agents that didn't indicate whether they agreed or disagreed made suggestions including:

- work with the National Trust on delivery of SANGs and
- alternative approaches should be considered, e.g. allowing developers to pay for offsite improvement works to enhance existing spaces or to provide contributions towards the provision of visitor facilities at less sensitive heath locations.

Officer response and proposed action

103. Officers note the support for the current approach to heathland mitigation and will work with Natural England to accommodate, where possible, the concerns raised by those who do not support the current approach.

Issue 9: Norden Park and Ride

104. The consultation document presented two options for this issue:

- Option 9a: expand Norden Park and Ride
- Option 9b: leave Norden Park and Ride as it is

Overview of responses

105. Just over 60% (146) of respondents agree with option 9a, while fewer than 40% (92) disagree. Dorset AONB, Historic England and the Highways Agency all supported expansion. Seven town and parish councils agreed with the proposals, including Corfe Castle Parish Council. Comments in favour include the potential for coach parking and a shuttle service or safe access for pedestrians to Corfe Castle. The site is generally considered as well located and unobtrusive.

106. Those who disagreed with the proposal cited concerns that they did not think that a park and ride would be effective and that expanding the facility could potentially encourage more people to use the A351 increasing pressure through Holton Heath, Sandford and Wareham. Many people are sceptical that the train will be an affordable alternative to the car. There were also concerns about the level of demand for expanding the Park and Ride, and that more evidence is needed to make a decision.

107. The rail connection to Wareham and beyond could encourage people to use the train as an alternative to driving and there were numerous responses that would prefer to see a park and ride either in Wareham near to the station or at Holton Heath. They argue this would reduce traffic pressures on the A351 from the Bakers Arms roundabout to Wareham and into South Purbeck.

Officer response and proposed actions

108. Officers note the comments received, and consider that further evidence is needed in order to inform a decision on the potential future expansion of Norden Park and Ride.

109. Officers propose to undertake the following key actions to address the matters raised:

- Continue to explore the possible expansion of Norden Park and Ride and discuss with DCC the need to undertake further research to assess demand/need and viability.
- Continue to work closely with Dorset County Council Highways team on transport assessment work.
- Investigate the possibilities for allocating alternative Park and Ride sites once the railway extension is in place.

Issue 10: boundaries

110. The consultation document asked respondents whether they had any comments on the proposed changes to settlement boundaries which were detailed in background papers published alongside the consultation.

Overview of responses

111. Overall, 18 respondents were supportive of the proposed changes, 58 confirmed no comment, 56 were non-supportive, and 23 provided other comments. Many of the comments received related to a specific settlement boundary and details are provided in the full consultation report.
112. A number of respondents agreed with the changes to the settlement boundaries where they would make the boundary more identifiable, and where the change is logical and well thought through. Several responses noted that the proposed changes might enable villages to grow as 'living villages' and provide opportunity for some additional homes.
113. Concerns were expressed that the boundary changes should not support infill development and increased densities of development. Objections were also made to boundaries extending into the Green Belt and significant settlement boundary extensions to villages to enable large-scale housing development that is out of keeping with the local area.
114. Many residents felt that a change to settlement boundaries is not required and they should remain as they are with minimal impact on local communities, residents, privacy and views. Requests for additional work and evidence relating to the proposed changes and the expectations of residents were made. Several comments also asked for boundaries not to pass through people's gardens and property.
115. A query relating to the exclusion of Stoborough settlement boundary was made. The Stoborough settlement boundary is being considered as part of the Arne Neighbourhood Plan, and any proposed changes will be consulted on as part of that process.

Officer response and proposed action

116. The key issues raised above and the settlement specific comments included in the full consultation report will be considered by the Case Officer for each settlement boundary review. Any further changes (if considered necessary) will form part of the next stage of consultation on the Partial Review, due to take place in early 2016.

Issue 11: Wareham town centre

117. The consultation document asked respondents whether they had any comments on the proposed changes to Wareham town centre boundary.

Overview of responses

118. The Council received a total of 57 responses to this question. Of these, 23 were in agreement with the proposed changes, 11 were opposed, 11 were unsure, and 12 made a range of other comments. Wareham Town Council and Wareham Town Trust both expressed support for the proposed changes.
119. A range of comments were received from residents. These mainly related to aspects of the current management of Wareham town centre and included comments concerning traffic management, car parking provision and housing development.
120. Overall opinion was rather mixed, with more people either opposed or unsure than in support. However, the response from the local organisations was supportive of the proposed changes. More than half of the opponents suggested that there should be no change to the town centre, with some apparently under the impression that the proposed changes would inevitably result in unsustainable levels of development (which is not the case given that a reduction of the area was proposed). Several respondents suggested that there should be no reduction in the area defined, one suggested that an additional area should be included to the south-west and another that there should be more retail space provided in Wareham town centre.

Officer response and proposed actions

121. Officers consider that the objections made to the proposed changes are not compelling. The suggestion to include additional land in the south-western area is not considered to be appropriate, as this area is mainly residential in character and does not form part of the commercial use of the town centre. The suggestions made to resist making any reduction to the current town centre area are not justified, as this currently includes some exclusively residential areas and there are no plans to change such uses into retail development.
122. The suggestion to provide more retail development in Wareham town centre can be considered further. However, careful consideration will be required to take account of the character and quality of the built environment and this may prevent the clearance of sites to enable any significant redevelopment. The various other comments relate to aspects of management of the town centre which are not relevant to this issue and should instead be considered further elsewhere.
123. Officers propose to undertake the following actions to address the matters raised:
- Continue to progress with the proposed changes to Wareham town centre boundary through the Partial Review.
 - Feedback consultation comments which relate to management of the town centre to other stakeholders (e.g. the Town Council).

Issue 12: local centres

124. The consultation document presented three options for this issue:

- Option 12a: use specific zones to identify local centres
- Option 12b: identify individual buildings to safeguard
- Option 12c: use a criteria-based planning policy to assess planning applications

Overview of responses

125. The responses received to the three options are summarised in chart 9.

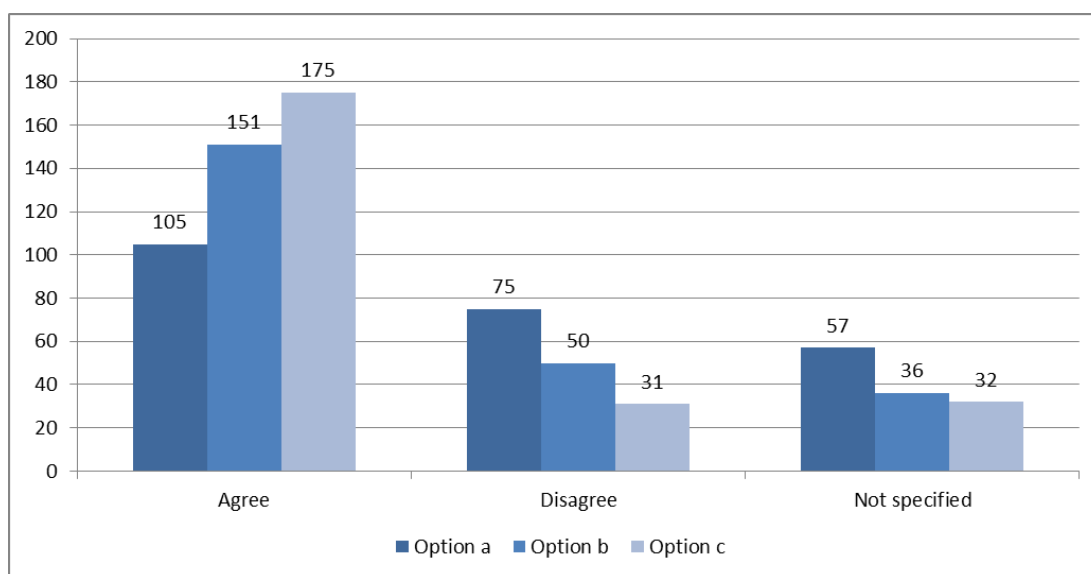


Chart 9: Responses to options 12a to 12c (local centres)

126. From chart 9 it would appear that the options can be ranked in an order of preference as option 12c (use a criteria-based planning policy), option 12b (identify individual buildings) and option 12a (use specific zones) respectively.

127. There were suggestions that a flexible approach should be favoured to the safeguarding of local facilities. This view is reflected in the greatest level of agreement to option 12c (use a criteria-based planning policy). There were also some suggestions that local centres and Conservation Areas could be combined together, although these appear to have confused the purposes of local centres and the approaches available for the management of the historic environment. There was also some confusion over the role of local centres and town centres.

Officer response and proposed action

128. The suggestions to consider a flexible approach to safeguard local facilities will be considered through further review work as part of the Partial Review process. There may be a role for both the designation of areas and the use of criteria in the new policy approach and this will be explored further.

Issue 13: affordable housing delivery

129. The consultation document presented three options for this issue:

- Option 13a: increase the percentages of affordable housing on sites of six or more dwellings across the district and 11 or more in Upton and Wareham
- Option 13b: leave the current percentages as they are
- Option 13c: allocate more settlement extension sites that would deliver affordable housing

Overview of responses to question 13a: which option/s do you agree or disagree with and why?

130. Chart 10 shows the total number of respondents who agreed or disagreed with each option.

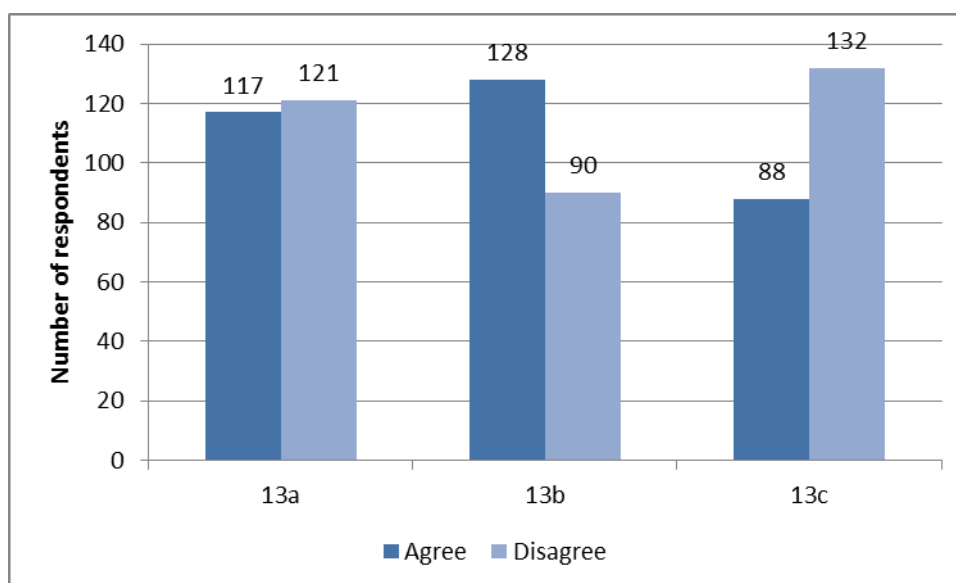


Chart 10: responses to options 13a to 13c

131. Overall, there is more support for the Council to continue with the current percentages. The majority of respondents felt this way because the current percentages provide certainty for developers and the evidence behind them was rigorously tested at the Purbeck Local Plan Part 1 examination in 2012. There is also the fear that an increase in percentages would stifle development locally because it would put developers off building.

132. The development industry was fairly negative about the current policy, with several comments that it makes development unviable; the current percentages are unrealistic; and developer's percentages are being ignored by the Council. It is not surprising that developers would be so vociferous in their objections, but in reality the policy has proven deliverable.

133. Other comments included concerns that second homes contribute towards the affordability crisis, and suggestions that the Council should be doing more to promote rural exception sites. There appears to be a lot of confusion around the meaning of affordable housing, with many people thinking this means low cost market housing, which could then be sold on for a large profit at a later date.

Overview of responses to question 13b: should the Council collect commuted sums in lieu of onsite affordable housing provision for eligible developments of between 6 and 10 dwellings?

134. Overall, there is more support (83 responses) than objection (58 responses) to this option. Many respondents believed that the Council should be collecting commuted sums because they recognise it as a way to increase affordable housing delivery in the district. Several say that the Council should go further and require a smaller threshold, but this would not be allowed under government guidance. Others agree with the Council's standpoint that onsite provision is preferable and off-site provision the best alternative, but recognise the value of a commuted sum as an additional resource.

135. There was a fair amount of scepticism from many respondents, who believed that commuted sums are not being spent on affordable housing and they question the transparency of the Council. Some respondents fear that the commuted sums would be spent creating concentrated areas of affordable housing and this would not result in mixed communities.

Overview of responses to question 13c: have you any other suggestions for how the Council could increase its supply of affordable housing?

136. Suggestions for alternative approaches included the following:

- Use Compulsory Purchase Orders to acquire empty homes and make them into affordable homes.
- Take steps to prevent or penalise second home ownership, as respondents believe that second homes contribute towards the affordability crisis in Purbeck.
- The Council should focus on its own landholdings for building affordable housing.
- Establish Council / pension fund / investor partnerships to raise money for construction of rental property.

Officer response to key points arising

137. Officers acknowledge the concerns that there could be risks of stifling development by increasing the percentage of affordable housing required. However, officers consider that it would not be appropriate to rule this option out without gathering further evidence. The Council will need to update its viability evidence base for the Partial Review, so this can look at the merits of increasing percentages.

138. In response to concerns about how commuted sums are spent, the Council is legally bound to spend the money in connection with affordable housing delivery. It also

publishes reports showing the balance of the account and what the Council has spent the money on, in order to ensure transparency.

139. There is scope to investigate some of the suggestions arising for alternative approaches to delivering affordable housing. However, Compulsory Purchase Orders are notoriously time consuming and costly to undertake and would unlikely be a suitable use of the Council's time and resources, when there are many suitable sites around the district for development, as demonstrated in the Strategic Housing Land Availability Assessment.

Proposed actions

140. Officers propose to undertake the following key actions in response to points raised:

- Continue to investigate all options for affordable housing delivery, including the possibility of collecting commuted sums on developments of between 6 and 10 dwellings.
- Continue to look at the Council's own landholdings for potential affordable housing development sites.
- Explore the merits of Council / pension fund / investor partnerships to raise money for construction of rental property.
- Ensure that all future consultation material includes a clear definition of the term 'affordable housing'.

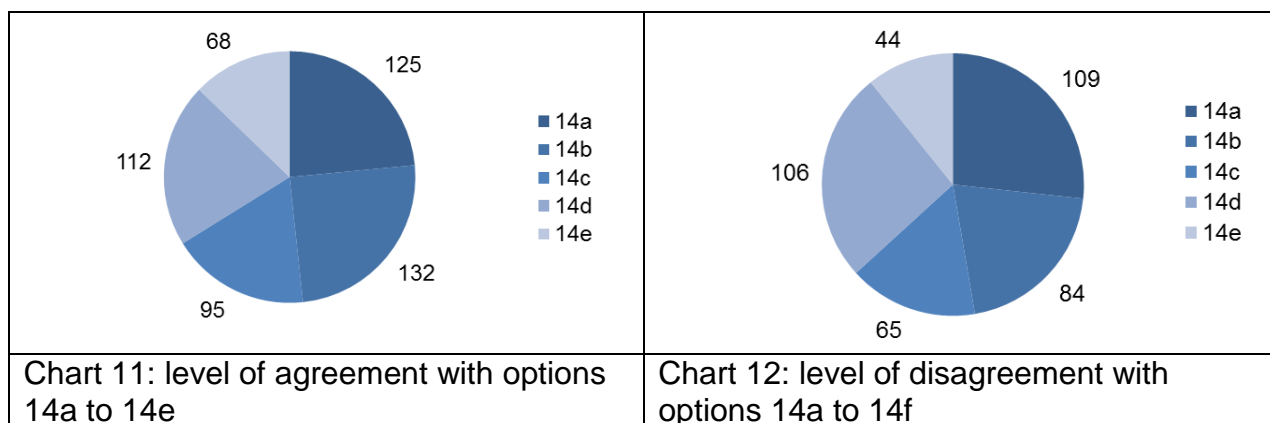
Issue 14: self / custom build housing

142. The consultation document presented five options for this issue:

- Option 14a: allocate sites specifically for self-build projects
- Option 14b: allocate a portion of settlement extension sites for self-build projects
- Option 14c: use development contributions
- Option 14d: allocate Council owned land for self-build
- Option 14e: do nothing and let those in need of a home buy from a developer or the existing housing stock

Overview of responses

143. The responses received are summarised in charts 11 and 12.



144. The comments received are presented in detail in the full consultation report. Examples of the comments received include:

- Self build houses tend to create attractive areas.
- Must be local people building for self.
- Those wanting self builds are likely to be in the minority - not sure they would all be prepared to come to one specified site.
- Need to keep development mixed, not all of one type.

Officer response and proposed action

145. This was a strongly debated issue and all options were both supported and opposed through a number of positive and informative comments. The Council will take account of all comments and suggestions when undertaking further work to identify a preferred option for the next stage of consultation on the Partial Review.

Issue 15: Gypsies, Travellers and Travelling Showpeople

146. The consultation document presented two options for this issue:

- Option 15a: allocate a proportion of settlement extensions as Gypsy, Traveller and Travelling Show People sites
- Option 15b: allocate new sites exclusively for Gypsies, Travellers and Travelling Show People

Overview of responses

147. The responses received are summarised in chart 13.

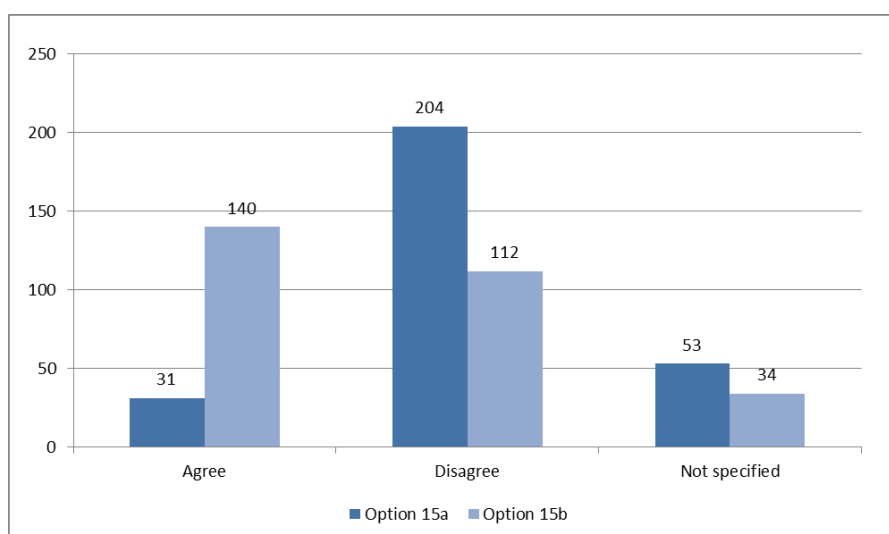


Chart 13: responses to options 15a and 15b

148. The results suggest a much stronger level of agreement with option 15b (the proposed allocation of new, exclusive sites for gypsies, travellers and travelling show people) than for option 15a (the proposed allocation of a proportion of settlement extensions for gypsy, traveller and travelling show people use).

149. Reasons for disagreement with option 15a (allocating a proportion of settlement extensions) included concerns about the compatibility of the settled and travelling communities. Two developers suggested that this approach could lead to a risk of some settlement extension sites being withdrawn or delayed, where there might otherwise have been no problem.

Proposed action

150. The main action arising from this issue is the need for the Council to continue to explore the best way to deliver the necessary provision for Gypsies, Travellers and Travelling Show People.

Issue 16: country park and tourist accommodation at Morden

151. The consultation document presented two options for this issue:

- Option 16a: develop land at Morden for public open space and around 80-100 holiday chalets
- Option 16b: do not develop land at Morden for public open space and holiday chalets

Overview of responses

152. Overall there was approximately a 50:50 split between those who agree and disagree with the proposal.

153. Those in support of the scheme highlighted the potential economy benefits, location adjacent to a good road network and improvements in road infrastructure that would be required.

154. The main areas of concern around the proposal are:

- Proximity to heathland sites and incursion into 400m zone,
- Traffic and road safety, particularly with Morden Park corner's accident record,
- Incursion in to the greenbelt,
- The scale of the development – a bit on the large side,
- Would holiday homes and country park work together,
- Do we need more holiday accommodation,
- Some existing and potential minerals sites may need 'working' before development,
- Unknown ability to mitigate for additional nitrogen draining into Poole Harbour.

155. Morden Parish Council has requested that they are fully involved in the consideration and development of this proposal, if it goes forward.

Officer response and proposed action

156. Officers note both the support for and concerns over the proposal and the Council will need to take them into consideration when determining whether exceptional circumstances exist to enable the allocation of development in the Green Belt.

Issue 17: other open space

Question 17a: Do you agree that the Council should consider how new development should contribute to the provision of recreation and open space?

157. More than 260 respondents agreed with question 17a, whilst only 18 disagreed. Sport England did not agree but referred to its guidance on providing recreation facilities, 'Planning for Sport'. The RSPB noted that recreation spaces and facilities should be distinct from heathland mitigation.

Options 17b: Would you prefer for larger developments to (a) provide their own new facilities on site (e.g. sports pitches or children's play equipment) or (b) contribute towards upgrading existing facilities?

158. There was a fairly large response to this question with opinion being split between the two options (option a: 47%, option b: 53%). Five respondents from the agents, developers and landowners group responded, again with opinion on how to provide facilities being split fairly evenly. A number of comments were submitted, primarily from the agents, developers and landowners group, suggesting a preference for considering provision on a site by site basis.

Officer response and proposed action

159. The response to question 17a provides the Council with a clear steer that the Council should consider how development should contribute to recreation and open space, but opinion on question 17b was divided.

160. As there was no clear consensus on how larger development should provide open spaces, the Council will continue to explore both options and, as suggested by a number of respondents, will also explore the option of considering specific sites on a case by case basis to determine the most appropriate approach.

Issue 18: meeting military needs

161. The questions asked respondents whether they agreed that meeting military needs is an issue and whether we should allow the MOD to build non-military housing as well, which would provide a mixture of market and affordable housing available to the general public.

Overview of responses

162. Overall, there was a higher level of agreement (158 responses) than disagreement (66 responses) that meeting military needs is an issue. The same was true for the question of whether the Council should allow the MOD to build non-military housing, with agreement from 207 respondents, as opposed to 82 who disagreed.

163. Comments received included the following:

- In principle no objection but would like to see detail in due course.
- Question about why the MOD needs additional housing when they have been selling off properties.
- Question about why people without military connections would want to live on an MOD site.
- Suggestion that the military should be left to manage their own estate to meet their unique requirements and not be imposed upon to provide affordable housing for civilians.
- Concerns over the impact on local building firms if MOD build themselves.
- Welcome for any opportunity to deliver affordable housing to meet local needs.
- Suggestion that the MOD should be afforded the same status as other developers in respect of non-military housing.

Officer response and proposed action

164. Officers note the comments made and will continue to work with the MOD to investigate this option.

Issue 19: existing policies

Question 19a: are there any policies that you feel would benefit from review?

165. The Council received 71 responses to this question. This included suggestions that the following policies should be reviewed:

- Policy PH (Poole Harbour)
- Policy BIO (Biodiversity and Geodiversity)
- Policy CF (Community Facilities and Services)
- Policy LHH (Landscape, Historic Environment and Heritage)
- Policy CEN (Central Purbeck)
- Policy CO (Countryside)
- Policy HS (Housing Supply)
- Policy RP (Retail Provision)
- Policy RES (Rural Exception Sites)
- Policy DH (Dorset Heaths and International Designations)
- Possible new policy to support aspirations for an Upton Town Square
- Suggestion that the Council should review other policies in the Local Plan to align with the outcomes of the Housing Standards Review and other recent consultations.

Proposed action

166. The Council will consider all of the comments that have been submitted when identifying preferred options for the partial review.

Issue 20: additional policies

Question 20. Are there any new policies you feel the Council should introduce?

167. The Council received 71 comments in response to this question. This included requests for the Council to consider new policies in relation to the following:

- The Homes and Communities Agency and the agent for the liquidators of Dorset Green Technology Park are very much in support of developing housing on the site.
- The Mobile Operators Association have emphasised the importance of a specific telecommunications policy.
- Addressing second homes ownership is a common theme between West Lulworth and Church Knowle parishes and several individuals.
- Maintaining the greenbelt is a priority for five of the 56 individuals.
- Enhancing the policy and provision of housing for older people has been suggested by the agents of McCarthy and Stone, a developer of retirement housing, and a handful of individuals.
- The RSPB acknowledge that a Poole Harbour SPD addressing nitrogen management is drafted but would like to see more detailed policies around nitrogen levels in Poole Harbour and addressing recreational disturbance to Poole Harbour in the Partial Review.
- A policy on coastal management areas/coastal defence has been suggested by Kimmeridge Parish Council and a couple of individuals.
- The Poole Harbour Trails cycleway between Sandford and Poole has been raised by Wareham Town Trust, Wareham St Martin Parish Council and one individual.
- Other issues raised by 2 individuals/ groups/ organisations include:
 - energy saving/producing features on buildings and energy saving in transport;
 - no/very limited development in AONB;
 - maximum 10% increase in housing for all settlements;
 - affordable housing for local people;
 - enforce restrictions for gypsies and new policies to move gypsies and travellers on from private land and council land immediately, and
 - flooding.

168. A number of other suggestions were made by one individual or group. The Council will consider all of the comments that have been submitted when identifying preferred options for the partial review.

Issue 21: any other issues

Options 21: Are there any other issues you think the Council should look at?

169. The Council received 194 responses to this question. This question was useful in allowing respondents to expand on their response to questions that did not have a specific section to do that, such as issues 17 (other open space) and 18 (meeting military needs). The majority of comments to this question appeared to repeat comments that had already been submitted in response to earlier issues and provided respondents with the opportunity to emphasise their opinions.
170. Many of the comments were concerned with:
- potential housing numbers;
 - potential development sites; and
 - possible impacts on Purbeck's environment.
171. There were also a number of concerns raised about the consultation process which have been addressed in the 'lessons learned' section of the full consultation report.
172. The Council will consider all of the comments that have been submitted when identifying preferred options for the partial review.