

# Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review  
Revised Policies Background Paper, June 2016



Thriving communities in balance  
with the natural environment

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### Introduction

1. The Council adopted the Purbeck Local Plan Part 1 (PLP1) in November 2012. The Council is undertaking a partial review of the PLP1 and this presents an opportunity to update existing policies. This background paper sets out the Council's proposed alterations to policies.
2. There are three reasons as to why the Council is proposing to update existing policies. The first is suggestions from officers in the Council's development management, environmental design and planning policy teams, who use the policies daily and are aware of wording changes that would strengthen policies. The second is relevant suggestions made during the January – March 2015 Partial Review issues and options consultation. Thirdly, there are instances where the Government has made alterations to national guidance, which need to be reflected in local plans.
3. The modifications proposed through this paper are relevant to the current point in time. The Council has no control over Government policy or guidance, which can be introduced at any time and could require the Council to update its policies accordingly. Therefore, this paper could be subject to further alterations.

### Summary of proposed alterations

4. Below is a summary of the policies the Council is proposing to modify. Please note that these may be subject to further changes as the Partial Review reaches completion. The Council will update this background paper throughout the preparation of the Partial Review, in order to provide a clear picture for how policies have changed.
  - AH: Affordable Housing
  - AHT: Affordable Housing Tenure
  - CE: Coastal Erosion
  - CF: Community Facilities and Services
  - CO: Countryside
  - D: Design
  - DH: Dorset Heaths International Designations
  - E: Employment
  - FR: Flood Risk
  - IAT: Improving Accessibility & Transport
  - MOD: Military Needs

## Revised policies background paper

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- PH: Poole Harbour
  - REN: Renewable Energy
  - RES: Rural Exception Sites
  - RP: Retail Provision
  - TA: Tourist Accommodation & Attractions
  - Maps
  - Glossary
5. Each policy is presented with alterations in track changes and a summary table beneath. Each summary table has three columns: the reference number; the proposed wording changes; and the reasoning behind them.
  6. In addition, each policy is followed by a 'clean' version without track changes.
  7. The background paper ends with an appendix of suggested alterations to policies that have not been taken forward.

### Potential additional alterations

8. In addition to the policy changes set out in this background paper, it is likely that there will be additional policy updates required as a consequence of the Partial Review progressing. It is not possible to update such policies yet because details will not be known until consultations have helped shaped the plan. For example, the existing spatial area policies of the PLP1 will require updating to reflect settlement extension sites, but locations will not be finalised until the pre-submission draft version of the Partial Review.
9. The Council will ensure that any further changes are documented and published for comment as the plan progresses.

## Proposed alterations to policies

### Policy AH: Affordable Housing

#### Original wording with proposed updates in track changes:

- 8.4.1 ~~Housing Need is defined as 'the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market'~~ Affordable housing is defined in the NPPF and covers rented, intermediate and discounted sales properties, which are available for households in housing need. The Eastern Dorset Strategic Housing Market Assessment considered affordable housing need using the approach advised by Government. The assessment identifies that if the backlog of need and projected needs to 2033 were to be met, 149 affordable homes would be needed every year~~a total affordable housing need of 520 dwellings per annum over the period 2011–2016 if all needs were to be met.~~ This is not a realistic target to plan for, as most affordable housing in the district is secured as a percentage of a development site. The Government's Planning Practice Guidance is clear that development needs to be viable, but the percentage that would be required to deliver this number would be so high, development would not be viable. Therefore, the Council needs to be pragmatic and aim to secure as much affordable housing as possible, whilst ensuring that development remains viable.
- 8.4.2 In November 2014, the Government was successfully challenged on its policy for requiring no affordable housing from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The policy said that developments of 6 – 10 units in designated rural areas or the AONB could be required to contribute commuted sums. This would apply to most of the district, except for Upton and Wareham towns.
- 8.4.3 However, in May 2016 the Court of Appeal found in the Government's favour and the PPG was subsequently updated. This means the Council needs to update Policy AH accordingly.
- ~~8.4.28.4.4~~ The Purbeck District Partial Review of Purbeck Local Plan Part 1 and revised Community Infrastructure Levy Economic Viability Assessment (2016) tested a range of affordable housing percentages, thresholds and tenure mixes, showing that the new thresholds would be viable. Residential Development Economic Viability Assessment (2008 and updated 2010) recommends that developments of 2 dwellings or more should make provision for affordable housing. This is shown in Policy AH below in the context of north and south Purbeck. The south and east coastal areas have higher land values that can support a minimum target of 50% affordable housing provision. Land prices in the north and west of the District are lower, but can still support a minimum target of 40% affordable housing provision from infill development, with 50% achievable from settlement extensions in Lytchett Matravers and Wareham. Map 16 illustrates the proportion of affordable housing expected in different parts of the District~~dividing line. Further detail on affordable housing provision, site viability and the viability toolkit will be~~ is set out in ~~an~~ the Council's Affordable Housing Supplementary Planning Document.

~~8.4.3 Affordable units should be provided on site. Where provision is less than one whole dwelling it will be met through payment of a commuted sum. For example, where six dwellings are proposed in Upton and 40% affordable housing would be required this amounts to 2.4 affordable units. In these circumstances, the two affordable dwellings will be provided on site and a contribution would be made for the equivalent of 40% of a further affordable unit.~~

## Policy AH: Affordable Housing

The Council will apply the following policy in relation to affordable housing provision when determining planning applications for all new residential development, including residential elements of mixed use schemes, but not including holiday accommodation. The north / south split is in accordance with Map 16.

~~Developments that result in a net increase of 2 or more dwellings, or are on a site area of 0.05 hectares or more will be required to provide the following affordable housing contribution:~~

- ~~• At least 50% in the Swanage and Coast sub-market areas as shown on Map 16 and the settlement extensions at Lytchett Matravers and Wareham~~
- ~~• At least 40% elsewhere~~

Sites of 1-10 units and a maximum combined gross floorspace of no more than 1000sqm

Number of units	North Purbeck	South Purbeck
<u>1 - 5</u>	<u>0%</u>	<u>0%</u>
<u>6 – 10*</u>	<u>20% commuted sum</u>	<u>30% commuted sum</u>

\*applies district-wide, except for Upton and Wareham.

Sites of 1-10 units and a maximum combined gross floorspace of more than 1000sqm

Number of units	North Purbeck	South Purbeck
<u>1 - 5</u>	<u>20% commuted sum</u>	<u>30% commuted sum</u>
<u>6 – 10</u>	<u>20% onsite</u>	<u>30% onsite</u>

Sites of 11 or more units

Number of units	North Purbeck	South Purbeck
<u>11+ in settlement boundaries</u>	<u>40% on site</u>	<u>50% on site</u>
<u>Settlement extensions identified in the Local Plan</u>	<u>40% on site in Wool and Upton. 50% on site elsewhere</u>	<u>50% on site</u>

In all cases the Council will take account of:

- Current identified local need in the District;

- Economic viability of provision;
- Other overriding planning objectives for the site; and
- Any other considerations deemed relevant to the delivery of affordable housing.

Any part units will be met through a commuted sum. Affordable housing provision should be provided on site. ~~Where on-site provision is not feasible~~ Alternatively, where an applicant can provide robust justification, the Council will, in the first instance, seek to secure ~~equivalent~~ off-site provision of the equivalent value of onsite provision. ~~and, w~~ Where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on site provision will be required. ~~The applicant will be expected to provide robust justification in support of off site provision or the payment of a commuted sum. This~~ Any justification should must identify how it would contribute to wider objectives relating to the creation of sustainable and mixed communities and / or meeting a particular identified local housing need. ~~Affordable housing provision required as part of settlement extensions will be provided on-site without exception.~~

Where ~~it is an applicant~~ considered ~~that~~ there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, ~~the applicant~~ will be required to provide full justification of exceptional circumstances to the Council's satisfaction. Such justification will be expected to include a financial viability appraisal, site suitability appraisal, and development mix appraisal. This 'open book' approach will enable the Council to form a view on the viability of the proposed scheme, including the identification of economic constraints (for example, existing high use values) and their impact. ~~The appraisal will be subject to independent verification, which the applicant will be expected to fund.~~ The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority.

To ensure the development of mixed and sustainable communities, the affordable housing element of schemes should be fully integrated or 'pepper potted' through the site apart from in exceptional circumstances where sufficient justification for concentration in one location is provided by the applicant and agreed by the Council.

Sites ~~which that~~ are phased or sub-divided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme. Affordable housing provision will be required in accordance with the combined site area rather than smaller phased or subdivided areas. The affordable housing provision must be provided on each phase or subdivision.

Further detail ~~will be~~ is set out in the Affordable Housing Supplementary Planning Document, ~~which will look to identify new ways of providing housing in rural areas that is affordable to local people.~~

### Summary:

No.	Proposed alteration (shown in track changes)	Reason
AH1	8.4.1 <del>Housing Need is defined as 'the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market'</del> <u>Affordable housing is defined in the NPPF and covers rented.</u>	Factual updates.

	<p><u>intermediate and discounted sales properties, which are available for households in housing need.</u> The <u>Eastern Dorset Strategic Housing Market Assessment</u> considered <u>affordable housing need</u> using the approach advised by Government. The assessment identifies <u>that if the backlog of need and projected needs to 2033 were to be met, 149 affordable homes would be needed every year</u><del>a total affordable housing need of 520 dwellings per annum over the period 2011–2016 if all needs were to be met.</del> This is not a realistic target to plan for, as most affordable housing in the district is secured as a percentage of a development site. The Government’s Planning Practice Guidance is clear that development needs to be viable, but the percentage that would be required to deliver this number would be so high, development would not be viable. Therefore, the Council needs to be pragmatic and aim to secure as much affordable housing as possible, whilst ensuring that development remains viable.</p>	
AH2	<p>8.4.2 <u>In November 2014, the Government was successfully challenged on its policy for requiring no affordable housing from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The policy said that developments of 6 – 10 units in designated rural areas or the AONB could be required to contribute commuted sums. This would apply to most of the district, except for Upton and Wareham towns.</u></p>	
AH3	<p>8.4.3 <u>However, in May 2016 the Court of Appeal found in the Government’s favour and the PPG was subsequently updated. This means the Council needs to update Policy AH accordingly.</u></p>	
AH4	<p>8.4.4 <u>The Purbeck District Partial Review of Purbeck Local Plan Part 1 and revised Community Infrastructure Levy Economic Viability Assessment (2016) tested a range of affordable housing percentages, thresholds and tenure mixes, showing that the new thresholds would be viable.</u> <del>Residential Development Economic Viability Assessment (2008 and updated 2010) recommends that developments of 2 dwellings or more should make provision for affordable housing.</del> <u>This is shown in Policy AH below in the context of north and south Purbeck.</u> <del>The south and east coastal areas have higher land values that can support a minimum target of 50% affordable housing provision. Land prices in the north and west of the District are lower, but can still</del></p>	Factual updates.



	<p><del>support a minimum target of 40% affordable housing provision from infill development, with 50% achievable from settlement extensions in Lytchett Matravers and Wareham. Map 16 illustrates the proportion of affordable housing expected in different parts of the District <a href="#">dividing line</a>. Further detail on affordable housing provision, <del>site viability and the viability toolkit will be</del> <a href="#">is</a> set out in <del>an</del> <a href="#">the Council's</a> Affordable Housing Supplementary Planning Document.</del></p>										
AH5	<p><del>8.4.3 Affordable units should be provided on site. Where provision is less than one whole dwelling it will be met through payment of a commuted sum. For example, where six dwellings are proposed in Upton and 40% affordable housing would be required this amounts to 2.4 affordable units. In these circumstances, the two affordable dwellings will be provided on site and a contribution would be made for the equivalent of 40% of a further affordable unit.</del></p>	Update in light of new evidence.									
AH6	<p>'The Council will apply the following policy in relation to affordable housing provision when determining planning applications for all new residential development, including residential elements of mixed use schemes, <a href="#">but not including holiday accommodation</a>. <a href="#">The north / south split is in accordance with Map 16.</a>'</p>	To resolve any ambiguity about whether or not the policy should apply to holiday accommodation.									
AH7	<p><del>Developments that result in a net increase of 2 or more dwellings, or are on a site area of 0.05 hectares or more will be required to provide the following affordable housing contribution:</del></p> <ul style="list-style-type: none"> <li><del>At least 50% in the Swanage and Coast sub-market areas as shown on Map 16 and the settlement extensions at Lytchett Matravers and Wareham</del></li> <li><del>At least 40% elsewhere</del></li> </ul> <p><a href="#">Sites of 1-10 units and a maximum combined gross floorspace of no more than 1000sqm</a></p> <table border="1"> <thead> <tr> <th><a href="#">Number of units</a></th> <th><a href="#">North Purbeck</a></th> <th><a href="#">South Purbeck</a></th> </tr> </thead> <tbody> <tr> <td><a href="#">1 - 5</a></td> <td><a href="#">0%</a></td> <td><a href="#">0%</a></td> </tr> <tr> <td><a href="#">6 - 10*</a></td> <td><a href="#">20% commuted sum</a></td> <td><a href="#">30% commuted sum</a></td> </tr> </tbody> </table> <p><a href="#">*applies district-wide, except for Upton and Wareham.</a></p>	<a href="#">Number of units</a>	<a href="#">North Purbeck</a>	<a href="#">South Purbeck</a>	<a href="#">1 - 5</a>	<a href="#">0%</a>	<a href="#">0%</a>	<a href="#">6 - 10*</a>	<a href="#">20% commuted sum</a>	<a href="#">30% commuted sum</a>	To reflect the May 2016 Court of Appeal decision, which does not allow the Council to require affordable housing from developments of 10 and under or under 1,000sqm, apart from developments of 6 – 10 units in designated rural areas and the AONB.
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<p>AH8</p>	<p>Any part units will be met through a commuted sum. Affordable housing provision should be provided on site. <del>Where on site provision is not feasible</del>Alternatively, where an applicant can provide robust justification, the Council will, in the first instance, seek to secure equivalent off-site provision <u>of the equivalent value of onsite provision.</u> <del>and, w</del>Where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on site provision <u>will be required.</u> <del>The applicant will be expected to provide robust justification in support of off site provision or the payment of a commuted sum. This</del>Any justification <del>should</del> <u>must</u> identify how it would contribute to wider objectives relating to the creation of sustainable and mixed communities and / or meeting a particular identified local housing need. <del>Affordable housing provision required as part of settlement extensions will be provided on site without exception.</del></p>	<p>In practice, ‘feasible’ is not a strong enough word in legal terms. When read in context, ‘alternatively’ clarifies that the Council’s second preference is off-site provision and then thirdly, commuted sums.</p> <p>The final deletion relates to a possibility the Council is exploring to deliver some affordable housing from settlement extension sites at other locations.</p>																		
<p>AH9</p>	<p>Where <del>it is an applicant</del> considers <del>ed that</del> there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, they <del>applicant</del> will be required to provide full justification of exceptional circumstances to the Council’s satisfaction... <del>The</del></p>	<p>Stronger wording / clarifications.</p>																		

	<del>appraisal will be subject to independent verification, which the applicant will be expected to fund.</del> <u>The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority.</u>	
AH10	Sites <del>which</del> <u>that</u> are phased or sub-divided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme. Affordable housing provision will be required in accordance with the combined site area rather than smaller phased or subdivided areas. The affordable housing provision must be provided on each phase or subdivision.	Grammar correction.
AH11	Further detail <del>will be</del> <u>is</u> set out in the Affordable Housing Supplementary Planning Document, <del>which will look to identify new ways of providing housing in rural areas that is affordable to local people.</del>	Update.

**Clean version:**

- 8.4.1 Affordable housing is defined in the NPPF and covers rented, intermediate and discounted sales properties, which are available for households in housing need. The Eastern Dorset Strategic Housing Market Assessment considered affordable housing need using the approach advised by Government. The assessment identifies that if the backlog of need and projected needs to 2033 were to be met, 149 affordable homes would be needed every year. This is not a realistic target to plan for, as most affordable housing in the district is secured as a percentage of a development site. The Government's Planning Practice Guidance is clear that development needs to be viable, but the percentage that would be required to deliver this number would be so high, development would not be viable. Therefore, the Council needs to be pragmatic and aim to secure as much affordable housing as possible, whilst ensuring that development remains viable.
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- 8.4.3 However, in May 2016 the Court of Appeal found in the Government's favour and the PPG was subsequently updated. This means the Council needs to update Policy AH accordingly.
- 8.4.4 The Purbeck District Partial Review of Purbeck Local Plan Part 1 and revised Community Infrastructure Levy Economic Viability Assessment (2016) tested a range

of affordable housing percentages, thresholds and tenure mixes, showing that the new thresholds would be viable. . This is shown in Policy AH below in the context of north and south Purbeck. Map 16 illustrates the dividing line. Further detail on affordable housing provision is set out in the Council’s Affordable Housing Supplementary Planning Document.

## Policy AH: Affordable Housing

The Council will apply the following policy in relation to affordable housing provision when determining planning applications for all new residential development, including residential elements of mixed use schemes, but not including holiday accommodation. The north / south split is in accordance with Map 16.

Sites of 1-10 units and a maximum combined gross floorspace of no more than 1000sqm

Number of units	North Purbeck	South Purbeck
1 - 5	0%	0%
6 – 10*	20% commuted sum	30% commuted sum

\*applies district-wide, except for Upton and Wareham.

Sites of 1-10 units and a maximum combined gross floorspace of more than 1000sqm

Number of units	North Purbeck	South Purbeck
1 - 5	20% commuted sum	30% commuted sum
6 – 10	20% onsite	30% onsite

Sites of 11 or more units

Number of units	North Purbeck	South Purbeck
11+ in settlement boundaries	40% on site	50% on site
Settlement extensions identified in the Local Plan	40% on site in Wool and Upton. 50% on site elsewhere	50% on site

In all cases the Council will take account of:

- Current identified local need in the District;
- Economic viability of provision;
- Other overriding planning objectives for the site; and
- Any other considerations deemed relevant to the delivery of affordable housing.

Any part units will be met through a commuted sum. Affordable housing provision should be provided on site. Alternatively, where an applicant can provide robust justification, the Council will, in the first instance, seek to secure off-site provision of the equivalent value of onsite provision. Where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on site provision will be required. Any justification must identify how it would contribute to wider objectives relating to the creation of sustainable and mixed communities and / or meeting a particular identified local housing need.

Where an applicant considers there are significant economic viability constraints that would prevent the provision of affordable housing in accordance with the policy, they will be required to provide full justification of exceptional circumstances to the Council's satisfaction. Such justification will be expected to include a financial viability appraisal, site suitability appraisal, and development mix appraisal. This 'open book' approach will enable the Council to form a view on the viability of the proposed scheme, including the identification of economic constraints (for example, existing high use values) and their impact. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority.

To ensure the development of mixed and sustainable communities, the affordable housing element of schemes should be fully integrated or 'pepper potted' through the site apart from in exceptional circumstances where sufficient justification for concentration in one location is provided by the applicant and agreed by the Council.

Sites that are phased or sub-divided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme. Affordable housing provision will be required in accordance with the combined site area rather than smaller phased or subdivided areas. The affordable housing provision must be provided on each phase or subdivision.

Further detail is set out in the Affordable Housing Supplementary Planning Document.

## Policy AHT: Affordable Housing Tenure

Original wording with proposed updates in track changes:

8.3.1 A Strategic Housing Market Assessment (~~2008; 2012 update~~) has been produced for the ~~Bournemouth and Poole~~ Eastern Dorset Housing Market Area, which includes Purbeck. ~~A survey of housing need and demand was undertaken to provide primary data on the District's~~ It looks at need and demand for different forms of housing, ~~including particular the required affordable/market~~ affordable housing tenure splits, ~~the type and amount of affordable housing required.~~

~~8.3.2 A Balanced Housing Market (BHM) model assessed the whole housing market and the balance between supply and demand across all property sizes and tenures. The model took into account the way in which the housing market works in meeting housing need, for example, use of the private rented sector to meet affordable housing needs through the use of housing benefit. It identified the proportions of housing types and tenures required to balance housing stock across the District to meet housing need and demand.~~

~~8.3.3~~ 8.3.2 The final tenure mix on individual sites will be determined through negotiation on a site-by-site basis in accordance with factors such as current evidence of need, the existing mix of dwellings in the locality, up-to-date viability modelling and the development viability of individual sites.

### Spatial Objective 2: Meet as much of Purbeck's housing need as is possible

## Policy AHT: Affordable Housing Tenure

The tenure of affordable housing will be negotiated on a site-by-site basis to reflect identified local need, but is likely to be split as follows:

- ~~90~~ 77% Social Rented/Affordable Rented Housing
- ~~10~~ 23% Intermediate Housing to Rent or Purchase

~~8.3.4 The size of new market and affordable housing provision should also be determined through negotiation in accordance with the outcomes of the BHM model. This identifies a higher need for 2 and 3 bed properties, particularly within the affordable housing tenures. An oversupply of 2, 3 and 4 bed private rented properties is also notable. This is illustrated in the table below.~~

**Table 3: Size of dwellings that are needed per annum<sup>1</sup>**

Tenure	Size of dwelling needed				Total
	1-bed	2-bed	3-bed	4+ bed	
Owner Occupation	9	28	82	44	163

<sup>1</sup> Source: Adapted from Table 11.1 of the Dorset Survey of Housing Need and Demand Local Authority Report for Purbeck District Council (2008)

Private-Rented	15	-8*	-21*	-17*	-31*
Intermediate	0	21	26	0	46
Social Rented	24	49	16	3	92
<b>TOTAL</b>	<b>48</b>	<b>90</b>	<b>103</b>	<b>30</b>	<b>271</b>

\*The minus reflects a current over supply.

**Summary:**

No.	Proposed alteration (shown in track changes)	Reason
AHT1	<p>8.3.1 A Strategic Housing Market Assessment (2008; 2012 update) has been produced for the <del>Bournemouth and Poole</del> Eastern Dorset Housing Market Area, which includes Purbeck. <del>A survey of housing need and demand was undertaken to provide primary data on the District's</del> It looks at need and demand for different forms of housing, including particular the required affordable/market <del>affordable housing tenure</del> splits, the type and amount of affordable housing required.</p> <p>8.3.2 A <del>Balanced Housing Market (BHM) model assessed the whole housing market and the balance between supply and demand across all property sizes and tenures. The model took into account the way in which the housing market works in meeting housing need, for example, use of the private rented sector to meet affordable housing needs through the use of housing benefit. It identified the proportions of housing types and tenures required to balance housing stock across the District to meet housing need and demand.</del></p>	Updates and clarifications in line with the latest SHMA.
AHT2	<p><del>8.3.5</del> <u>8.3.3</u> The final tenure mix on individual sites will be determined through negotiation on a site-by-site basis in accordance with <u>factors such as</u> current evidence of need, the existing mix of dwellings in the locality, up-to-date viability modelling and the development viability of individual sites.</p>	Clarification.
AHT3	<p>The tenure of affordable housing will be negotiated on a site-by-site basis to reflect identified local need, but is likely to be split as follows:</p> <ul style="list-style-type: none"> <li>• <del>90</del> <u>77</u>% Social Rented/Affordable Rented Housing</li> <li>• <del>10</del> <u>23</u>% Intermediate Housing to Rent or Purchase</li> </ul>	To reflect updated evidence in the latest SHMA.
AHT4	<p><del>8.3.6 The size of new market and affordable housing provision should also be determined through negotiation in accordance with the outcomes of the BHM model. This identifies a higher need for 2 and 3 bed properties, particularly within the affordable housing tenures. An oversupply of 2, 3 and 4 bed private rented properties is also notable. This is illustrated in the table below.</del></p>	To be covered in a proposed new policy on housing mix.

**Table 3: Size of dwellings that are needed per annum<sup>2</sup>**

Tenure	Size of dwelling needed				
	1-bed	2-bed	3-bed	4+ bed	Total
Owner-Occupation	9	28	82	44	163
Private Rented	15	-8*	-21*	-17*	-31*
Intermediate	0	21	26	0	46
Social Rented	24	49	16	3	92
<b>TOTAL</b>	<b>48</b>	<b>90</b>	<b>103</b>	<b>30</b>	<b>271</b>

\*The minus reflects a current over supply.

### Clean version

8.3.1 A Strategic Housing Market Assessment has been produced for the eastern Dorset Housing Market Area, which includes Purbeck. It looks at need and demand for different forms of housing, including affordable housing tenure splits.

8.3.2 The final tenure mix on individual sites will be determined through negotiation on a site-by-site basis in accordance with factors such as current evidence of need, the existing mix of dwellings in the locality, up-to-date viability modelling and the development viability of individual sites.

### **Spatial Objective 2: Meet as much of Purbeck's housing need as is possible**

### **Policy AHT: Affordable Housing Tenure**

The tenure of affordable housing will be negotiated on a site-by-site basis to reflect identified local need, but is likely to be split as follows:

- 77% Social Rented/Affordable Rented Housing
- 23% Intermediate Housing to Rent or Purchase

<sup>2</sup>—Source: Adapted from Table 11.1 of the Dorset Survey of Housing Need and Demand Local Authority Report for Purbeck District Council (2008)



## Policy CE: Coastal Erosion

### Original wording with proposed updates in track changes:

~~8.14.1 The draft Shoreline Management Plan (SMP2) has identified areas of coastline where there will be no active intervention. The Council will need to carefully consider the implications upon residential property in North Swanage, Wareham and Upton and tourism facilities in Studland in order to reduce risk and support adaptation to climate change. The preparation of Coastal Change Management Areas (CCMA) may be required. Where cliff retreat is expected, no further residential development will be permitted.~~

~~8.14.2~~8.14.1 Following a landslip, the Durlston Coast Strategy Study (2003) and Review Panel (2004) raised concerns about the use of soakaways in certain areas of Durlston, Swanage that would affect the stability of the cliffs. Due to the concern over the stability of cliff tops around the District, it is necessary to screen new development proposals that have the potential for an adverse effect, in particular with regard to drainage. This forms the basis of a 400m No-water Discharge Consultation Zone around the Purbeck coastline.

## Policy CE: Coastal Erosion

Unstable coastal land is often the result of the geology and hydrology of the coastline, predicted rising sea levels and changing management practices. It is important to ensure that new development is not at risk of subsidence or aggravating existing coastal instability.

~~Therefore:~~

- ~~• New residential development will not be permitted in the Indicative Erosion Zones, as identified in the Shoreline Management Plan.~~
- New development within 400 metres of the coastline as shown on the proposals map, known as the 400m No-water Discharge Consultation Zone, that has the potential to impact upon surface water and/or groundwater drainage, should demonstrate how water can be discharged without having an adverse effect upon the stability of nearby cliffs. This may preclude the use of soakaways.

~~Identification of Coastal Change Management Areas (CCMAs) will require further geological investigation and consideration through the Swanage Local Plan, neighbourhood plans, or the Site Allocations Plan. CCMAs will be a material consideration in the determination of planning applications.~~

### Summary:

No.	Proposed alteration (shown in track changes)	Reason
CE1	<del>The draft Shoreline Management Plan (SMP2) has identified areas of coastline where there will be no active intervention. The Council will need to carefully consider the implications upon residential property in North</del>	To reflect the Council's new policy on coastal change management areas.

	<del>Swanage, Wareham and Upton and tourism facilities in Studland in order to reduce risk and support adaptation to climate change. The preparation of Coastal Change Management Areas (CCMA) may be required. Where cliff retreat is expected, no further residential development will be permitted.</del>	
CE2	<p><del>Therefore:</del></p> <ul style="list-style-type: none"> <li><del>New residential development will not be permitted in the Indicative Erosion Zones, as identified in the Shoreline Management Plan.</del></li> </ul>	Indicative erosion zones are covered by the Council's new policy on coastal change management areas.
CE3	<del>Identification of Coastal Change Management Areas (CCMAs) will require further geological investigation and consideration through the Swanage Local Plan, neighbourhood plans, or the Site Allocations Plan. CCMAs will be a material consideration in the determination of planning applications.</del>	To reflect the Council's new policy on coastal change management areas.

### Clean version

8.14.1 Following a landslip, the Durlston Coast Strategy Study (2003) and Review Panel (2004) raised concerns about the use of soakaways in certain areas of Durlston, Swanage that would affect the stability of the cliffs. Due to the concern over the stability of cliff tops around the District, it is necessary to screen new development proposals that have the potential for an adverse effect, in particular with regard to drainage. This forms the basis of a 400m No-water Discharge Consultation Zone around the Purbeck coastline.

## Policy CE: Coastal Erosion

Unstable coastal land is often the result of the geology and hydrology of the coastline, predicted rising sea levels and changing management practices. It is important to ensure that new development is not at risk of subsidence or aggravating existing coastal instability.

New development within 400 metres of the coastline as shown on the proposals map, known as the 400m No-water Discharge Consultation Zone, that has the potential to impact upon surface water and/or groundwater drainage, should demonstrate how water can be discharged without having an adverse effect upon the stability of nearby cliffs. This may preclude the use of soakaways.

## Policy CF: Community Facilities and Services

Original wording with proposed updates in track changes:

**Community facilities** provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. These include~~comprise services and leisure facilities such as:~~

Post offices, village/local shops, financial/banking facilities, public houses, garages, petrol stations, rail infrastructure, cafés, restaurants, village/town community halls, places of worship, nursing homes, rest homes, dental practices, doctors' surgeries, health centres, pharmacies, hospices, schools and education facilities, libraries, recreational facilities (such as children's play areas and sports fields), child nurseries, museums, performance arts, art galleries, concert halls, public art and cinemas.

8.10.1 Some facilities have struggled to remain open in Purbeck's towns and villages due to national trends and a changing population structure. Accessibility to facilities and services is a key issue in many of the rural parts of the District. In order to avoid social isolation and reduce the need to travel to access everyday facilities, the Council supports the provision and retention of facilities that are accessible to the general public. In some cases, such facilities and services can be provided as part of a wider development proposal.

8.10.2 The Council's community facility audit and assessment identifies shortages and suggest improvements to the quality of facilities, where required.

8.10.3 Some developments may generate their own pressures that will require the delivery of specific facilities. The Council will expect such new facilities to be delivered on site, although there may be compelling reasons, such as viability, where an offsite contribution or commuted sum may be more appropriate.

8.10.4 The Council recognises the important contribution of rail, both nationally and to local communities, in terms of history, tourism, sustainable transport and the community facilities and services it provides.

### **Policy CF: Community Facilities and Services:**

New community facilities and services will be encouraged to locate within a defined settlement boundary. Proposals outside of a settlement boundary should meet the following criteria:

- The use cannot reasonably be met within the settlement; ~~and~~
- The facility meets an identified local need; ~~and~~
- It is located close to a settlement in an accessible location by sustainable means of travel; and
- Its impact on landscape, environment and local character is minimised.

Where a development would generate its own pressures that would require the delivery of specific supporting community facilities and services, the Council will expect such facilities

and services to be delivered on site. Alternatively, where an applicant can provide robust justification, the Council will in the first instance seek to secure off-site provision of the equivalent value of onsite provision and where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on site provision.

### Replacement Facilities and Services

Development (including change of use) that would replace an existing community facility/service with a new community facility or service will only be permitted if:

- It replaces a facility(ies) or service(s) that has been proven to be no longer needed, suitable or viable; and
- It would provide an alternative community facility(ies) or service(s) for which there is a proven local need, e.g. as identified in a community, parish or town plan.

Where the existing site is unsuitable for the current use and requires relocation, the new site must meet the criteria listed above for new facilities and services.

### Safeguarding Existing Facilities and Services

Development (including change of use) that would result in the loss of existing community facilities/services will only be permitted if:

- ~~it can be~~ The applicant for planning permission demonstrates that ~~the current there is no longer a need for the~~ community facility/service ~~has been through~~ sufficiently and realistically ~~marketing without success for a continuous of the current use over a~~ period of at least 9 months within the 12 month period prior to submitting the planning application; and
- The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority ~~that the current use is unviable.~~

Where the proposed loss of a community facility or service is proven to be part of a reorganisation programme to ensure the continued local delivery of public services and related infrastructure, no marketing will be required.

### Summary:

No.	Proposed alteration (shown in track changes)	Reason
CF1	Community facilities <u>provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. These include</u> <del>comprise services and leisure facilities such as:</del> <u>Post offices, village/local shops, financial/banking facilities, public houses, garages, petrol stations, rail infrastructure, cafés, restaurants, village/town community halls, places of worship, nursing homes, rest homes, dental practices, doctors' surgeries, health centres, pharmacies, hospices, schools and education facilities, libraries, recreational facilities (such as children's play areas and sports fields), child nurseries, museums,</u>	<p>The Theatres' Trust has suggested the first sentence to be all-encompassing and then to delete the examples. However, the Council feels the examples are useful and are worth keeping.</p> <p>Currently, the wording does not match the wording in the glossary, so this will make sure the two tally.</p>

	performance arts, art galleries, concert halls, public art and cinemas.	
CF2	<a href="#">8.10.2 The Council's community facility audit and assessment identifies shortages and suggest improvements to the quality of facilities, where required.</a>	Additional information.
CF3	<a href="#">8.10.3 Some developments may generate their own pressures that will require the delivery of specific facilities. The Council will expect such new facilities to be delivered on site, although there may be compelling reasons, such as viability, where an offsite contribution or commuted sum may be more appropriate.</a>	Background to change CF6
CF4	<a href="#">8.10.4 The Council recognises the important contribution of rail, both nationally and to local communities, in terms of history, tourism, sustainable transport and the community facilities and services it provides.</a>	Additional information to recognise the importance of rail.
CF5	New community facilities and services will be encouraged to locate within a defined settlement boundary. Proposals outside of a settlement boundary should meet the following criteria: <ul style="list-style-type: none"> <li>• The use cannot reasonably be met within the settlement; <del>and</del></li> <li>• The facility meets an identified local need; <del>and</del></li> <li>• It is located close to a settlement in an accessible location by sustainable means of travel; and</li> <li>• Its impact on landscape, environment and local character is minimised.</li> </ul>	Superfluous words
CF6	<a href="#">Where a development would generate its own pressures that would require the delivery of specific supporting community facilities and services, the Council will expect such facilities and services to be delivered on site. Alternatively, where an applicant can provide robust justification, the Council will in the first instance seek to secure off-site provision of the equivalent value of onsite provision and where this is demonstrated to be undeliverable, the payment of a commuted sum to the equivalent amount of on site provision.</a>	To clarify the Council's position.
CF7	'Development (including change of use) that would result in the loss of existing community facilities/services will only be permitted if: <ul style="list-style-type: none"> <li>• <del>it can be</del><a href="#">The applicant for planning permission demonstrate</a><del>sd</del> that <del>the current there is no longer a need for the</del> community facility/service <del>has been through</del> sufficiently and realistically</li> </ul>	To strengthen the policy by allowing the Council to be certain that a proposal is not viable and that the site is currently not viable.

	<p>marketing without success for a continuous period of at least 9 months within the 12 month period prior to submitting the planning application; and</p> <ul style="list-style-type: none"> <li>The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority that the current use is unviable.'</li> </ul>	
CF8	<p>Where the proposed loss of a community facility or service is proven to be part of a reorganisation programme to ensure the continued local delivery of public services and related infrastructure, no marketing will be required.</p>	<p>To ensure that the policy does not lead to delays in delivering public services.</p>

**Clean version**

**Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. These include:**  
*Post offices, village/local shops, financial/banking facilities, public houses, garages, petrol stations, rail infrastructure, cafés, restaurants, community halls, places of worship, nursing homes, rest homes, dental practices, doctors’ surgeries, health centres, pharmacies, hospices, schools and education facilities, libraries, recreational facilities (such as children’s play areas and sports fields), child nurseries, museums , performance arts, art galleries, concert halls, public art and cinemas.*

8.10.1 Some facilities have struggled to remain open in Purbeck’s towns and villages due to national trends and a changing population structure. Accessibility to facilities and services is a key issue in many of the rural parts of the District. In order to avoid social isolation and reduce the need to travel to access everyday facilities, the Council supports the provision and retention of facilities that are accessible to the general public. In some cases, such facilities and services can be provided as part of a wider development proposal.

8.10.2 The Council’s community facility audit and assessment identifies shortages and suggest improvements to the quality of facilities, where required.

8.10.3 Some developments may generate their own pressures that will require the delivery of specific facilities. The Council will expect such new facilities to be delivered on site, although there may be compelling reasons, such as viability, where an offsite contribution or commuted sum may be more appropriate.

8.10.4 The Council recognises the important contribution of rail, both nationally and to local communities, in terms of history, tourism, sustainable transport and the community facilities and services it provides.

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New community facilities and services will be encouraged to locate within a defined settlement boundary. Proposals outside of a settlement boundary should meet the following criteria:

- The use cannot reasonably be met within the settlement;
- The facility meets an identified local need;
- It is located close to a settlement in an accessible location by sustainable means of travel; and
- Its impact on landscape, environment and local character is minimised.

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

#### **Replacement Facilities and Services**

Development (including change of use) that would replace an existing community facility/service with a new community facility or service will only be permitted if:

- It replaces a facility(ies) or service(s) that has been proven to be no longer needed, suitable or viable; and
- It would provide an alternative community facility(ies) or service(s) for which there is a proven local need, e.g. as identified in a community, parish or town plan.

Where the existing site is unsuitable for the current use and requires relocation, the new site must meet the criteria listed above for new facilities and services.

#### **Safeguarding Existing Facilities and Services**

Development (including change of use) that would result in the loss of existing community facilities/services will only be permitted if:

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

Where the proposed loss of a community facility or service is proven to be part of a reorganisation programme to ensure the continued local delivery of public services and related infrastructure, no marketing will be required.





## Policy CO: Countryside

Original wording with proposed updates in track changes:

### 8.2 Countryside

8.2.1 Countryside is defined as all land outside the settlement boundaries of Towns, Key Service Villages, Local Service Villages and Other Villages with a Settlement Boundary listed in Policy LD: General Location of Development. The Council seeks to protect the countryside from inappropriate development. However, there are some developments, which, by necessity, are located outside settlement boundaries, and therefore a countryside location is essential:

Examples of where a countryside location is essential:

- Development for the use of land for agriculture, forestry or horticulture, including dwellings for agricultural workers;
- Infrastructure (including telecommunications equipment, renewable energy developments and advertisement or directional signs).

8.2.2 Furthermore, some small scale development of employment and tourism businesses, affordable housing and gypsy and traveller sites that meets local needs and supports sustainable rural communities will also be considered in the countryside, where it is well located and provides a benefit to the local community and / or district.

8.2.3 The Council recognises that increased numbers of dwellings in the countryside could have a cumulative impact upon European protected sites and landscape character. Therefore, estate owners wishing to develop a range of opportunities for housing within their wider land holding will be expected to make a positive contribution to landscape character and biodiversity and provide mitigation measures to ensure that there is no adverse effect to European protected sites. Estate owners may consider preparing a management plan, agreed with the Council, to bring forward development and associated mitigation projects in a phased manner over the short, medium and longer term.

8.2.4 Re-use of existing buildings, such as traditional agricultural buildings, helps to conserve the District's cultural heritage. In Purbeck, the Council may support employment and tourism accommodation. The NPPF also supports the reuse of rural buildings for housing where it would lead to an enhancement of the immediate setting. It may be necessary to alter or extend a building in the countryside in order to maintain its use or to accommodate a new use.

8.2.5 Replacement of existing buildings usually applies only where the proposed development is in the same location as that which it replaces. The Council accepts that there may be instances where the repositioning of a replacement building could result in an environmental improvement. In instances where a proposal relates to repositioning a building, it will be assessed in terms of its environmental, visual and ecological impact, as well as its impact on neighbouring uses.

8.2.6 Poorly located and designed equestrian development such as shelters and stables can have a detrimental impact on the character and appearance of the countryside and landscape. Horse riding can also contribute to soil erosion and harm vegetation and nature conservation interests, particularly in the District's sensitive heathland habitats.

8.2.6 ~~8.2.7~~—The cumulative impact of development in the countryside can be visually harmful, for example through the intensification of farms, or where a field has been subdivided and more equestrian shelters are required. The Council will take into account cumulative impact of development in the consideration of planning applications.

8.2.7 The Council aims to direct development towards the most sustainable locations in accordance with Policy LD, but also recognises that the district's smallest settlements have a need for housing in order to help sustain local facilities and services. The Council will look favourably towards applications for residential development where a proposal would be a logical addition to the settlement, relating well to other buildings and not constitute scattered or isolated homes in the countryside. In determining planning applications, other normal planning criteria will still apply, for example relating to design, landscape, townscape, heritage, flooding and highways.

### **Policy CO: Countryside:**

Development in the countryside should aim to improve the sustainability of rural settlements, make a positive contribution to landscape character and enhance biodiversity.

Development outside of a settlement boundary (classed as 'countryside') will be permitted where it does not have a significant adverse impact either individually, or cumulatively on the environment, visually, ecologically, or from traffic movements, where:

- A countryside location is essential; or
- It comprises the reuse, alteration, extension or replacement of a rural building; or
- It comprises ~~small-scale~~ outbuildings within the curtilage of existing buildings; or
- It is an employment use that would intensify or expand an existing employment site, or it is a new sensitive small-scale employment or tourism use ideally well related to a settlement or a complex of buildings; or
- It is a farm diversification scheme; or
- It is a community facility or service, located close to existing settlements and in an accessible location in accordance with Policy CF: Community Facilities and Services; or
- It is a rural exception site providing affordable housing in accordance with Policy RES: Rural Exception Sites; or
- It would meet an identified need and be in accordance with Policy GT: Gypsies, Travellers and Travelling Show People.

#### **Reuse of Rural Buildings**

The reuse of rural buildings of permanent and substantial construction (demonstrated through the submission of a structural survey) will be permitted provided they are for employment (use classes B1, B2 or B8), tourist accommodation or community facilities. Conversion to housing may also be permitted, provided it would [reuse redundant or disused buildings and](#) lead to an enhancement of the immediate setting.

Where reuse, alteration or extension involves works to a traditional agricultural building, guidelines within the District design guidance will be taken into account. The intrinsic character of such buildings and the contribution they make to the interest and attractiveness of the countryside should not be harmed.

### **Replacement Buildings**

The replacement of an existing building in the countryside will be permitted, provided that the applicant demonstrates through the submission of a structural survey that the existing building is of a permanent and substantial construction, it is of the same use, is not the result of a temporary permission or series of temporary permissions, has an established lawful use and the proposed replacement building is not disproportionately larger than the size of the building which it replaces.

### **Extensions**

The alteration and extension of buildings in the countryside should:

- Not result in a disproportionate addition over and above the size of the original building; and
- Not detract from the character or setting of the original building.

### **Farm Diversification**

Diversification of existing farms will be supported provided that:

- Agriculture, forestry or horticulture is still the primary purpose of the enterprise;
- Diversification will support the current agriculture, forestry or horticulture business;
- Diversification projects either utilise existing buildings, or are close to existing buildings.

### **Equestrian Development**

Essential equestrian-related development such as stables and field shelters will be permitted in the countryside provided that:

- They are simple in appearance and small in scale;
- They are sensitively sited (e.g. adjacent to an existing complex of buildings or, if there are no buildings, adjacent to an existing field boundary); and
- They are appropriately landscaped.

### **Management and Enhancement of the Countryside**

Estate owners wishing to develop opportunities such as housing, employment, tourism, renewable energy, community facilities and farm diversification schemes within their estate will be expected to work with the Council to identify opportunities within their wider land holding to make a positive contribution to landscape character and biodiversity and provide mitigation measures for European protected sites.

### **Residential development at 'other villages without a settlement boundary'**

The Council will consider granting planning permission for residential development, other than rural exception sites, in villages that do not have a settlement boundary, where the proposed development would form an addition that relates well to the settlement and would not be viewed as scattered development in the open countryside. Other normal planning considerations will apply.

Summary:

No.	Proposed alteration (shown in track changes)	Reason
CO1	<p><u>8.2.7 The Council aims to direct development towards the most sustainable locations in accordance with Policy LD, but also recognises that the district's smallest settlements have a need for housing in order to help sustain local facilities and services. The Council will look favourably towards applications for residential development where a proposal would be a logical addition to the settlement, relating well to other buildings and not constitute scattered or isolated homes in the countryside. In determining planning applications, other normal planning criteria will still apply, for example relating to design, landscape, townscape, heritage, flooding and highways.</u></p>	<p>To help increase the supply of housing to the district's smallest settlements.</p>
CO2	<p>'...Development outside of a settlement boundary (classed as 'countryside') will be permitted where it does not have a significant adverse impact either individually, or cumulatively on the environment, visually, ecologically, or from traffic movements, and where:...</p> <p>It comprises <del>small scale</del> outbuildings within the curtilage of existing buildings;...</p>	<p>'Small scale' is open to interpretation. If a proposal's size is inappropriate, then the Council could refuse it under this policy on the basis of its potential adverse visual impact.</p>
CO3	<p><b>Reuse of Rural Buildings</b>            The reuse of rural buildings of permanent and substantial construction (demonstrated through the submission of a structural survey) will be permitted provided they are for employment (use classes B1, B2 or B8), tourist accommodation or community facilities. Conversion to housing may also be permitted, provided it would <u>reuse redundant or disused buildings and</u> lead to an enhancement of the immediate setting.</p>	<p>To bring the policy in line with national policy.</p>
CO4	<p><u><b>Residential development at 'other villages without a settlement boundary'</b></u></p> <p><u>The Council will consider granting planning permission for residential development, other than rural exception sites, in villages that do not have a settlement boundary, where the proposed development would form an addition that relates well to the settlement and would not be viewed as scattered development in the open countryside. Other normal planning considerations will apply.</u></p>	<p>To help increase the supply of housing to the district's smallest settlements.</p>

## Clean version

### 8.2 Countryside

8.2.1 Countryside is defined as all land outside the settlement boundaries of Towns, Key Service Villages, Local Service Villages and Other Villages with a Settlement Boundary listed in Policy LD: General Location of Development. The Council seeks to protect the countryside from inappropriate development. However, there are some developments, which, by necessity, are located outside settlement boundaries, and therefore a countryside location is essential:

Examples of where a countryside location is essential:

- Development for the use of land for agriculture, forestry or horticulture, including dwellings for agricultural workers;
- Infrastructure (including telecommunications equipment, renewable energy developments and advertisement or directional signs).

8.2.2 Furthermore, some small scale development of employment and tourism businesses, affordable housing and gypsy and traveller sites that meets local needs and supports sustainable rural communities will also be considered in the countryside, where it is well located and provides a benefit to the local community and / or district.

8.2.3 The Council recognises that increased numbers of dwellings in the countryside could have a cumulative impact upon European protected sites and landscape character. Therefore, estate owners wishing to develop a range of opportunities for housing within their wider land holding will be expected to make a positive contribution to landscape character and biodiversity and provide mitigation measures to ensure that there is no adverse effect to European protected sites. Estate owners may consider preparing a management plan, agreed with the Council, to bring forward development and associated mitigation projects in a phased manner over the short, medium and longer term.

8.2.4 Re-use of existing buildings, such as traditional agricultural buildings, helps to conserve the District's cultural heritage. In Purbeck, the Council may support employment and tourism accommodation. The NPPF also supports the reuse of rural buildings for housing where it would lead to an enhancement of the immediate setting. It may be necessary to alter or extend a building in the countryside in order to maintain its use or to accommodate a new use.

8.2.5 Replacement of existing buildings usually applies only where the proposed development is in the same location as that which it replaces. The Council accepts that there may be instances where the repositioning of a replacement building could result in an environmental improvement. In instances where a proposal relates to repositioning a building, it will be assessed in terms of its environmental, visual and ecological impact, as well as its impact on neighbouring uses.

8.2.6 Poorly located and designed equestrian development such as shelters and stables can have a detrimental impact on the character and appearance of the countryside

and landscape. Horse riding can also contribute to soil erosion and harm vegetation and nature conservation interests, particularly in the District's sensitive heathland habitats.

8.2.6 The cumulative impact of development in the countryside can be visually harmful, for example through the intensification of farms, or where a field has been subdivided and more equestrian shelters are required. The Council will take into account cumulative impact of development in the consideration of planning applications.

8.2.7 The Council aims to direct development towards the most sustainable locations in accordance with Policy LD, but also recognises that the district's smallest settlements have a need for housing in order to help sustain local facilities and services. The Council will look favourably towards applications for residential development where a proposal would be a logical addition to the settlement, relating well to other buildings and not constitute scattered or isolated homes in the countryside. In determining planning applications, other normal planning criteria will still apply, for example relating to design, landscape, townscape, heritage, flooding and highways.

### **Policy CO: Countryside:**

Development in the countryside should aim to improve the sustainability of rural settlements, make a positive contribution to landscape character and enhance biodiversity.

Development outside of a settlement boundary (classed as 'countryside') will be permitted where it does not have a significant adverse impact either individually, or cumulatively on the environment, visually, ecologically, or from traffic movements, where:

- A countryside location is essential; or
- It comprises the reuse, alteration, extension or replacement of a rural building; or
- It comprises outbuildings within the curtilage of existing buildings; or
- It is an employment use that would intensify or expand an existing employment site, or it is a new sensitive small-scale employment or tourism use ideally well related to a settlement or a complex of buildings; or
- It is a farm diversification scheme; or
- It is a community facility or service, located close to existing settlements and in an accessible location in accordance with Policy CF: Community Facilities and Services; or
- It is a rural exception site providing affordable housing in accordance with Policy RES: Rural Exception Sites; or
- It would meet an identified need and be in accordance with Policy GT: Gypsies, Travellers and Travelling Show People.

#### **Reuse of Rural Buildings**

The reuse of rural buildings of permanent and substantial construction (demonstrated through the submission of a structural survey) will be permitted provided they are for employment (use classes B1, B2 or B8), tourist accommodation or community facilities. Conversion to housing may also be permitted, provided it would reuse redundant or disused buildings and lead to an enhancement of the immediate setting.

Where reuse, alteration or extension involves works to a traditional agricultural building, guidelines within the District design guidance will be taken into account. The intrinsic character of such buildings and the contribution they make to the interest and attractiveness of the countryside should not be harmed.

### **Replacement Buildings**

The replacement of an existing building in the countryside will be permitted, provided that the applicant demonstrates through the submission of a structural survey that the existing building is of a permanent and substantial construction, it is of the same use, is not the result of a temporary permission or series of temporary permissions, has an established lawful use and the proposed replacement building is not disproportionately larger than the size of the building which it replaces.

### **Extensions**

The alteration and extension of buildings in the countryside should:

- Not result in a disproportionate addition over and above the size of the original building; and
- Not detract from the character or setting of the original building.

### **Farm Diversification**

Diversification of existing farms will be supported provided that:

- Agriculture, forestry or horticulture is still the primary purpose of the enterprise;
- Diversification will support the current agriculture, forestry or horticulture business;
- Diversification projects either utilise existing buildings, or are close to existing buildings.

### **Equestrian Development**

Essential equestrian-related development such as stables and field shelters will be permitted in the countryside provided that:

- They are simple in appearance and small in scale;
- They are sensitively sited (e.g. adjacent to an existing complex of buildings or, if there are no buildings, adjacent to an existing field boundary); and
- They are appropriately landscaped.

### **Management and Enhancement of the Countryside**

Estate owners wishing to develop opportunities such as housing, employment, tourism, renewable energy, community facilities and farm diversification schemes within their estate will be expected to work with the Council to identify opportunities within their wider land holding to make a positive contribution to landscape character and biodiversity and provide mitigation measures for European protected sites.

### **Residential development at ‘other villages without a settlement boundary’**

The Council will consider granting planning permission for residential development, other than rural exception sites, in villages that do not have a settlement boundary, where the proposed development would form an addition that relates well to the settlement and would not be viewed as scattered development in the open countryside. Other normal planning considerations will apply.

## Policy D: Design

### Original wording with proposed updates in track changes:

8.15.1 The Council has a vital role to play in promoting and securing the highest standards of architectural, landscape and townscape design, and in generally ensuring that development and other works reinforce local distinctiveness. Development must generally integrate into the existing context, paying equal regard to environmental quality and residential amenity. Further detail is set out in [the District Design Guide Supplementary Planning Document \(SPD\) and supporting guidance, and the Townscape Character Appraisal SPDs for](#)~~District design guidance that includes townscape character assessments for~~ Swanage, Wareham, [North Wareham](#), Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool.

8.15.2 Many key sustainable development objectives can be achieved through good design. These include: achieving development that is durable and adaptable; ~~allows for inclusive access;~~ minimises features ~~which~~ that provide the opportunity for crime and anti-social behaviour; supports and encourages sustainable modes of transportation; and makes best use of land; ~~uses energy and water efficiently through its lifetime.~~

~~8.15.2 Building for Life (BfL) is a scheme established by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation (HBF), which promote design excellence in new housing. This is through assessment of housing schemes against 20 questions. The assessment is intended for developments of 10 dwellings and above. Few housing developments within the District would qualify, however the general principles may be applied to smaller schemes.~~

~~8.15.3 In 'Building a Greener Future' (2007) the Government set out its aim to make all new homes zero carbon by 2016 and all other new buildings zero carbon by 2019. The Building Regulations currently provide the principal mechanism for delivering improved standards of energy conservation. The sensitive provision of on-site energy generation is also becoming a general planning objective.~~

~~8.15.4 The Code for Sustainable Homes and BREEAM (BRE Environmental Assessment Method) provide voluntary standards for measurement of the environmental performance of private residential and commercial developments respectively. The Code and BREEAM support delivery of national sustainable construction objectives which are otherwise delivered through Building Regulations. The Council is committed to working within the national framework, and will encourage improved performance wherever possible. Work will continue on establishing an appropriate level of the Code that can be applied to new residential development in Purbeck. Evidence will be used to inform a policy in a subsequent plan(s) which may supersede this policy.~~

~~8.15.5~~ 8.15.3 In assessing the sustainability and design quality of applications for development and other works, the Council will expect conformity to be shown with: national policies for sustainable development; ~~District design guidance~~ [the District Design Guide SPD](#); Policy LHH Landscape Historic Environment and Heritage; and Dorset County Council's Residential Car Parking Strategy. Regard will also be given to the District's Townscape Character Appraisal [SPDs](#) ~~s, which set out densities in for~~ Swanage, Wareham, ~~(and North Wareham)~~, Upton, Bere Regis, Bovington, Corfe



Castle, Lytchett Matravers and Wool. ~~Densities for the District's remaining settlements will be established through a subsequent plan(s), for example neighbourhood plans.~~

### Housing Standards Review

8.15.4 The 2015 Housing Standards Review incorporated several aspects that were previously under the remit of planning into the Building Regulations. A key aspect is now covered under Approved Document L1A: *Conservation of Fuel and Power*, which means that the planning system is no longer allowed to influence the design of a building's fabric in terms of energy efficiency. A ministerial statement of March 2015<sup>3</sup> confirms that local planning authorities cannot set 'any additional local technical standards or requirements relating to the construction, internal layout, or performance of new dwellings'. This means that the previous requirements laid out in PLP1 relating to Lifetime Homes standards, renewable energy and greenhouse gas emissions can no longer be reflected in the Council's planning policies.

8.15.5 Elsewhere, the Housing Standards Review includes under Part G2 of the Building Regulations an optional requirement for councils to influence water efficiency through planning policy. This can be justified where a council's administrative area is covered by an area of water stress, as shown on the 'Water Stress in England' map. Purbeck is in the low stress category and therefore there is no need for the Council to incorporate any measures into a planning policy in this respect.

8.15.6 A key part of the Housing Standards Review is where Part M of the Building Regulations sets different standards for dwellings. There are three choices:

1. Viable dwellings (the default standard);
2. Accessible and adaptable dwellings (which can be adapted at a later date, e.g. for elderly, disabled and wheelchair users); or
3. Wheelchair user dwellings (already wheelchair accessible).

8.15.7 The Council is conscious that higher standards can impact upon the viability of schemes, not only in terms of build costs, but also in terms of the increased land take of level 2 and 3 dwellings. Furthermore, Purbeck benefits from several designations, including AONB and conservation areas, which can be sensitive. Therefore, features such as ramps and wider door and window openings could appear incongruous in certain settings. But equally, the Council must be mindful of the needs of an ageing population and ensure that there is a housing stock capable of meeting its future needs.

8.15.8 Viability evidence indicates that the optional technical standards of accessible and adaptable dwellings could be applied to 10% of dwellings on sites of over 10 units without impacting on overall viability. Any more than this would require a reduction in other development costs, for example in affordable housing, to compensate and make the development viable.

8.15.9 As a result, the Council believes that it should require space standard 2 (accessible and adaptable dwellings) on 10% of dwellings on sites of over 10 units, in line with the

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<sup>3</sup> [www.gov.uk/government/speeches/planning-update-march-2015](http://www.gov.uk/government/speeches/planning-update-march-2015)

viability evidence. This would allow occupants to easily adapt their property at a later date. However, any homes with this standard must be compatible with townscape character.

8.15.10 In addition, Planning Practice Guidance allows local plans to require nationally described space standards. These are set by the Government and are minimum spaces allowed in new properties. The Council has considered these standards, but has not chosen to adopt them because they would be too prescriptive for a district with such varied townscape.

### Policy D: Design

The Council will expect proposals for all development and other works to:

- Positively integrate with their surroundings;
- Reflect the diverse but localised traditions of building material usage found across the District;
- Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts including light pollution from artificial light on local amenity;
- Demonstrate support for biodiversity through sensitive landscaping and through in-built features, which provide nesting and roosting facilities for bats and birds;
- Reflect the ~~good practice advice, including appropriate densities,~~ contained in [the District Design Guide SPD](#) ~~design guidance including and T~~ townscape [Character Appraisal SPDs](#) ~~assessments~~ for Swanage, Wareham, ~~(and North Wareham)~~, Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool;
- Reflect good practice guidance contained in the Dorset and New Forest Contaminated Land Consortium of Local Authorities' planning advice note 'Development on Land Affected by Contamination';
- Demonstrate a positive approach to delivery of sustainable development objectives through site layout and building design, which should be as comprehensive as other policies and criteria allow.

~~Where applicable:~~

- ~~• New homes must demonstrate compliance with Lifetime Homes standards where this would not have an adverse effect on townscape character;~~
- ~~• Development of more than 10 dwellings (net) or 1,000m<sup>2</sup> (net) of non-residential floor space should, having achieved a Part L of the Building Regulations pass, further reduce its regulated greenhouse gas emissions (as predicted by SAP/SBEM) either by 10% via the use of on-site renewable energy generation, or by 20% overall. Where viability constraints of the proposal would preclude the additional cost, the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund). These requirements will be reviewed as further information becomes available about the changes to Part L of the Building Regulations.~~
- ~~• Demonstrate that every effort has been or will be made to achieve a significant carbon reduction in all new built development, at least matching the national targets set out in 'Building a Greener Future' and by the Building Regulations;~~
- ~~• Achieve a score of at least 14 points ('gold' or 'silver' standard) measured against 'Building for Life' standards where development consists of ten or more dwellings;~~

- ~~• Achieve a BREEAM 'Very Good' rating or higher for new build non-domestic development up to 1,000m<sup>2</sup> (net) floor space, and as a minimum a BREEAM 'Excellent' rating for larger developments. Where viability constraints of the proposal would preclude the additional costs of achieving an 'excellent' rating the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund).~~

Part M of the Building Regulations

- All housing development will be expected to achieve the 'visitable dwellings' default space standard. Developments of 11 or more dwellings will be expected to achieve the following space standards:
  - Visitable dwellings: 90% of units.
  - Accessible and adaptable dwellings: 10% of units.

The Council will take into account the appropriateness of this split in terms of impacts on townscape character and viability. Where viability is questioned, the planning application must be supported by an independent viability assessment, carried out by a person appointed by the local planning authority and funded by the applicant.

The Council supports energy efficiency improvements to existing buildings provided improvements are in accordance with national guidance and other policies in this plan.

**Summary:**

No.	Proposed alteration (shown in track changes)	Reason
D1	8.15.1 The Council has a vital role to play in promoting and securing the highest standards of architectural, landscape and townscape design, and in generally ensuring that development and other works reinforce local distinctiveness. Development must generally integrate into the existing context, paying equal regard to environmental quality and residential amenity. Further detail is set out in <u>the District Design Guide Supplementary Planning Document (SPD) and supporting guidance, and the Townscape Character Appraisal SPDs for</u> <del>District design guidance that includes townscape character assessments for</del> Swanage, Wareham, <u>North Wareham</u> , Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool.	Updates.
D2	8.15.2 Many key sustainable development objectives can be achieved through good design. These include: achieving development that is durable and adaptable; <del>allows for inclusive access;</del> minimises features <del>which</del> <u>that</u> provide the opportunity for crime and anti-social behaviour; supports and encourages sustainable modes of transportation; <u>and</u> makes best use of land; <del>uses energy and water efficiently through its lifetime.</del>	<u>To reflect changes brought about through the Housing Standards Review.</u>
D3	<del>8.15.3 Building for Life (BfL) is a scheme established by the Commission for Architecture and the Built Environment</del>	In practice, there has been very little uptake

	<p><del>(CABE) and the Home Builders Federation (HBF), which promote design excellence in new housing. This is through assessment of housing schemes against 20 questions. The assessment is intended for developments of 10 dwellings and above. Few housing developments within the District would qualify, however the general principles may be applied to smaller schemes.</del></p>	<p>of BfL and the Council does not find it particularly useful.</p>
D4	<p><del>8.15.4 In 'Building a Greener Future' (2007 the Government set out its aim to make all new homes zero carbon by 2016 and all other new buildings zero carbon by 2019. The Building Regulations currently provide the principal mechanism for delivering improved standards of energy conservation. The sensitive provision of on site energy generation is also becoming a general planning objective.</del></p> <p><del>8.15.5 The Code for Sustainable Homes and BREEAM (BRE Environmental Assessment Method) provide voluntary standards for measurement of the environmental performance of private residential and commercial developments respectively. The Code and BREEAM support delivery of national sustainable construction objectives which are otherwise delivered through Building Regulations. The Council is committed to working within the national framework, and will encourage improved performance wherever possible. Work will continue on establishing an appropriate level of the Code that can be applied to new residential development in Purbeck. Evidence will be used to inform a policy in a subsequent plan(s) which may supersede this policy.</del></p>	<p>To reflect changes brought about through the Housing Standards Review.</p>
D5	<p><del>8.15.6</del> <del>8.15.4</del> In assessing the sustainability and design quality of applications for development and other works, the Council will expect conformity to be shown with; <del>the</del> national policies for sustainable development; <del>District design guidance</del> <a href="#">the District Design Guide SPD</a>; Policy LHH Landscape Historic Environment and Heritage; and Dorset County Council's Residential Car Parking Strategy. Regard will also be given to the District's Townscape Character Appraisal <del>SPDs s, which set out densities in</del> <a href="#">for</a> Swanage, Wareham, <del>(and North Wareham)</del>, Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool. <del>Densities for the District's remaining settlements will be established through a subsequent plan(s), for example neighbourhood plans.</del></p>	<p>Updates.</p>
D6	<p><a href="#">Housing Standards Review</a></p> <p><a href="#">8.15.5 The 2015 Housing Standards Review incorporated several aspects that were previously under the remit of planning into the Building Regulations. A key aspect is now covered under Approved Document L1A: Conservation of Fuel and Power, which means that the planning system is no</a></p>	<p>To reflect changes brought about through the Housing Standards Review.</p>

longer allowed to influence the design of a building's fabric in terms of energy efficiency. A ministerial statement of March 2015<sup>4</sup> confirms that local planning authorities cannot set 'any additional local technical standards or requirements relating to the construction, internal layout, or performance of new dwellings'. This means that the previous requirements laid out in PLP1 relating to Lifetime Homes standards, renewable energy and greenhouse gas emissions can no longer be reflected in the Council's planning policies.

8.15.6 Elsewhere, the Housing Standards Review includes under Part G2 of the Building Regulations an optional requirement for councils to influence water efficiency through planning policy. This can be justified where a council's administrative area is covered by an area of water stress, as shown on the 'Water Stress in England' map. Purbeck is in the low stress category and therefore there is no need for the Council to incorporate any measures into a planning policy in this respect.

8.15.7 A key part of the Housing Standards Review is where Part M of the Building Regulations sets different standards for dwellings. There are three choices:

1. Visitable dwellings (the default standard);
2. Accessible and adaptable dwellings (which can be adapted at a later date, e.g. for elderly, disabled and wheelchair users); or
3. Wheelchair user dwellings (already wheelchair accessible).

8.15.8 The Council is conscious that higher standards can impact upon the viability of schemes, not only in terms of build costs, but also in terms of the increased land take of level 2 and 3 dwellings. Furthermore, Purbeck benefits from several designations, including AONB and conservation areas, which can be sensitive. Therefore, features such as ramps and wider door and window openings could appear incongruous in certain settings. But equally, the Council must be mindful of the needs of an ageing population and ensure that there is a housing stock capable of meeting its future needs.

8.15.9 Viability evidence shows that Viability evidence indicates that the optional technical standards of accessible and adaptable dwellings could be applied to 10% of dwellings on sites of over 10 units without impacting on overall viability. Any more than this would require a

<sup>4</sup> [www.gov.uk/government/speeches/planning-update-march-2015](http://www.gov.uk/government/speeches/planning-update-march-2015)

	<p><a href="#">reduction, in affordable housing for example, to compensate and make the development viable.</a></p> <p><a href="#">8.15.10 As a result, the Council believes that it should require space standard 2 (accessible and adaptable dwellings) on 10% of dwellings on sites of over 10 units, in line with the viability evidence. This would allow occupants to easily adapt their property at a later date. However, any homes with this standard must be compatible with townscape character.</a></p> <p><a href="#">8.15.11 In addition, Planning Practice Guidance allows local plans to require nationally described space standards. These are set by the Government and are minimum spaces allowed in new properties. The Council has considered these standards, but has not chosen to adopt them because they would be too prescriptive for a district with such varied townscape.</a></p>	
D7	<p>The Council will expect proposals for all development and other works to:...</p> <ul style="list-style-type: none"> <li>• Reflect the <del>good practice</del> advice, <del>including appropriate densities</del>, contained in <a href="#">the District Design Guide SPD design guidance including and Townscape Character Appraisal SPDs assessments</a> for Swanage, Wareham, <del>(and North Wareham)</del>, Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool;</li> </ul>	Updates.
D8	<p>Where applicable, <a href="#">development should</a>:</p> <ul style="list-style-type: none"> <li>• <del>New homes must demonstrate compliance with Lifetime Homes standards where this would not have an adverse effect on townscape character;</del></li> </ul>	To reflect changes brought about through the Housing Standards Review.
D9	<ul style="list-style-type: none"> <li>• <del>Development of more than 10 dwellings (net) or 1,000m<sup>2</sup> (net) of non-residential floor space should, having achieved a Part L of the Building Regulations pass, further reduce its regulated greenhouse gas emissions (as predicted by SAP/SBEM) either by 10% via the use of on-site renewable energy generation, or by 20% overall. Where viability constraints of the proposal would preclude the additional cost, the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund). These requirements will be reviewed as further information becomes available about the changes to Part L of the Building Regulations.</del></li> <li>• <del>Demonstrate that every effort has been or will be made to achieve a significant carbon reduction in all new built</del></li> </ul>	To reflect changes brought about through the Housing Standards Review.

	<del>development, at least matching the national targets set out in 'Building a Greener Future' and by the Building Regulations;</del>	
D10	<del>• Achieve a score of at least 14 points ('gold' or 'silver' standard) measured against 'Building for Life' standards where development consists of ten or more dwellings;</del>	To reflect the Council no longer supporting BfL.
D11	<del>• Achieve a BREEAM 'Very Good' rating or higher for new build non-domestic development up to 1,000m<sup>2</sup> (net) floor space, and as a minimum a BREEAM 'Excellent' rating for larger developments. Where viability constraints of the proposal would preclude the additional costs of achieving an 'excellent' rating the onus will be upon the applicant to demonstrate this (using an open book method if deemed necessary by the Council, the independent verification of which the applicant will be expected to fund).'</del>	To reflect changes brought about through the Housing Standards Review.
D12	<p><u>Part M of the Building Regulations</u></p> <ul style="list-style-type: none"> <li>• <u>All housing development will be expected to achieve the 'visitable dwellings' default space standard. Developments of 11 or more dwellings will be expected to achieve the following space standards:</u> <ul style="list-style-type: none"> <li>- <u>Visitable dwellings: 90% of units.</u></li> <li>- <u>Accessible and adaptable dwellings: 10% of units.</u></li> </ul> </li> </ul> <p><u>The Council will take into account the appropriateness of this split in terms of impacts on townscape character and viability. Where viability is questioned, the planning application must be supported by an independent viability assessment, carried out by a person appointed by the local planning authority and funded by the applicant.</u></p>	To reflect changes brought about through the Housing Standards Review.

**Clean version**

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8.15.3 In assessing the sustainability and design quality of applications for development and other works, the Council will expect conformity to be shown with: national policies for sustainable development; the District Design Guide SPD; Policy LHH Landscape Historic Environment and Heritage; and Dorset County Council's Residential Car Parking Strategy. Regard will also be given to the District's Townscape Character Appraisal SPDs for Swanage, Wareham, North Wareham, Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool.

### Housing Standards Review

8.15.4 The 2015 Housing Standards Review incorporated several aspects that were previously under the remit of planning into the Building Regulations. A key aspect is now covered under Approved Document L1A: *Conservation of Fuel and Power*, which means that the planning system is no longer allowed to influence the design of a building's fabric in terms of energy efficiency. A ministerial statement of March 2015<sup>5</sup> confirms that local planning authorities cannot set 'any additional local technical standards or requirements relating to the construction, internal layout, or performance of new dwellings'. This means that the previous requirements laid out in PLP1 relating to Lifetime Homes standards, renewable energy and greenhouse gas emissions can no longer be reflected in the Council's planning policies.

8.15.5 Elsewhere, the Housing Standards Review includes under Part G2 of the Building Regulations an optional requirement for councils to influence water efficiency through planning policy. This can be justified where a council's administrative area is covered by an area of water stress, as shown on the 'Water Stress in England' map. Purbeck is in the low stress category and therefore there is no need for the Council to incorporate any measures into a planning policy in this respect.

8.15.6 A key part of the Housing Standards Review is where Part M of the Building Regulations sets different standards for dwellings. There are three choices:

1. Visitable dwellings (the default standard);
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8.15.8 Viability evidence indicates that the optional technical standards of accessible and adaptable dwellings could be applied to 10% of dwellings on sites of over 10 units

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<sup>5</sup> [www.gov.uk/government/speeches/planning-update-march-2015](http://www.gov.uk/government/speeches/planning-update-march-2015)



without impacting on overall viability. Any more than this would require a reduction, in affordable housing for example, to compensate and make the development viable.

8.15.9 As a result, the Council believes that it should require space standard 2 (accessible and adaptable dwellings) on 10% of dwellings on sites of over 10 units, in line with the viability evidence. This would allow occupants to easily adapt their property at a later date. However, any homes with this standard must be compatible with townscape character.

8.15.10 In addition, Planning Practice Guidance allows local plans to require nationally described space standards. These are set by the Government and are minimum spaces allowed in new properties. The Council has considered these standards, but has not chosen to adopt them because they would be too prescriptive for a district with such varied townscape.

### Policy D: Design

The Council will expect proposals for all development and other works to:

- Positively integrate with their surroundings;
- Reflect the diverse but localised traditions of building material usage found across the District;
- Avoid and mitigate effects of overshadowing, overlooking and other adverse impacts including light pollution from artificial light on local amenity;
- Demonstrate support for biodiversity through sensitive landscaping and through in-built features, which provide nesting and roosting facilities for bats and birds;
- Reflect the advice contained in the District Design Guide SPD and Townscape Character Appraisal SPDs for Swanage, Wareham, North Wareham, Upton, Bere Regis, Bovington, Corfe Castle, Lytchett Matravers and Wool;
- Reflect good practice guidance contained in the Dorset and New Forest Contaminated Land Consortium of Local Authorities' planning advice note 'Development on Land Affected by Contamination';
- Demonstrate a positive approach to delivery of sustainable development objectives through site layout and building design, which should be as comprehensive as other policies and criteria allow.

#### Part M of the Building Regulations

- All housing development will be expected to achieve the 'visitable dwellings' default space standard. Developments of 11 or more dwellings will be expected to achieve the following space standards:
  - Visitable dwellings: 90% of units
  - Accessible and adaptable dwellings: 10% of units.

The Council will take into account the appropriateness of this split in terms of impacts on townscape character and viability. Where viability is questioned, the planning application must be supported by an independent viability assessment, carried out by a person appointed by the local planning authority and funded by the applicant.

The Council supports energy efficiency improvements to existing buildings provided improvements are in accordance with national guidance and other policies in this plan.

## Policy DH: Dorset Heaths International Designations

Original wording with proposed updates in track changes:

### 8.8.6 Heathlands

8.8.6.1 A large proportion of the District is heathland that is designated as Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar. Impacts upon heathland can arise from cumulative pressures, principally from residential development, across the wider sub-region. All residential development and tourist accommodation within 5km of the heathlands must provide effective mitigation measures. More direct impacts increase substantially where residential development occurs within proximity to heathlands and therefore residential intensification will not be permitted within 400 metres of heathland. The 5km and 400m buffer zones are shown on Map 17.

8.8.6.2 The measures identified in the Habitats Regulations Assessment of ~~this Local Plan~~the PLP1 ~~has identified a number of specific measures that are required to ensure that the Dorset Heathland sites are not adversely affected by development. will be carried forward into the Partial Review period. Habitat Regulation Assessment is being applied to the Partial Review and will inform the selection of the preferred and final options and identify any additional measures necessary to mitigate development. Some of the proposed measures rely upon expansive alternative greenspaces coming forward with development proposals. The principle of these large scale natural greenspaces has been determined from the potential open space that could fulfil Suitable Alternative Natural Green Space (SANG) requirements. However, the timely delivery of these alternative greenspaces cannot be relied upon at this stage with the level of certainty required to enable the Council to determine that they would avoid the likelihood of a significant effect on the heathland sites. Part 1 of the Local Plan will therefore need to be subject to a final 'appropriate assessment' under the provisions of regulation 102 of the Conservation of Habitats and Species Regulations 2010, before it is adopted, so that before the plan is given effect in terms of the Regulations, the reliance on the mitigation to be delivered by the Heathlands DPD and other measures such as co-ordinated and multi-partner approaches to on-site management of the heaths can be examined in more detail with up-to-date information. The timing of the release of housing allocations will be linked to the delivery of necessary mitigation measures. Settlement extensions will provide mitigation specific to the proposed development. Mitigation requirements of strategic settlement extensions at Lytchett Matravers, Upton and Wareham are set out in Chapter 7. Mitigation for settlement extensions at Bere Regis and Swanage will be considered through subsequent plans.~~ All settlement extensions will need to provide mitigation in accordance with the guidelines set out in Appendix 5.

8.8.6.3 In South East Dorset, the Dorset Heathlands SPD, ~~which will be subsequently replaced by a joint Heathlands DPD, collects contributions from development to provide mitigation measures such as new green space provision to avoid adverse effects arising from additional residential development around the Dorset heaths.~~ has been updated and details the Dorset Heathlands Avoidance and Mitigation Strategy. ~~So far, contributions collected from development have been used to~~

~~create Upton Woods open space with the aim of attracting residents away from Upton Heath to the north. Monitoring of these initial projects is essential to ensure that there is no net increase in visitor pressure on the heathlands and the mitigation has been effective.~~ The two main strands fall into heathland infrastructure projects (HIPS), such as alternative open spaces and strategic access management and monitoring (SAMM).

8.8.6.4 ~~The Heathlands DPD will identify further projects to mitigate the development proposed through the Purbeck Local Plan~~ Recent analysis of strategic heathland monitoring data shows that despite an increase in housing of about 5%, bird numbers have remained at the same level, with the exception of Dartford Warbler which has been impacted upon by recent severe winters.

8.8.6.5 The Council has commissioned evidence to look at the current approach to mitigation. The results show that the approaches to mitigation in the 400m - 5km zone are effective.

### Policy DH: Dorset Heaths International Designations

Development will not be permitted unless it can be ascertained that it will not lead to an adverse effect upon the integrity, of the Dorset Heaths' International designations.

~~The Council is jointly preparing a Heathlands DPD with affected neighbouring authorities to set out a long term mitigation strategy to ensure that the growth planned for South East Dorset can be accommodated without having an adverse effect upon the integrity of the Dorset Heaths~~ The Council has prepared a joint SPD with affected neighbouring authorities to set out the approach that the local authorities in South East Dorset will follow. This forms a basis for how harm to the heathlands can be avoided.

~~This policy will apply until the Heathlands DPD supersedes it:~~

The following forms of development (including changes of use) will not be permitted within a 400m buffer around protected heathland:

- Residential (C3) development that would involve a net increase in dwellings;
- Tourist accommodation including hotels, guest houses, boarding houses, bed and breakfast accommodation, tented camping and caravans which require planning permission (C1 uses) and self-catering tourist accommodation; and
- Equestrian-related development that may directly or indirectly result in an increased adverse impact on the heathland.

Between 400 metres and 5km of a heathland, new residential development and tourist accommodation will be required to take all necessary steps on site to avoid or mitigate any adverse effects upon the internationally designated site's integrity or, where this cannot be achieved within the residential development, to make a contribution towards mitigation measures designed to avoid such adverse effects taking place. Measures will include:

- Provision of open space and appropriate facilities to meet recreation needs and deflect pressure from heathland habitats;
- Heathland support areas;
- Warden services and other heathland/~~harbour~~ management;

- Access and parking management measures; ~~and~~
- Green infrastructure; and
- Any other new solutions that may be identified as (potentially) effective.

**Summary:**

No.	Proposed alteration (shown in track changes)	Reason
DH1	<p>8.8.6.2 The <u>measures identified in the</u> Habitats Regulations Assessment of <del>this Local Plan</del><u>the PLP1</u> <del>has identified a number of specific measures that are required</del> to ensure that the Dorset Heathland sites are not adversely affected by development. <del>– will be carried forward into the Partial Review period.</del> <u>Habitat Regulation Assessment is being applied to the Partial Review and will inform the selection of the preferred and final options and identify any additional measures necessary to mitigate development.</u> <del>Some of the proposed measures rely upon expansive alternative greenspaces coming forward with development proposals. The principle of these large scale natural greenspaces has been determined from the potential open space that could fulfil Suitable Alternative Natural Green Space (SANG) requirements. However, the timely delivery of these alternative greenspaces cannot be relied upon at this stage with the level of certainty required to enable the Council to determine that they would avoid the likelihood of a significant effect on the heathland sites. Part 1 of the Local Plan will therefore need to be subject to a final ‘appropriate assessment’ under the provisions of regulation 102 of the Conservation of Habitats and Species Regulations 2010, before it is adopted, so that before the plan is given effect in terms of the Regulations, the reliance on the mitigation to be delivered by the Heathlands DPD and other measures such as co-ordinated and multi-partner approaches to on-site management of the heaths can be examined in more detail with up-to-date information. The timing of the release of housing allocations will be linked to the delivery of necessary mitigation measures. Settlement extensions will provide mitigation specific to the proposed development. Mitigation requirements of strategic settlement extensions at Lytchett Matravers, Upton and Wareham are set out in Chapter 7. Mitigation for settlement extensions at Bere Regis and Swanage will be considered through subsequent plans. All settlement extensions will need to provide mitigation in accordance with the guidelines set out in Appendix 5.</del></p>	Factual updates
DH2	<p>8.8.6.3 In South East Dorset, the Dorset Heathlands SPD, <del>which will be subsequently replaced by a joint Heathlands DPD, collects contributions from development to provide mitigation measures such as new green space provision to avoid adverse effects arising from additional residential development around the Dorset heaths.</del> <u>has been updated and details the Dorset Heathlands Avoidance and Mitigation Strategy.</u> <del>So far, contributions collected from development have been used to create Upton Woods open space</del></p>	Factual updates

	<del>with the aim of attracting residents away from Upton Heath to the north. Monitoring of these initial projects is essential to ensure that there is no net increase in visitor pressure on the heathlands and the mitigation has been effective.</del> <u>The two main strands fall into heathland infrastructure projects (HIPS), such as alternative open spaces and strategic access management and monitoring (SAMM).</u>	
DH3	<del>8.8.6.4 The Heathlands DPD will identify further projects to mitigate the development proposed through the Purbeck Local Plan</del> <u>Recent analysis of strategic heathland monitoring data shows that despite an increase in housing of about 5%, bird numbers have remained at the same level, with the exception of Dartford Warbler which has been impacted upon by recent severe winters.</u>	
DH4	<u>8.8.6.5 The Council has commissioned evidence to look at the current approach to mitigation. The results show that the approaches to mitigation in the 400m - 5km zone are effective.</u>	
DH5	<del>The Council is jointly preparing a Heathlands DPD with affected neighbouring authorities to set out a long-term mitigation strategy to ensure that the growth planned for South East Dorset can be accommodated without having an adverse effect upon the integrity of the Dorset Heaths</del> <u>The Council has prepared a joint SPD with affected neighbouring authorities to set out the approach that the local authorities in South East Dorset will follow. This forms a basis for how harm to the heathlands can be avoided.</u>  <del>This policy will apply until the Heathlands DPD supersedes it:</del>	Updates to reflect the production of an SPD.
DH6	Measures will include:...  <ul style="list-style-type: none"> <li>● Warden services and other heathland/<del>harbour</del> management;</li> <li>● Access and parking management measures; <del>and</del></li> <li>● <u>Green infrastructure; and</u></li> <li>● <u>Any other new solutions that may be identified as (potentially) effective.</u></li> </ul>	To increase flexibility.

**Clean version**

**8.8.6 Heathlands**

8.8.6.1 A large proportion of the District is heathland that is designated as Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar. Impacts upon heathland can arise from cumulative pressures, principally from residential development, across the wider sub-region. All residential development and tourist accommodation within 5km of the heathlands must provide effective mitigation measures. More direct impacts increase substantially where residential development occurs within proximity to heathlands and therefore residential intensification will not be permitted within 400 metres of heathland. The 5km and 400m buffer zones are shown on Map 17.

8.8.6.2 The measures identified in the Habitats Regulations Assessment of the PLP1 to ensure that the Dorset Heathland sites are not adversely affected by development will be carried forward into the Partial Review period. Habitat Regulation Assessment is being applied to the Partial Review and will inform the selection of the preferred and final options and identify any additional measures necessary to mitigate development. All settlement extensions will need to provide mitigation in accordance with the guidelines set out in Appendix 5.

8.8.6.3 In South East Dorset, the Dorset Heathlands SPD has been updated and details the Dorset Heathlands Avoidance and Mitigation Strategy. The two main strands fall into heathland infrastructure projects (HIPS), such as alternative open spaces and strategic access management and monitoring (SAMM).

8.8.6.4 Recent analysis of strategic heathland monitoring data shows that despite an increase in housing of about 5%, bird numbers have remained at the same level, with the exception of Dartford Warbler which has been impacted upon by recent severe winters.

8.8.6.5 The Council has commissioned evidence to look at the current approach to mitigation. The results show that the approaches to mitigation in the 400m - 5km zone are effective.

### **Policy DH: Dorset Heaths International Designations**

Development will not be permitted unless it can be ascertained that it will not lead to an adverse effect upon the integrity, of the Dorset Heaths' International designations.

The Council has prepared a joint SPD with affected neighbouring authorities to set out the approach that the local authorities in South East Dorset will follow. This forms a basis for how harm to the heathlands can be avoided.

The following forms of development (including changes of use) will not be permitted within a 400m buffer around protected heathland:

- Residential (C3) development that would involve a net increase in dwellings;
- Tourist accommodation including hotels, guest houses, boarding houses, bed and breakfast accommodation, tented camping and caravans which require planning permission (C1 uses) and self-catering tourist accommodation; and
- Equestrian-related development that may directly or indirectly result in an increased adverse impact on the heathland.

Between 400 metres and 5km of a heathland, new residential development and tourist accommodation will be required to take all necessary steps on site to avoid or mitigate any adverse effects upon the internationally designated site's integrity or, where this cannot be achieved within the residential development, to make a contribution towards mitigation measures designed to avoid such adverse effects taking place. Measures will include:

- Provision of open space and appropriate facilities to meet recreation needs and deflect pressure from heathland habitats;
- Heathland support areas;
- Warden services and other heathland management;

- Access and parking management measures;
- Green infrastructure; and
- Any other new solutions that may be identified as (potentially) effective.



## Policy E: Employment

Original wording with proposed updates in track changes:

### Policy E: Employment

#### New Employment Provision

New employment provision for B class uses should be located at the most sustainable locations in accordance with Policy LD: General Location of Development and existing employment sites that do not fit within the settlement hierarchy such as Holton Heath and Dorset Green.

In rural areas, small scale employment uses will be encouraged to help rural regeneration and improve the sustainability of communities in accordance with Policy CO: Countryside.

It will be important that new employment uses are accessible by sustainable transport modes. Larger employment developments (over 0.5ha) may be required to implement sustainable travel plans.

Planning applications for office development over 1,000sqm (gross) will need to submit an [n](#) ~~retail~~ impact assessment prepared in accordance with national guidance

#### Safeguarding Employment Land

- Existing employment land, as set out in Table 2 in Section 6.5, will be safeguarded for B1, B2 or B8 uses. New proposals will only be permitted where they do not compromise the integrity of the employment site.
- The expansion of the existing employment use(s) will be permitted where this would not result in an unacceptable adverse impact in terms of visual harm, noise and traffic flow.

#### Redevelopment or change of use of employment land

Exceptionally, other uses that generate employment may be considered on safeguarded employment land where they are appropriate to the location providing that:

- The use is not primarily retail in nature;
- There is a need for the business to be located within the employment land on account of close connection with neighbouring businesses;
- There is a potential for an adverse impact if located within another more sensitive location, such as residential areas;
- There is a lack of suitable alternative sites, other than in existing employment land for the type of employment activity proposed; and
- It can be demonstrated that there is no longer a need for the employment use and the current use has been sufficiently and realistically marketed for a period of at least 9 months to show that the current use is no longer viable.

#### Summary:

No.	Proposed alteration (shown in track changes)	Reason
E1	'...Planning applications for office development over 1,000sqm (gross) will need to submit an <a href="#">n</a> <del>retail</del> impact assessment prepared in accordance with national guidance....'	Superfluous word.

## Clean version

### **Policy E: Employment**

#### **New Employment Provision**

New employment provision for B class uses should be located at the most sustainable locations in accordance with Policy LD: General Location of Development and existing employment sites that do not fit within the settlement hierarchy such as Holton Heath and Dorset Green.

In rural areas, small scale employment uses will be encouraged to help rural regeneration and improve the sustainability of communities in accordance with Policy CO: Countryside.

It will be important that new employment uses are accessible by sustainable transport modes. Larger employment developments (over 0.5ha) may be required to implement sustainable travel plans.

Planning applications for office development over 1,000sqm (gross) will need to submit an impact assessment prepared in accordance with national guidance

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- The expansion of the existing employment use(s) will be permitted where this would not result in an unacceptable adverse impact in terms of visual harm, noise and traffic flow.

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- The use is not primarily retail in nature;
- There is a need for the business to be located within the employment land on account of close connection with neighbouring businesses;
- There is a potential for an adverse impact if located within another more sensitive location, such as residential areas;
- There is a lack of suitable alternative sites, other than in existing employment land for the type of employment activity proposed; and
- It can be demonstrated that there is no longer a need for the employment use and the current use has been sufficiently and realistically marketed for a period of at least 9 months to show that the current use is no longer viable.

## Policy FR: Flood Risk

### Original wording with proposed updates in track changes:

- 8.12.1 Protecting people and property from flooding is a priority for the Council and a requirement by government, as set out in the NPPF and ~~its technical guide~~[the PPG](#). Planning applications will be judged against ~~these documents~~[this guidance](#) and Purbeck's Strategic Flood Risk Assessment (SFRA).
- 8.12.2 The SFRA sets out the sequential approach to development, and this is reflected in the proposed housing distribution. New development should be located in Flood Zone 1, which is all of the land falling outside of Flood Zones 2 and 3 as shown on the Key Diagram. Purbeck's SFRA maps areas of localised flooding as well as the Environment Agency's floodplain maps. The SFRA will be regularly updated and changes to flood risk mapping will supersede the Key Diagram and Proposals Map. [The Council is also mindful of the need to mitigate problems that occur from the effects of surface water or ground water flooding and that development should seek to address this.](#)
- 8.12.3 The ~~NPPF technical guidance~~[PPG](#) requires planning applications for development over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3 to undertake a Flood Risk Assessment (FRA). For planning applications under 1 hectare, Purbeck's SFRA sets out in which circumstances an FRA is required. Any exceptions to the policy will need to be agreed with the Council. The criteria for an FRA in Purbeck have been drawn up in agreement with the Environment Agency. They make provision for the effects of climate change and overtopping by waves in the coastal areas. ~~Some detail on undertaking an FRA is contained within the NPPF technical guidance~~[PPG](#). Additional advice on undertaking an FRA can be provided by the Council if needed.

### ***Spatial Objective 5: Reduce vulnerability to climate change and dependence upon fossil fuels***

## Policy FR: Flood Risk

The impact of flooding will be managed by locating development in accordance with Purbeck's Strategic Flood Risk Assessment (SFRA).

### **Flood Risk Assessments (FRA)**

In Flood Zone 1, an FRA will be required for planning applications with a site area under 1 hectare that:

- Will alter the natural rate of surface water run-off; or
- Are located in areas where there is known to be a localised flooding, or drainage problem as set out in the SFRA maps; or
- Are located in areas below 3.55 metres above ordnance datum; or
- Are located in areas below 6 metres above ordnance datum and are within 50 metres of the coast (defined as back edge of beach or coast protection line).

An FRA will not normally be required for householder development in Flood Zone 1. Exceptional circumstances will need to be agreed with the Council on a site by site basis.

All FRAs should include topographic survey with levels reduced to ordnance datum. Finished Floor levels must be set at an agreed level above ordnance datum which should include 600 millimetres freeboard.

Where appropriate, sustainable drainage systems (SuDS) should be incorporated into the design of the development.

New development, or the intensification of existing uses, should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources), where possible. The risk of flooding will be minimised by:

i) steering development towards the areas of lowest risk and avoiding inappropriate development in the higher flood risk zones; and

ii) ensuring development will not generate flooding through surface water runoff or ground water flooding and/or exacerbate flooding elsewhere.

In assessing proposals for development in an area with a risk of flooding, the Council will need to be satisfied that:

iii) there are no reasonably available alternative sites with a lower probability of flooding (where a site has been allocated, this test will have been satisfied) adequate measures will be taken to mitigate the risk and ensure that potential occupants will be safe, including measures to ensure the development is appropriately flood resilient, flood resistant and 'future proofed' against the effects of climate change; and

iv) safe access and escape routes are provided where required.

In the case of major development on unallocated sites, wider sustainability benefits should not remove the need to consider flood risk or surface water management, or the need to mitigate accordingly.

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

Where an applicant can provide robust justification to the Council, historic buildings and sites may be exempt from this policy, if measures would harm their character or increase the risk of long-term deterioration to fabric or fitting.

### Summary:

No.	Proposed alteration (shown in track changes)	Reason
FR1	8.12.1. Protecting people and property from flooding is a priority for the Council and a requirement by government, as set out in the NPPF and <del>its technical guide</del> the PPG. Planning applications will be judged against <del>these</del>	Updates.

	<del>documents</del> <a href="#">this guidance</a> and Purbeck’s Strategic Flood Risk Assessment (SFRA).	
FR2	8.12.2 The SFRA sets out the sequential approach to development, and this is reflected in the proposed housing distribution. New development should be located in Flood Zone 1, which is all of the land falling outside of Flood Zones 2 and 3 as shown on the Key Diagram. Purbeck’s SFRA maps areas of localised flooding as well as the Environment Agency’s floodplain maps. The SFRA will be regularly updated and changes to flood risk mapping will supersede the Key Diagram and Proposals Map. <a href="#">The Council is also mindful of the need to mitigate problems that occur from the effects of surface water or ground water flooding and that development should seek to address this.</a>	Clarification and to support strengthening of the policy.
FR3	8.12.3 The <del>NPPF technical guidance</del> <a href="#">PPG</a> requires planning applications for development over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3 to undertake a Flood Risk Assessment (FRA). For planning applications under 1 hectare, Purbeck’s SFRA sets out in which circumstances an FRA is required. Any exceptions to the policy will need to be agreed with the Council. The criteria for an FRA in Purbeck have been drawn up in agreement with the Environment Agency. They make provision for the effects of climate change and overtopping by waves in the coastal areas. <del>Some detail on undertaking an FRA is contained within the NPPF technical guidance</del> <a href="#">PPG</a> . Additional advice on undertaking an FRA can be provided by the Council if needed.	Updates.
FR4	<a href="#">New development, or the intensification of existing uses, should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources), where possible. The risk of flooding will be minimised by:</a>  <a href="#">i) steering development towards the areas of lowest risk and avoiding inappropriate development in the higher flood risk zones; and</a>  <a href="#">ii) ensuring development will not generate flooding through surface water runoff or ground water flooding and/or exacerbate flooding elsewhere.</a>  <a href="#">In assessing proposals for development in an area with a risk of flooding, the Council will need to be satisfied that:</a>	To increase the flexibility of the policy.

iii) there are no reasonably available alternative sites with a lower probability of flooding (where a site has been allocated, this test will have been satisfied) adequate measures will be taken to mitigate the risk and ensure that potential occupants will be safe, including measures to ensure the development is appropriately flood resilient, flood resistant and 'future proofed' against the effects of climate change; and

iv) safe access and escape routes are provided where required.

In the case of major development on unallocated sites, wider sustainability benefits should not remove the need to consider flood risk or surface water management, or the need to mitigate accordingly.

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

Where an applicant can provide robust justification to the Council, historic buildings and sites may be exempt from this policy, if measures would harm their character or increase the risk of long-term deterioration to fabric or fitting.

### Clean version

- 8.12.1 Protecting people and property from flooding is a priority for the Council and a requirement by government, as set out in the NPPF and the PPG. Planning applications will be judged against this guidance and Purbeck's Strategic Flood Risk Assessment (SFRA).
- 8.12.2 The SFRA sets out the sequential approach to development, and this is reflected in the proposed housing distribution. New development should be located in Flood Zone 1, which is all of the land falling outside of Flood Zones 2 and 3 as shown on the Key Diagram. Purbeck's SFRA maps areas of localised flooding as well as the Environment Agency's floodplain maps. The SFRA will be regularly updated and changes to flood risk mapping will supersede the Key Diagram and Proposals Map. The Council is also mindful of the need to mitigate problems that occur from the effects of surface water or ground water flooding and that development should seek to address this.
- 8.12.3 The PPG requires planning applications for development over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3 to undertake a Flood Risk Assessment (FRA). For planning applications under 1 hectare, Purbeck's SFRA sets out in which circumstances an FRA is required. Any exceptions to the policy will need to be agreed with the Council. The criteria for an FRA in Purbeck have been drawn up in agreement with the Environment Agency. They make provision for the effects of climate change and overtopping by waves in the coastal areas. Some detail on undertaking an FRA is

contained within the PPG. Additional advice on undertaking an FRA can be provided by the Council if needed.

***Spatial Objective 5: Reduce vulnerability to climate change and dependence upon fossil fuels***

**Policy FR: Flood Risk**

The impact of flooding will be managed by locating development in accordance with Purbeck's Strategic Flood Risk Assessment (SFRA).

**Flood Risk Assessments (FRA)**

In Flood Zone 1, an FRA will be required for planning applications with a site area under 1 hectare that:

- Will alter the natural rate of surface water run-off; or
- Are located in areas where there is known to be a localised flooding, or drainage problem as set out in the SFRA maps; or
- Are located in areas below 3.55 metres above ordnance datum; or
- Are located in areas below 6 metres above ordnance datum and are within 50 metres of the coast (defined as back edge of beach or coast protection line).

An FRA will not normally be required for householder development in Flood Zone 1. Exceptional circumstances will need to be agreed with the Council on a site by site basis.

All FRAs should include topographic survey with levels reduced to ordnance datum Finished Floor levels must be set at an agreed level above ordnance datum which should include 600 millimetres freeboard.

Where appropriate, sustainable drainage systems (SuDS) should be incorporated into the design of the development.

New development, or the intensification of existing uses, should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources), where possible. The risk of flooding will be minimised by:

- i) steering development towards the areas of lowest risk and avoiding inappropriate development in the higher flood risk zones; and
- ii) ensuring development will not generate flooding through surface water runoff or ground water flooding and/or exacerbate flooding elsewhere.

In assessing proposals for development in an area with a risk of flooding, the Council will need to be satisfied that:

- iii) there are no reasonably available alternative sites with a lower probability of flooding (where a site has been allocated, this test will have been satisfied) adequate measures will be taken to mitigate the risk and ensure that potential occupants will be safe, including measures to ensure the development is appropriately flood resilient, flood resistant and 'future proofed' against the effects of climate change; and

iv) safe access and escape routes are provided where required.

In the case of major development on unallocated sites, wider sustainability benefits should not remove the need to consider flood risk or surface water management, or the need to mitigate accordingly.

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

Where an applicant can provide robust justification to the Council, historic buildings and sites may be exempt from this policy, if measures would harm their character or increase the risk of long-term deterioration to fabric or fitting.



## Policy IAT: Improving Accessibility & Transport

### Original wording with proposed updates in track changes:

8.22.1 Transport issues in Purbeck were given detailed consideration in the Purbeck Transportation Study, which was completed in 2004. This study put forward a series of recommended improvement measures, collectively known as the Purbeck Transportation Strategy (PTS) to be implemented over the short, medium and long term. The aim of the strategy is to bring about a situation where movement in Purbeck is reliable and efficient for all categories of transport user on all modes of transport. To achieve this aim the strategy seeks to: improve the level of service, availability, and attractiveness of public transport ~~(including waterborne transport)~~, cycling and walking; reduce the impact of the private motor car; and provide additional road access capacity into Purbeck where appropriate.

8.22.2 Since the beginning of 2007, funds have been collected through the Interim Transport Contributions Policy in order to deliver the elements of the strategy and to meet the overall aims of the strategy. [This has been superseded by the Community Infrastructure Levy.](#)

8.22.3 The PTS was updated in 2010 to reflect changes to funding priorities. Major road schemes, including the Bere Regis and Wool bypasses, were removed and replaced by a more sustainable package of measures. The principal elements of the strategy are to promote sustainable transport in the form of cycling and walking, to encourage train and bus use through improvements to services and infrastructure, to reduce the impact of the private car and to undertake measures to improve the attractiveness of the A35 and C6 corridor through implementing new approaches to road management in a high quality environment. This measure is to divert traffic travelling east/west between Poole/Bournemouth and Wool/Lulworth and to the west of the District away from the A351, which is at capacity during peak periods. ~~The Council Contributions will also be used to allow~~ [continues to support the](#) reconnection of the Swanage to Wareham branch line to the railway network [through CIL](#).

8.22.4 The Local Transport Plan 3 (LTP3) was adopted in 2011 and includes both the PTS and the South East Dorset Multi Modal Transport Study (SEDMMTS), which looks at transport across South East Dorset and includes parts of north east Purbeck. Other documents such as the Manual for Streets 2, Dorset Rural Roads Protocol Coastal Car Park Design Guide and non-residential car parking guidance provide guidance to the Council on improving accessibility. The Council supports opportunities for cycling and has produced leaflets showing seven locally developed cycle routes, as well as the National Cycle Network of the South West Coast Path National Trail (NCN 2).

~~8.22.5 The Council supports further investigation into waterborne transport as a way of alleviating congestion, in particular ferry services from Poole Quay/Sandbanks to Studland and Swanage.~~

~~8.22.6~~ [8.22.5](#) Opportunities for car sharing, car clubs, ~~high-speed broadband provision~~ and personaliszed travel planning are always welcomed, and these could form part of a travel plan for larger-scale development. [The Council is a funding partner of Superfast Broadband Dorset which will deliver 97% of Dorset premises with access to](#)

superfast broadband. Developments will need to provide the infrastructure required for Superfast Broadband. Openreach (BT), in partnership with the Home Builders Federation (HBF), have agreed a solution capable of offering Fibre Broadband Infrastructure connectivity to all new homes. Some larger sites may be free. For smaller sites they may be able to offer co-funding or alternative solutions. Openreach has developed a web-based connectivity assessment which developers can access to give them cost estimates and options for delivering fibre broadband at [www.newdevelopments-openreach.co.uk](http://www.newdevelopments-openreach.co.uk).

## Policy IAT: Improving Accessibility & Transport

Improving accessibility within Purbeck will be achieved through better provision of local services and facilities that reduce the need to travel, especially by car. This will be achieved by assessing development proposals against the following criteria. The development should:

- ~~The development should~~ be located in the most accessible location and reduce the need to travel;
- ~~The development should~~ maximise the use of alternative and sustainable forms of travel;
- ~~The development,~~ where it is likely to result in significant transport implications, ~~should~~ be supported by a detailed transport assessment and a travel plan;
- ~~The development should~~ provide for improved safety and convenience of travel, including improved access to local services and facilities by foot, cycle and public transport;
- ~~The development should~~ provide safe access to the highway, and/or should provide towards new/improved access to the highway and improvement of the local highway;
- ~~The development should~~ provide for adequate parking levels in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy; and
- provide the infrastructure required for Superfast Broadband.

### Summary:

No.	Proposed alteration (shown in track changes)	Reason
IAT1	8.22.1 Transport issues in Purbeck were given detailed consideration in the Purbeck Transportation Study, which was completed in 2004. This study put forward a series of recommended improvement measures, collectively known as the Purbeck Transportation Strategy (PTS) to be implemented over the short, medium and long term. The aim of the strategy is to bring about a situation where movement in Purbeck is reliable and efficient for all categories of transport user on all modes of transport. To achieve this aim the strategy seeks to: improve the level of service, availability, and attractiveness of public transport <del>(including waterborne transport)</del> , cycling and walking; reduce the impact of the private motor car; and provide additional road access capacity into Purbeck where appropriate.	Update to reflect waterborne transport no longer forming part of the PTS.
IAT2	8.22.2 Since the beginning of 2007, funds have been collected through the Interim Transport Contributions Policy in	Update.

	order to deliver the elements of the strategy and to meet the overall aims of the strategy. <a href="#">This has been superseded by the Community Infrastructure Levy.</a>	
IAT3	8.22.3 ... <del>The Council Contributions will also be used to allow</del> <a href="#">continues to support the</a> reconnection of the Swanage to Wareham branch line to the railway network <a href="#">through CIL.</a>	Update.
IAT4	<del>8.22.5 The Council supports further investigation into waterborne transport as a way of alleviating congestion, in particular ferry services from Poole Quay/Sandbanks to Studland and Swanage.</del>	This idea has now been dropped by the County Council.
IAT5	<a href="#">8.22.5 Opportunities for car sharing, car clubs, <del>high speed broadband provision</del> and personaliszed travel planning are always welcomed, and these could form part of a travel plan for larger-scale development. <a href="#">The Council is a funding partner of Superfast Broadband Dorset which will deliver 97% of Dorset premises with access to superfast broadband. Developments will need to provide the infrastructure required for Superfast Broadband. Openreach (BT), in partnership with the Home Builders Federation (HBF), have agreed a solution capable of offering Fibre Broadband Infrastructure connectivity to all new homes. Some larger sites may be free. For smaller sites they may be able to offer co-funding or alternative solutions. Openreach has developed a web-based connectivity assessment which developers can access to give them cost estimates and options for delivering fibre broadband at <a href="http://www.newdevelopments-openreach.co.uk">www.newdevelopments-openreach.co.uk</a>.</a></a>	Clarifications regarding broadband, as per BT's requirements.
IAT6	Improving accessibility within Purbeck will be achieved through better provision of local services and facilities that reduce the need to travel, especially by car. This will be achieved by assessing development proposals against the following criteria. <a href="#">The development should:</a> <ul style="list-style-type: none"> <li>• <del>The development should</del> be located in the most accessible location and reduce the need to travel;</li> <li>• <del>The development should</del> maximise the use of alternative and sustainable forms of travel;</li> <li>• <del>The development,</del> where it is likely to result in significant transport implications, <del>should</del> be supported by a detailed transport assessment and a travel plan;</li> <li>• <del>The development should</del> provide for improved safety and convenience of travel, including improved access to local services and facilities by foot, cycle and public transport;</li> <li>• <del>The development should</del> provide safe access to the highway, and/or should provide towards new/improved access to the highway and improvement of the local highway:-</li> </ul>	Tidier wording.

	<ul style="list-style-type: none"> <li><del>The development should</del> provide for adequate parking levels in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy; <u>and</u></li> </ul>	
IAT7	<ul style="list-style-type: none"> <li><u>provide the infrastructure required for Superfast Broadband.</u></li> </ul>	Additional clause regarding broadband.

**Clean version**

8.22.1 Transport issues in Purbeck were given detailed consideration in the Purbeck Transportation Study, which was completed in 2004. This study put forward a series of recommended improvement measures, collectively known as the Purbeck Transportation Strategy (PTS) to be implemented over the short, medium and long term. The aim of the strategy is to bring about a situation where movement in Purbeck is reliable and efficient for all categories of transport user on all modes of transport. To achieve this aim the strategy seeks to: improve the level of service, availability, and attractiveness of public transport, cycling and walking; reduce the impact of the private motor car; and provide additional road access capacity into Purbeck where appropriate.

8.22.2 Since the beginning of 2007, funds have been collected through the Interim Transport Contributions Policy in order to deliver the elements of the strategy and to meet the overall aims of the strategy. This has been superseded by the Community Infrastructure Levy.

8.22.3 The PTS was updated in 2010 to reflect changes to funding priorities. Major road schemes, including the Bere Regis and Wool bypasses, were removed and replaced by a more sustainable package of measures. The principal elements of the strategy are to promote sustainable transport in the form of cycling and walking, to encourage train and bus use through improvements to services and infrastructure, to reduce the impact of the private car and to undertake measures to improve the attractiveness of the A35 and C6 corridor through implementing new approaches to road management in a high quality environment. This measure is to divert traffic travelling east/west between Poole/Bournemouth and Wool/Lulworth and to the west of the District away from the A351, which is at capacity during peak periods. The Council continues to support the reconnection of the Swanage to Wareham branch line to the railway network through CIL.

8.22.4 The Local Transport Plan 3 (LTP3) was adopted in 2011 and includes both the PTS and the South East Dorset Multi Modal Transport Study (SEDMMTS), which looks at transport across South East Dorset and includes parts of north east Purbeck. Other documents such as the Manual for Streets 2, Dorset Rural Roads Protocol Coastal Car Park Design Guide and non-residential car parking guidance provide guidance to the Council on improving accessibility. The Council supports opportunities for cycling and has produced leaflets showing seven locally developed cycle routes, as well as the National Cycle Network of the South West Coast Path National Trail (NCN 2).

8.22.5 Opportunities for car sharing, car clubs, and personalised travel planning are always welcomed, and these could form part of a travel plan for larger-scale development. The Council is a funding partner of Superfast Broadband Dorset which will deliver 97% of Dorset premises with access to superfast broadband. Developments will need to provide the infrastructure required for Superfast Broadband. Openreach (BT), in partnership with the Home Builders Federation (HBF), have agreed a solution capable of offering Fibre Broadband Infrastructure connectivity to all new homes. Some larger sites may be free. For smaller sites they may be able to offer co-funding or alternative solutions. Openreach has developed a web-based connectivity assessment which developers can access to give them cost estimates and options for delivering fibre broadband at [www.newdevelopments-openreach.co.uk](http://www.newdevelopments-openreach.co.uk).

### **Policy IAT: Improving Accessibility & Transport**

Improving accessibility within Purbeck will be achieved through better provision of local services and facilities that reduce the need to travel, especially by car. This will be achieved by assessing development proposals against the following criteria. The development should:

- be located in the most accessible location and reduce the need to travel;
- maximise the use of alternative and sustainable forms of travel;
- where it is likely to result in significant transport implications, be supported by a detailed transport assessment and a travel plan;
- provide for improved safety and convenience of travel, including improved access to local services and facilities by foot, cycle and public transport;
- provide safe access to the highway, and/or should provide towards new/improved access to the highway and improvement of the local highway;
- provide for adequate parking levels in line with the Bournemouth, Poole and Dorset Residential Car Parking Strategy; and
- provide the infrastructure required for Superfast Broadband.

## Policy MOD: Military Needs

### Original wording with proposed updates in track changes:

8.20.1 The Ministry of Defence (MOD) has two camps in the District, at Bovington and at Lulworth. It is difficult to predict the precise future operational requirements of the MOD at Bovington camp. Therefore, flexibility in policy is necessary ~~to ensure that proposals set out in the forthcoming Strategic Defence Review can be accommodated.~~ Defence Estates ~~is also proposing to~~ has undertaken ~~produced~~ an Estate Development Plan for the camp, but has not identified any proposals that would require allocating through a local plan. The Council has identified a site at Woodside Cottage in Bovington for 30 military-only homes since 2004. However, this site has not come forward and Defence Estates has not confirmed that it is still required. Therefore, this land will no longer be identified through the Partial Review. ~~This can be taken into consideration during the preparation of a subsequent plan(s), which will include a review of the settlement boundary for Bovington. Consideration will also be given to the alternative uses for land that is considered surplus to MOD requirements.~~ The MOD has an important role in managing the SPA/SACs and development potential will be constrained by the 400metre heathland buffer. The involvement of Natural England in any proposals will be essential to ensure that there is no potential adverse effect upon internationally protected habitats.

## Policy MOD: Military Needs

Some development will be necessary at Bovington and Lulworth camps to allow the expansion of MOD operations.

Development on MOD land for operational purposes will be permitted provided that:

- it does not cause demonstrable harm to the character of the locality by reason of scale, siting, design, effect on the character of the existing landform, its ecology or by excessive traffic generation, unless exceptional circumstances or a national defence requirement can be demonstrated; and
- it takes into account the requirement to protect internationally protected habitats.

~~A site will be allocated for 30 military dwellings through a neighbourhood plan or the Site Allocations Plan as set out in Policy SW: South West Purbeck. Dwellings will be expected to meet the same exacting sustainability, design standards and mitigation requirements as any other open market or affordable dwellings.~~

~~Consideration over the future potential expansion of the camps will be dealt with through a neighbourhood plan or the Site Allocations Plan.~~

### Summary:

No.	Proposed alteration (shown in track changes)	Reason
MOD1	Therefore, flexibility in policy is necessary <del>to ensure that proposals set out in the forthcoming Strategic Defence Review can be accommodated.</del>	The Strategic Defence Review has not resulted in any implications for

		Purbeck.
MOD2	Defence Estates <del>is also proposing to</del> <u>has undertake produced</u> an Estate Development Plan for the camp, <u>but has not identified any proposals that would require allocating through a local plan.</u>	Update.
MOD3	<u>The Council has identified a site at Woodside Cottage in Bovington for 30 military-only homes since 2004. However, this site has not come forward and Defence Estates has not confirmed that it is still required. Therefore, this land will no longer be identified through the Partial Review.</u> <del>This can be taken into consideration during the preparation of a subsequent plan(s), which will include a review of the settlement boundary for Bovington. Consideration will also be given to the alternative uses for land that is considered surplus to MOD requirements.</del>	Updates to reflect current needs. The Council is reviewing Bovington's settlement boundary through the Partial Review.

### Clean version

8.20.1 The Ministry of Defence (MOD) has two camps in the District, at Bovington and at Lulworth. It is difficult to predict the precise future operational requirements of the MOD at Bovington camp. Therefore, flexibility in policy is necessary. Defence Estates has produced an Estate Development Plan for the camp, but has not identified any proposals that would require allocating through a local plan. The Council has identified a site at Woodside Cottage in Bovington for 30 military-only homes since 2004. However, this site has not come forward and Defence Estates has not confirmed that it is still required. Therefore, this land will no longer be identified through the Partial Review. The MOD has an important role in managing the SPA/SACs and development potential will be constrained by the 400metre heathland buffer. The involvement of Natural England in any proposals will be essential to ensure that there is no potential adverse effect upon internationally protected habitats.

## Policy MOD: Military Needs

Some development will be necessary at Bovington and Lulworth camps to allow the expansion of MOD operations.

Development on MOD land for operational purposes will be permitted provided that:

- it does not cause demonstrable harm to the character of the locality by reason of scale, siting, design, effect on the character of the existing landform, its ecology or by excessive traffic generation, unless exceptional circumstances or a national defence requirement can be demonstrated; and
- it takes into account the requirement to protect internationally protected habitats.

## Policy PH: Poole Harbour

### Original wording with proposed updates in track changes:

#### 8.8.7 Poole Harbour

8.8.7.1 Poole Harbour is designated as an SPA and Ramsar site for breeding, passage and wintering birds. The HRA has concluded that there is a significant risk that additional development (mainly housing) would adversely affect the integrity of SPA/Ramsar site through increasing the nutrient loading (nitrogen) being discharged into the harbour and from the disturbance to birds caused by increased recreational pressures in and around the harbour.

#### Water Quality Issues

8.8.7.2 New development served by the four sewage treatment works (STWs) in Purbeck that discharge, directly or indirectly, into Poole Harbour could have an adverse effect upon the SPA/Ramsar site. The STWs are located at Wool, Blackheath, Corfe and Lytchett Minster. Measures will be required to remove this adverse effect.

8.8.7.3 Natural England has recommended that a ~~new~~ policy is required to secure effective mitigation that will remove the adverse effects on the integrity of these sites from additional development.

8.8.7.4 The cumulative effects of development across the conurbation have pointed to the need for a strategic approach to the mitigation of anticipated adverse effects on these sites in conjunction with neighbouring authorities also affected (Borough of Poole and West Dorset District Council).

8.8.7.5 The Council is currently working with Borough of Poole, North Dorset District Councils and West Dorset District Council to produce a joint Nitrogen Reduction in Poole Harbour SPD to identify different options for mitigation. This work is being undertaken in close liaison with the Environment Agency, Natural England and Wessex Water.

~~• A joint approach to ensure that new development is nitrogen neutral is underway (including an options appraisal and timetable of actions). It will cover the relevant local authority areas and will ensure that mitigation measures are coordinated and consistent, and to secure their delivery. The Council is working with West Dorset District Council, Borough of Poole, Environment Agency, Wessex Water and Natural England to develop a strategic mitigation/avoidance approach for Poole Harbour SPA and Ramsar in respect of nutrient (nitrogen) enrichment. This approach will also have positive benefits for the River Frome SSSI which is also suffering from nutrient enrichment.~~

~~8.8.7.5~~8.8.7.6 ~~At this stage it is not possible to determine which of several different options for mitigation will be most effective but they will broadly fall into two~~



~~categories, those that tackle point sources from Sewage Treatment Works or those that divert~~ The farming industry is developing an action plan to tackle diffuse pollution currently arising from existing agriculture.

~~8.8.7.6~~ 8.8.7.7 ~~The three s~~ Strategic settlement extensions ~~at Wareham, Upton and Lytchett Matravers are~~ located within the catchment of Poole Harbour, which involve. ~~The changinge ofthe~~ use of ~~these~~ agricultural sites to housing and suitable alternative natural green space will ~~remove~~ reduce the ~~use of nitrate fertilisers~~ amount of nitrogen entering Poole Harbour, i.e. through fewer nitrates being spread on the land. ~~The~~ is ~~is~~ Council ~~considered this~~ capable of offsetting, in most cases, the increase in nitrates from sewerage resulting from the new dwellings, depending on the areas and type of existing agricultural use. This will ensure that these developments are nitrogen neutral. In some instances, strategic settlement extensions ~~The mitigation measures for these three sites~~ may also provide a degree of mitigation for other planned housing development within the catchment in Purbeck, but this will require a further investigation. The joint SPD Council will ~~continue to work with partners to investigate this and~~ identify other means of providing strategic mitigation and will ensure a clear process for the funding and implementation of the agreed measures. Monitoring of the delivery and effectiveness of mitigation measures will be needed and if necessary, will trigger a review of housing provision. The Council will provide applicants with details on how their proposals can provide suitable and proportionate mitigation that will allow development to come forward in a planned manner with the necessary certainty.

### Recreational Pressures

~~8.8.7.7~~ 8.8.7.8 Increased housing and tourism will increase the recreational pressure in and around Poole Harbour with potential for disturbance of birds. Recreation pressures are addressed by the Aquatic Management Plan (2011), which has directed certain uses to areas where impacts on nature conservation are thought to be minimal. Access to the shores is predominately at Arne, Studland, Wareham and Upton. Recreational boating is popular and uses in particular parts of the harbour are restricted. In the summer, increased tourism and camping on the rural southern shores can lead to disturbance and during winter months, visitors can disturb overwintering birds when they are at their most vulnerable.

~~8.8.7.8~~ 8.8.7.9 Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities.

## Policy PH: Poole Harbour

### Water Quality

New agricultural, residential and tourism development ~~may~~ will be required to incorporate measures to secure effective avoidance and mitigation of the potential adverse effects of nutrient loading on the ecological integrity of the Poole Harbour internationally designated sites.

The Council will work with neighbouring local authorities, the Environment Agency, Wessex Water and Natural England [to develop a Nitrogen Reduction SPD](#), supported by other relevant stakeholders, to secure effective and deliverable mitigation, and mechanisms that will fund and enable implementation of these measures.

**Recreational Pressures**

The Council will work with neighbouring local authorities, statutory bodies and landowners to manage shoreline access to Poole Harbour and implement the Poole Harbour Aquatic Management Plan to manage water based activities.

**Summary:**

No.	Proposed alteration (shown in track changes)	Reason
8.8.7.3	Natural England has recommended that a <del>new</del> policy is required to secure effective mitigation that will remove the adverse effects on the integrity of these sites from additional development.	Update.
8.8.7.5	<p><a href="#">The Council is currently working with Borough of Poole, North Dorset District Councils and West Dorset District Council to produce a joint Nitrogen Reduction in Poole Harbour SPD to identify different options for mitigation. This work is being undertaken in close liaison with the Environment Agency, Natural England and Wessex Water.</a></p> <ul style="list-style-type: none"> <li><del>A joint approach to ensure that new development is nitrogen neutral is underway (including an options appraisal and timetable of actions). It will cover the relevant local authority areas and will ensure that mitigation measures are coordinated and consistent, and to secure their delivery. The Council is working with West Dorset District Council, Borough of Poole, Environment Agency, Wessex Water and Natural England to develop a strategic mitigation/avoidance approach for Poole Harbour SPA and Ramsar in respect of nutrient (nitrogen) enrichment. This approach will also have positive benefits for the River Frome SSSI which is also suffering from nutrient enrichment.</del></li> </ul>	Update.
8.8.7.6	<p><del>At this stage it is not possible to determine which of several different options for mitigation will be most effective but they will broadly fall into two categories, those that tackle point sources from Sewage Treatment Works or those that divert</del> <a href="#">The farming industry is developing an action plan to tackle</a> diffuse pollution currently arising from existing agriculture.</p>	Update.
8.8.7.7	<p><del>The three s</del>Strategic settlement extensions <del>at Wareham, Upton and Lytchett Matravers are</del> located within the catchment of Poole Harbour, <a href="#">which involve</a> <del>The change</del><a href="#">nge of</a>the use of <del>these</del> agricultural sites to housing and suitable alternative natural green space will <del>remove</del><a href="#">reduce</a> the <del>use of nitrate fertilisers</del><a href="#">amount of nitrogen entering Poole Harbour, i.e. through fewer nitrates being</a></p>	Updates.

<p><u>spread on the land</u>. <del>The</del> <del>is</del> <del>is</del> <u>Council</u> <del>considered</del> <del>this</del> capable of offsetting, <u>in most cases</u>, the increase in nitrates from sewerage resulting from the new dwellings, depending on the areas and type of existing agricultural use. This will ensure that these developments are nitrogen neutral. <u>In some instances, strategic settlement extensions</u><del>The mitigation measures for these three sites</del> may also provide a degree of mitigation for other planned housing development within the catchment in Purbeck, but this will require a further investigation. The <u>joint SPD Council</u> will <del>continue to work with partners to investigate this and</del> <u>identify</u> other means of providing strategic mitigation and will ensure a clear process for the funding and implementation of the agreed measures. Monitoring of the delivery and effectiveness of mitigation measures will be needed and if necessary, will trigger a review of housing provision. The Council will provide applicants with details on how their proposals can provide suitable and proportionate mitigation that will allow development to come forward in a planned manner with the necessary certainty.</p>	
<p>8.8.7.8 Increased housing and tourism will increase the recreational pressure in and around Poole Harbour with potential for disturbance of birds. Recreation pressures are addressed by the Aquatic Management Plan (2011), which has directed certain uses to areas where impacts on nature conservation are thought to be minimal. Access to the shores is predominately at Arne, Studland, Wareham and Upton. Recreational boating is popular and uses in particular parts of the harbour are restricted. In the summer, increased tourism and camping on the rural southern shores can lead to disturbance and during winter months, visitors can disturb over wintering birds when they are at their most vulnerable.</p>	<p>Punctuation corrections.</p>
<p><b>Water Quality</b>          New <u>agricultural, residential and tourism</u> development <del>may</del> <u>will</u> be required to incorporate measures to secure effective avoidance and mitigation of the potential adverse effects of nutrient loading on the ecological integrity of the Poole Harbour internationally designated sites.</p> <p>The Council will work with neighbouring local authorities, the Environment Agency, Wessex Water and Natural England <u>to develop a Nitrogen Reduction SPD</u>, supported by other relevant stakeholders, to secure effective and deliverable mitigation, and mechanisms that will fund and enable implementation of these measures.</p>	<p>Clarifications.</p>

Clean version

8.8.8 Poole Harbour

- 8.8.8.1 Poole Harbour is designated as an SPA and Ramsar site for breeding, passage and wintering birds. The HRA has concluded that there is a significant risk that additional development (mainly housing) would adversely affect the integrity of SPA/Ramsar site through increasing the nutrient loading (nitrogen) being discharged into the harbour and from the disturbance to birds caused by increased recreational pressures in and around the harbour.

### **Water Quality Issues**

- 8.8.8.2 New development served by the four sewage treatment works (STWs) in Purbeck that discharge, directly or indirectly, into Poole Harbour could have an adverse effect upon the SPA/Ramsar site. The STWs are located at Wool, Blackheath, Corfe and Lytchett Minster. Measures will be required to remove this adverse effect.
- 8.8.8.3 Natural England has recommended that a policy is required to secure effective mitigation that will remove the adverse effects on the integrity of these sites from additional development.
- 8.8.8.4 The cumulative effects of development across the conurbation have pointed to the need for a strategic approach to the mitigation of anticipated adverse effects on these sites in conjunction with neighbouring authorities also affected (Borough of Poole and West Dorset District Council).
- 8.8.8.5 The Council is currently working with Borough of Poole, North Dorset District Councils and West Dorset District Council to produce a joint Nitrogen Reduction in Poole Harbour SPD to identify different options for mitigation. This work is being undertaken in close liaison with the Environment Agency, Natural England and Wessex Water.

This approach will also have positive benefits for the River Frome SSSI which is also suffering from nutrient enrichment.

- 8.8.8.6 The farming industry is developing an action plan to tackle diffuse pollution currently arising from existing agriculture.
- 8.8.8.7 Strategic settlement extensions located within the catchment of Poole Harbour, which involve changing the use of agricultural sites to housing and suitable alternative natural green space will reduce the amount of nitrogen entering Poole Harbour, i.e. through fewer nitrates being spread on the land. The Council considers this capable of offsetting, in most cases, the increase in nitrates from sewerage resulting from the new dwellings, depending on the areas and type of existing agricultural use. This will ensure that these developments are nitrogen neutral. In some instances, strategic settlement extensions may also provide a degree of mitigation for other planned housing development within the catchment in Purbeck, but this will require a further investigation. The joint SPD will identify

means of providing strategic mitigation and will ensure a clear process for the funding and implementation of the agreed measures. Monitoring of the delivery and effectiveness of mitigation measures will be needed and if necessary, will trigger a review of housing provision. The Council will provide applicants with details on how their proposals can provide suitable and proportionate mitigation that will allow development to come forward in a planned manner with the necessary certainty.

### **Recreational Pressures**

- 8.8.8.8 Increased housing and tourism will increase the recreational pressure in and around Poole Harbour with potential for disturbance of birds. Recreation pressures are addressed by the Aquatic Management Plan (2011), which has directed certain uses to areas where impacts on nature conservation are thought to be minimal. Access to the shores is predominately at Arne, Studland, Wareham and Upton. Recreational boating is popular and uses in particular parts of the harbour are restricted. In the summer, increased tourism and camping on the rural southern shores can lead to disturbance and during winter months, visitors can disturb overwintering birds when they are at their most vulnerable.
- 8.8.8.9 Detailed mitigation measures are set out in the HRA and implementation will require partnership working with statutory bodies, landowners and neighbouring authorities.

## **Policy PH: Poole Harbour**

### **Water Quality**

New agricultural, residential and tourism development will be required to incorporate measures to secure effective avoidance and mitigation of the potential adverse effects of nutrient loading on the ecological integrity of the Poole Harbour internationally designated sites.

The Council will work with neighbouring local authorities, the Environment Agency, Wessex Water and Natural England to develop a Nitrogen Reduction SPD, supported by other relevant stakeholders, to secure effective and deliverable mitigation, and mechanisms that will fund and enable implementation of these measures.

### **Recreational Pressures**

The Council will work with neighbouring local authorities, statutory bodies and landowners to manage shoreline access to Poole Harbour and implement the Poole Harbour Aquatic Management Plan to manage water based activities.

## Policy REN: Renewable Energy

### Original wording with proposed updates in track changes:

8.16.1 One of the goals of sustainable development is the wise use of natural resources, – an issue recognised [nationally, as well as](#) by actions outlined in the Purbeck Community Plan. This challenges how energy is produced and how it is used, as well as how to plan for growth in Purbeck while reducing its eco-footprint. The Purbeck Local Plan must include positive policies to address this situation. The NPPF requires local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources, [although it is important to note that the need for renewable or low carbon energy does not automatically override environmental constraints](#).

#### ~~8.16.2 Energy from Renewable Resources~~

~~The Council has endorsed the Bournemouth Dorset and Poole Renewable Energy Strategy (2005), which has a focus on the use of renewable energy for meeting the need for electricity and heat in Dorset.~~

~~8.16.3 Government aims for 15% of all electricity to come from renewable sources by 2020. Regionally, this was set at 509 to 611 MWe by 2010 (of which 64 to 84 MWe would come from Dorset), rising to 850 MWe by 2020, however no locally derived evidence has yet been produced to set a district level target.~~

~~8.16.4 A Local Energy Plan could be prepared for Purbeck, which will bring together spatial evidence about energy use and generation to identify opportunities for action in the District. The results from this plan should form a material consideration to help guide future renewable energy generation in the District. Map 18 below shows the potential in Purbeck for renewable energy technologies and current opportunities. [The Council commissioned a landscape sensitivity study<sup>6</sup>, which looks at the sensitivity of different landscape characters to wind and solar development, two of the potentially more visible forms of renewable energy. The study identifies some areas of the district where the impacts of wind or solar development could be low. The Council believes that in such areas, planning applications for wind or solar development should be given due consideration in principle. Planning Practice Guidance<sup>7</sup> is clear that a site for wind energy development should not be approved unless it is in an area identified as suitable for wind energy development in a local or neighbourhood plan. The Council considers that the identification of suitable areas in the landscape sensitivity study meets this criterion.](#)~~

#### ~~8.16.5 Landscape impact of large scale renewable energy provision~~

~~Having regard to the Area of Outstanding Natural Beauty, Government guidance set out in paragraph 5.8 of the PPS22 Companion Guide states that ‘developers must demonstrate that the project does not compromise the reasons behind any relevant area designation, or if it does, provides a substantive case for allowing the project to proceed (e.g. by demonstrating that any economic, social or environmental benefits clearly outweigh the reasons for the designation)’. Therefore, the sensitivity of land designated AONB should not necessarily preclude large or small scale energy~~

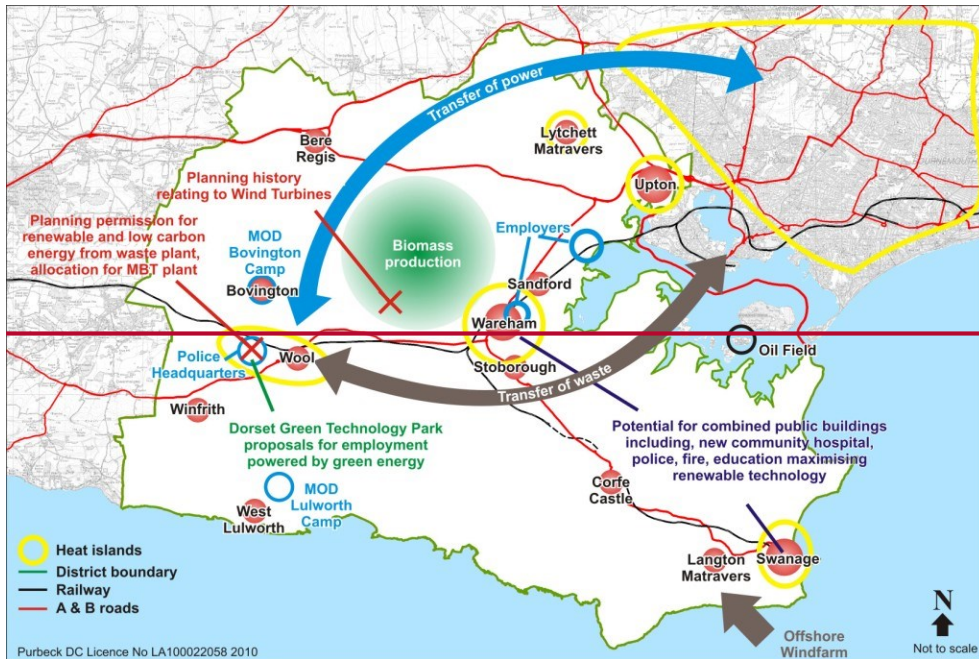
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<sup>6</sup> [Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District \(2014\)](#)

<sup>7</sup> Ref ID: 5-033-150618

development. Evidence is being gathered on landscape sensitivity, building on earlier landscape character work. In the future, this will help inform and guide large scale development.

**Map 18: Current Opportunities and Potential in Purbeck for Renewable Energy**



## Policy REN: Renewable Energy

The Council encourages the sustainable use and generation of energy where adverse social and environmental impacts, whether individually or cumulatively, have been minimised to an acceptable level.

Proposals for renewable energy apparatus will only be permitted where:

- The technology is suitable for the location and does not cause significant adverse harm to visual amenity from both within the landscape and views into it, taking into account topography. This applies particularly to the AONB and its setting;
- It would not have an adverse impact on seascape character;
- It would not have an adverse ecological impact upon the integrity of protected habitats unless there is no alternative solution and there are imperative reasons of overriding public interest;
- It would not cause interference to radar or telecommunications, or highway safety;
- It would not cause significant harm to neighbouring amenity by virtue of visual impact, noise, vibration, overshadowing, flicker (associated with turbines), or other nuisances and emissions;
- It accords with Dorset County Council's Landscape Change Strategy and includes an agreed restoration scheme, any necessary mitigation measures, with measures to ensure the removal of the installations when operations cease; **and**
- It provides safe access during construction and operation ~~must be provided~~;
- It avoids causing harm to the significance and setting of heritage assets;

- [In the case of wind or solar development proposals, it is both of an appropriate size and in an area of low sensitivity, as identified in the Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District \(2014\) study.](#)

**Summary:**

No.	Proposed alteration (shown in track changes)	Reason
REN1	<p>8.16.1 One of the goals of sustainable development is the wise use of natural resources, — an issue recognised <a href="#">nationally, as well as</a> by actions outlined in the Purbeck Community Plan. This challenges how energy is produced and how it is used, as well as how to plan for growth in Purbeck while reducing its eco-footprint. The Purbeck Local Plan must include positive policies to address this situation. The NPPF requires local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources, <a href="#">although it is important to note that the need for renewable or low carbon energy does not automatically override environmental constraints.</a></p>	Clarifications.
REN2	<p><del>8.16.6 <b>Energy from Renewable Resources</b> The Council has endorsed the Bournemouth Dorset and Poole Renewable Energy Strategy (2005), which has a focus on the use of renewable energy for meeting the need for electricity and heat in Dorset.</del></p> <p><del>8.16.7 Government aims for 15% of all electricity to come from renewable sources by 2020. Regionally, this was set at 509 to 611 MWe by 2010 (of which 64 to 84 MWe would come from Dorset), rising to 850 MWe by 2020, however no locally derived evidence has yet been produced to set a district-level target.</del></p> <p><del>8.16.8</del> <a href="#">8.16.2 A Local Energy Plan could be prepared for Purbeck, which will bring together spatial evidence about energy use and generation to identify opportunities for action in the District. The results from this plan should form a material consideration to help guide future renewable energy generation in the District. Map 18 below shows the potential in Purbeck for renewable energy technologies and current opportunities. The Council commissioned a landscape sensitivity study<sup>8</sup>, which looks at the sensitivity of different landscape characters to wind and solar development, two of the potentially</a></p>	To reflect new evidence and to accord with PPG requirements to identify suitable areas for wind energy.

<sup>8</sup> [Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District \(2014\)](#)



	<p><u>more visible forms of renewable energy. The study identifies some areas of the district where the impacts of wind or solar development could be low. The Council believes that in such areas, planning applications for wind or solar development should be given due consideration in principle. Planning Practice Guidance<sup>9</sup> is clear that a site for wind energy development should not be approved unless it is in an area identified as suitable for wind energy development in a local or neighbourhood plan. The Council considers that the identification of suitable areas in the landscape sensitivity study meets this criterion.</u></p>	
REN3	<p><del>8.16.9 Landscape impact of large scale renewable energy provision</del>  <del>Having regard to the Area of Outstanding Natural Beauty, Government guidance set out in paragraph 5.8 of the PPS22 Companion Guide states that ‘developers must demonstrate that the project does not compromise the reasons behind any relevant area designation, or if it does, provides a substantive case for allowing the project to proceed (e.g. by demonstrating that any economic, social or environmental benefits clearly outweigh the reasons for the designation)’.</del>  <del>Therefore, the sensitivity of land designated AONB should not necessarily preclude large or small-scale energy development. Evidence is being gathered on landscape sensitivity, building on earlier landscape character work. In the future, this will help inform and guide large scale development.</del></p> <p><del>Map 18: Current Opportunities and Potential in Purbeck for Renewable Energy</del></p>	Paragraph and map out of date.
REN4	<p>The Council encourages the sustainable use and generation of energy where adverse social and environmental impacts, <u>whether individually or cumulatively</u>, have been minimised to an acceptable level.</p>	For clarification.
REN5	<p>Proposals for renewable energy apparatus will only be permitted where:</p> <ul style="list-style-type: none"> <li>• The technology is suitable for the location and does not cause significant adverse harm to visual amenity from both within the landscape and views into it, <u>taking into account topography. This applies</u></li> </ul>	Clarifications in line with Planning Practice Guidance.

<sup>9</sup> Ref ID: 5-033-150618

	<ul style="list-style-type: none"> <li><a href="#">particularly to the AONB and its setting;</a></li> <li><a href="#">It would not have an adverse impact on seascape character;</a></li> </ul>	
REN6	<ul style="list-style-type: none"> <li>It accords with Dorset County Council’s Landscape Change Strategy and includes an agreed restoration scheme, any necessary mitigation measures, with measures to ensure the removal of the installations when operations cease; <del>and</del></li> </ul>	Correction.
REN7	<ul style="list-style-type: none"> <li><a href="#">It provides</a> <del>S</del>safe access during construction and operation <del>must be provided.</del></li> </ul>	More logical wording.
REN8	<ul style="list-style-type: none"> <li><a href="#">In the case of wind or solar development proposals, it is both of an appropriate size and in an area of low sensitivity, as identified in the Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District (2014) study.</a></li> </ul>	To reflect new evidence and to accord with PPG requirements to identify suitable areas for wind energy.

**Clean version**

8.16.1 One of the goals of sustainable development is the wise use of natural resources, an issue recognised nationally, as well as by actions outlined in the Purbeck Community Plan. This challenges how energy is produced and how it is used, as well as how to plan for growth in Purbeck while reducing its eco-footprint. The Purbeck Local Plan must include positive policies to address this situation. The NPPF requires local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources, although it is important to note that the need for renewable or low carbon energy does not automatically override environmental constraints.

8.16.2 The Council commissioned a landscape sensitivity study<sup>10</sup>, which looks at the sensitivity of different landscape characters to wind and solar development, two of the potentially more visible forms of renewable energy. The study identifies some areas of the district where the impacts of wind or solar development could be low. The Council believes that in such areas, planning applications for wind or solar development should be given due consideration in principle. Planning Practice Guidance<sup>11</sup> is clear that a site for wind energy development should not be approved unless it is in an area identified as suitable for wind energy development in a local or neighbourhood plan. The Council considers that the identification of suitable areas in the landscape sensitivity study meets this criterion.

**Policy REN: Renewable Energy**

The Council encourages the sustainable use and generation of energy where adverse social and environmental impacts, whether individually or cumulatively, have been minimised to an acceptable level.

<sup>10</sup> [Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District \(2014\)](#)

<sup>11</sup> [Ref ID: 5-033-150618](#)

Proposals for renewable energy apparatus will only be permitted where:

- The technology is suitable for the location and does not cause significant adverse harm to visual amenity from both within the landscape and views into it, taking into account topography. This applies particularly to the AONB and its setting;
- It would not have an adverse impact on seascape character;
- It would not have an adverse ecological impact upon the integrity of protected habitats unless there is no alternative solution and there are imperative reasons of overriding public interest;
- It would not cause interference to radar or telecommunications, or highway safety;
- It would not cause significant harm to neighbouring amenity by virtue of visual impact, noise, vibration, overshadowing, flicker (associated with turbines), or other nuisances and emissions;
- It accords with Dorset County Council's Landscape Change Strategy and includes an agreed restoration scheme, any necessary mitigation measures, with measures to ensure the removal of the installations when operations cease;
- It provides safe access during construction and operation;
- It avoids causing harm to the significance and setting of heritage assets;
- In the case of wind or solar development proposals, it is both of an appropriate size and in an area of low sensitivity, as identified in the Landscape Sensitivity to Wind and Solar Energy Development in Purbeck District (2014) study.

## Policy RES: Rural Exception Sites

### Original wording with proposed updates in track changes:

- 8.5.1 The National Planning Policy Framework (NPPF) advises local planning authorities to consider the allocation and release of sites in rural areas for 100% affordable housing provision through the use of a Rural Exception Sites policy. This allows limited provision of small sites to be developed for affordable housing in rural communities in and around settlements with the exception of Swanage, Wareham and Upton<sup>12</sup>. Rural exception sites work because landowners are willing to sell their land at substantially less than its open market value for new housing. They do this because the land coming forward will not obtain planning permission for market housing.
- 8.5.2 Although such sites are an ‘exception’ to planning policy in relation to housing development in the countryside, they are required to generally conform to existing planning policy in other respects. For example, proposals should be well planned and designed, and should also take into account their impact on environmental designations, highway safety and flood risk.
- 8.5.3 The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and is subject to strict occupancy clauses. The affordable housing is also required to remain affordable ‘in perpetuity’. For a community to be eligible for affordable housing delivered via an ‘exception site’ it has to be demonstrated, through an acceptable, up-to-date survey of parish housing need that there are people living in the parish/village who are in housing need and are unable to compete in the general housing market (to rent or buy) due to the low level of their income.
- 8.5.4 A major advantage of exception sites is that people with a local connection (living in the parish, close family living in the parish, employed in the parish or grew up in the parish) and with a housing need are given priority in the affordable housing allocation process. The housing must always be offered to households with a local connection to the parish within which it is located in the first instance and for any future vacancies. If there is no household with a local need, households in adjacent parishes will be considered, followed by households throughout the District.
- 8.5.5 The development and occupancy of each rural exception site is controlled through a legal agreement, which the developer signs with the Council prior to the issue of the planning application decision notice. This agreement ensures that the dwellings developed on the exception site remain affordable into the future, once the first occupiers have moved on.
- 8.5.6 There are potential sites in and around villages in the South East Dorset Green Belt that could provide affordable housing for local people, sustaining village life. Provided that these developments do not harm the function or integrity of the Green Belt they will be given consideration.

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<sup>12</sup> A reference to which parishes are eligible for rural exception sites is in Statutory Instrument 1997/620-25 inclusive and 1999/1307.

- 8.5.7 Further detail is set out in the Rural Exception Site Checklist [update](#) (2013~~0~~).
- 8.5.8 The NPPF suggests that Councils consider allowing the provision of a small amount of market housing outside settlement boundaries to enable the provision of significant additional affordable housing to meet local needs in rural areas. ~~This proposal will be reviewed through the preparation of an Affordable Housing SPD.~~ [The Council supports this as a way to cross-subsidise the affordable housing provision and to provide more of a financial incentive for landowners to bring sites forward. The Council commissioned a viability study to investigate a ratio of market to affordable housing. This concluded that a 30/70 split would be appropriate across Purbeck, but could be subject to negotiation, where an applicant believes viability could be affected. Further detail on affordable housing is set out in the Council's Affordable Housing SPD.](#)

### Policy RES: Rural Exception Sites

In order to meet local needs in rural areas, excluding the settlements of Swanage, Wareham and Upton, affordable housing will be allowed in the open countryside in and around settlements where residential development is not normally permitted, provided that:

- The Council is satisfied that the proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural ~~P~~parishes, which cannot otherwise be met;
- Ideally, the site is not remote from existing buildings and does not comprise scattered, intrusive and isolated development and is within close proximity to, or is served by, sustainable transport providing access to local employment opportunities, shops, services and community facilities. However if evidence can be submitted to demonstrate the site is the only realistic option in the parish, the Council will give consideration to supporting the proposal;
- The number of dwellings should be commensurate with the settlement hierarchy set out in Policy LD: Location of Development, of character appropriate to the location and of high quality design; and
- There are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.

~~Affordable housing will be allowed adjacent to existing settlements within the South East Dorset Green Belt where it meets and identified local housing need and does not harm the function or integrity of the Green Belt.~~ [Rural exception sites will also be permitted in the South East Dorset Green Belt, where they accord with the above criteria and where development would not harm the function or integrity of the green belt through causing the settlement to sprawl towards neighbouring towns or villages.](#)

On rural exception sites, a small amount of market housing may be permitted, provided it enables the provision of significant additional affordable housing to meet local needs. [The Council will use a split of 30% market housing to 70% affordable housing as its starting point. Where an applicant believes this split would make a scheme unviable, they will be expected to provide full justification through an independent viability appraisal. The applicant will be expected to fund the independent verification of the viability assessment by a person appointed by the local planning authority.](#)

Further detail ~~will be~~ [is](#) set out in the Council's Affordable Housing SPD.

Summary:

No.	Proposed alteration (shown in track changes)	Reason
RES1	8.5.7 Further detail is set out in the Rural Exception Site Checklist <a href="#">update</a> (2013 <del>0</del> ).	Update.
RES2	8.5.8 The NPPF suggests that Councils consider allowing the provision of a small amount of market housing outside settlement boundaries to enable the provision of significant additional affordable housing to meet local needs in rural areas. <del>This proposal will be reviewed through the preparation of an Affordable Housing SPD.</del> <a href="#">The Council supports this as a way to cross-subsidise the affordable housing provision and to provide more of a financial incentive for landowners to bring sites forward. The Council commissioned a viability study to investigate a ratio of market to affordable housing. This concluded that a 30/70 split would be appropriate across Purbeck, but could be subject to negotiation, where an applicant believes viability could be affected. Further detail on affordable housing is set out in the Council's Affordable Housing SPD.</a>	Clarification and update.
RES3	<ul style="list-style-type: none"> <li>The Council is satisfied that the proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural <del>P</del>parishes, which cannot otherwise be met;</li> </ul>	Correction.
RES4	<del>'... Affordable housing will be allowed adjacent to existing settlements within the South East Dorset Green Belt where it meets and identified local housing need and does not harm the function or integrity of the Green Belt</del> <a href="#">Rural exception sites will also be permitted in the South East Dorset Green Belt, where they accord with the above criteria and where development would not harm the function or integrity of the green belt through causing the settlement to sprawl towards neighbouring towns or villages...</a>	Proposed alteration makes the policy much clearer.
RES5	On rural exception sites, a small amount of market housing may be permitted, provided it enables the provision of significant additional affordable housing to meet local needs. <a href="#">The Council will use a split of 30% market housing to 70% affordable housing as its starting point.</a> Further detail <del>will be</del> <a href="#">is</a> set out in the Council's Affordable Housing SPD.	Updates to reflect current evidence.

Clean version

8.5.1 The National Planning Policy Framework (NPPF) advises local planning authorities to consider the allocation and release of sites in rural areas for 100% affordable housing

provision through the use of a Rural Exception Sites policy. This allows limited provision of small sites to be developed for affordable housing in rural communities in and around settlements with the exception of Swanage, Wareham and Upton<sup>13</sup>. Rural exception sites work because landowners are willing to sell their land at substantially less than its open market value for new housing. They do this because the land coming forward will not obtain planning permission for market housing.

- 8.5.2 Although such sites are an 'exception' to planning policy in relation to housing development in the countryside, they are required to generally conform to existing planning policy in other respects. For example, proposals should be well planned and designed, and should also take into account their impact on environmental designations, highway safety and flood risk.
- 8.5.3 The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need and is subject to strict occupancy clauses. The affordable housing is also required to remain affordable 'in perpetuity'. For a community to be eligible for affordable housing delivered via an 'exception site' it has to be demonstrated, through an acceptable, up-to-date survey of parish housing need that there are people living in the parish/village who are in housing need and are unable to compete in the general housing market (to rent or buy) due to the low level of their income.
- 8.5.4 A major advantage of exception sites is that people with a local connection (living in the parish, close family living in the parish, employed in the parish or grew up in the parish) and with a housing need are given priority in the affordable housing allocation process. The housing must always be offered to households with a local connection to the parish within which it is located in the first instance and for any future vacancies. If there is no household with a local need, households in adjacent parishes will be considered, followed by households throughout the District.
- 8.5.5 The development and occupancy of each rural exception site is controlled through a legal agreement, which the developer signs with the Council prior to the issue of the planning application decision notice. This agreement ensures that the dwellings developed on the exception site remain affordable into the future, once the first occupiers have moved on.
- 8.5.6 There are potential sites in and around villages in the South East Dorset Green Belt that could provide affordable housing for local people, sustaining village life. Provided that these developments do not harm the function or integrity of the Green Belt they will be given consideration.
- 8.5.7 Further detail is set out in the Rural Exception Site Checklist update (2013).
- 8.5.8 The NPPF suggests that Councils consider allowing the provision of a small amount of market housing outside settlement boundaries to enable the provision of significant additional affordable housing to meet local needs in rural areas. The Council supports this as a way to cross-subsidise the affordable housing provision and to provide more

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<sup>13</sup> A reference to which parishes are eligible for rural exception sites is in Statutory Instrument 1997/620-25 inclusive and 1999/1307.

of a financial incentive for landowners to bring sites forward. The Council commissioned a viability study to investigate a ratio of market to affordable housing. This concludes that a 30/70 split would be appropriate across Purbeck, but could be subject to negotiation, where an applicant believes viability could be affected. Further detail on affordable housing is set out in the Council's Affordable Housing SPD.

### **Policy RES: Rural Exception Sites**

In order to meet local needs in rural areas, excluding the settlements of Swanage, Wareham and Upton, affordable housing will be allowed in the open countryside in and around settlements where residential development is not normally permitted, provided that:

- The Council is satisfied that the proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural parishes, which cannot otherwise be met;
- Ideally, the site is not remote from existing buildings and does not comprise scattered, intrusive and isolated development and is within close proximity to, or is served by, sustainable transport providing access to local employment opportunities, shops, services and community facilities. However if evidence can be submitted to demonstrate the site is the only realistic option in the parish, the Council will give consideration to supporting the proposal;
- The number of dwellings should be commensurate with the settlement hierarchy set out in Policy LD: Location of Development, of character appropriate to the location and of high quality design; and
- There are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.

Rural exception sites will also be permitted in the South East Dorset Green Belt, where they accord with the above criteria and where development would not harm the function or integrity of the green belt through causing the settlement to sprawl towards neighbouring towns or villages.

On rural exception sites, a small amount of market housing may be permitted, provided it enables the provision of significant additional affordable housing to meet local needs. The Council will use a split of 30% market housing to 70% affordable housing as its starting point. Further detail is set out in the Council's Affordable Housing SPD.



## Policy RP: Retail Provision

Original wording with proposed updates in track changes:

### Policy RP: Retail Provision

~~Boundaries of town centres and local centres will be reviewed through the Site Allocations Plan and the Swanage Local Plan. In the interim, the boundaries used in the Purbeck District Local Plan Final Edition (2004) will be carried forward on the proposals map.~~

#### New Retail Provision

Any proposal for new retail provision should be commensurate with the position of the relevant town centre and local centre within the hierarchy set out in Policy LD: General Location of Development.

Within town centres and local centres, changes of use to any ground floor use within Class A of the Use Classes Order may be permitted, provided that the proposed use would not harm the vitality, viability and functionality of the centre as a whole.

Development outside town centre and local centres that adversely affect their vitality or viability will not be permitted.

Planning applications for retail, office or leisure development over ~~1,0~~200sqm (gross) that are outside of town centre boundaries will need to submit a n ~~retail~~ impact assessment prepared in accordance with national guidance.

#### Safeguarding Retail Provision

Development leading to loss of uses within Class A of the Use Classes Order in town centre and local centres will only be permitted if:

- The facility has been sufficiently and realistically marketed without success for a continuous period of at least ~~over a 9 months~~ period within the 12 month period before the submission of the planning application;
- The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority ~~That the current use is demonstrably no longer viable~~; and
- The change of use would not harm vitality and viability of the town centre or local centre.

#### Summary:

No.	Proposed alteration (shown in track changes)	Reason
RP1	<del>Boundaries of town centres and local centres will be reviewed through the Site Allocations Plan and the Swanage Local Plan. In the interim, the boundaries used in the Purbeck District Local Plan Final Edition (2004) will be carried forward on the proposals map.</del>	Superfluous text.
RP2	'...Planning applications for retail, office or leisure development over <del>1,0</del> <u>2</u> 00sqm (gross) that are outside of town centre boundaries will need to submit a <u>n</u> <del>retail</del> impact assessment in accordance with national	New threshold recommended in the Poole and Purbeck Retail Study (2015)

	guidance...'	Superfluous word and for consistency with proposed change to Policy E.
RP3	<p>Development leading to loss of uses within Class A of the Use Classes Order in town centre and local centres will only be permitted if:</p> <ul style="list-style-type: none"> <li>• The facility has been sufficiently and realistically marketed <u>without success for a continuous period of at least <del>over a</del> 9 months <del>period</del> within the 12 month period before the submission of the planning application</u>;</li> <li>• <u>The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority</u><del>That the current use is demonstrably no longer viable</del>; and</li> <li>• The change of use would not harm vitality and viability of the town centre or local centre.</li> </ul>	To strengthen the policy by allowing the Council to be certain that a proposal is not viable and that the site is currently not viable.

**Clean version**

**Policy RP: Retail Provision**

**New Retail Provision**

Any proposal for new retail provision should be commensurate with the position of the relevant town centre and local centre within the hierarchy set out in Policy LD: General Location of Development.

Within town centres and local centres, changes of use to any ground floor use within Class A of the Use Classes Order may be permitted, provided that the proposed use would not harm the vitality, viability and functionality of the centre as a whole.

Development outside town centre and local centres that adversely affect their vitality or viability will not be permitted.

Planning applications for retail, office or leisure development over 200sqm (gross) that are outside of town centre boundaries will need to submit an impact assessment prepared in accordance with national guidance.

**Safeguarding Retail Provision**

Development leading to loss of uses within Class A of the Use Classes Order in town centre and local centres will only be permitted if:

- The facility has been sufficiently and realistically marketed without success for a continuous period of at least 9 months within the 12 month period before the submission of the planning application;

- The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority; and
- The change of use would not harm vitality and viability of the town centre or local centre.

## Policy TA: Tourist Accommodation & Attractions

Original wording with proposed updates in track changes:

### Policy TA: Tourist Accommodation & Attractions

#### Tourism Accommodation

New tourist accommodation or upgrades or extensions to existing tourist accommodation ~~will be permitted as follows:~~

- ~~New built serviced and self catering accommodation or extension to existing accommodation~~ should ~~ideally~~ be located in the towns and key/local service villages, A proposal may be acceptable ~~or~~ in accordance with Policy CO: Countryside, including within the AONB and green belt, provided it would not prejudice the purposes of the AONB or green belt.

~~— New sites or extension to existing holiday chalet and tented camping sites will only be permitted outside of the AONB and Green Belt.~~

• —

~~Due to the adequacy of current provision for touring or static caravan sites, and in order to protect the landscape of the District, it is unlikely that additional sites or extensions to existing sites can be supported.~~

~~Upgrading of existing caravan, holiday chalet or tented camping sites must be in accordance with Policy CO: Countryside.~~

#### **Safeguarding of Tourism Accommodation**

Proposals that would result in the loss of hotel or tourist accommodation (use class C1) with more than 6 bedrooms (which is not ancillary to the primary residential (use class C3) use of the dwelling) will not be permitted unless:

- ~~—#The applicant for planning permission can be~~ demonstrates d that the current use has been sufficiently and realistically marketed without success for a continuous period of at least 9 months within the 12 month period before the submission of the planning application; and
- The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority ~~to show that the current use is no longer viable.~~

Sites that are subdivided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme.

#### **New Tourist Attractions**

Proposals for new tourist and leisure attractions should be focused in towns and key/local service villages. In the countryside, proposals for new tourist and leisure attractions will only be permitted where they are in accordance with the Policy CO: Countryside.

#### **Summary:**

No.	Proposed alteration (shown in track changes)	Reason
TA1	<u>Tourism Accommodation</u>	To help distinguish between the parts of the policy relating to accommodation and the part relating to attractions.
TA2	<p><del>'New tourist accommodation <u>or upgrades or extensions to existing tourist accommodation</u> will be permitted as follows:</del></p> <ul style="list-style-type: none"> <li><del>• <u>New built serviced and self catering accommodation or extension to existing accommodation</u> should <u>ideally</u> be located in the towns and key/local service villages. <u>A proposal may be acceptable</u> or in accordance with Policy CO: Countryside, <u>including within the AONB and green belt, provided it would not prejudice the purposes of the AONB or green belt.</u></del></li> <li><del>— <u>New sites or extension to existing holiday chalet and tented camping sites</u> will only be permitted outside of the AONB and Green Belt.</del></li> <li><del>• <u>Due to the adequacy of current provision for touring or static caravan sites, and in order to protect the landscape of the District, it is unlikely that additional sites or extensions to existing sites can be supported.</u></del></li> </ul> <p><del>Upgrading of existing caravan, holiday chalet or tented camping sites must be in accordance with Policy CO: Countryside.'</del></p>	To increase the policy's flexibility and promote tourism-related development.
TA3	'Proposals that would result in the loss of hotel or <u>tourist accommodation (use class C1)</u> with more than 6 bedrooms (which is not ancillary to the primary residential ( <u>use class C3</u> ) use of the dwelling) will not be permitted unless...'	Clarification.
TA4	<p>'Proposals that would result in the loss of hotel or <u>tourist accommodation (use class C2)</u> with more than 6 bedrooms (which is not ancillary to the primary residential (<u>use class C3</u>) use of the dwelling) will not be permitted unless:</p> <ul style="list-style-type: none"> <li><del>• <u>it</u> <u>The applicant for planning permission can be demonstrated</u> that the current use has been sufficiently and realistically marketed <u>without success</u> for a</del></li> </ul>	To strengthen the policy by allowing the Council to be certain that a site is currently not viable.

	<p><u>continuous</u> period of at least 9 months <u>within the 12 month period before the submission of the planning application;</u> <u>and</u></p> <ul style="list-style-type: none"> <li>• <u>The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority to show that the current use is no longer viable.'</u></li> </ul>	
TA5	<p><u>'Sites that are subdivided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme.'</u></p>	<p>This is to cover instances where accommodation may be grouped and collectively form over six bedrooms on the same site, but individual units have fewer rooms and therefore would fall under the threshold. The Council would want to see the site treated as a whole.</p>

Clean version

## Policy TA: Tourist Accommodation & Attractions

### • Tourism Accommodation

New tourist accommodation or upgrades or extensions to existing tourist accommodation should be located in the towns and key/local service villages. A proposal may be acceptable in accordance with Policy CO: Countryside, including within the AONB and green belt, provided it would not prejudice the purposes of the AONB or green belt.

### Safeguarding of Tourism Accommodation

Proposals that would result in the loss of hotel or tourist accommodation (use class C1) with more than 6 bedrooms (which is not ancillary to the primary residential (use class C3) use of the dwelling) will not be permitted unless:

- The applicant for planning permission demonstrates that the current use has been sufficiently and realistically marketed without success for a continuous period of at least 9 months within the 12 month period before the submission of the planning application; and
- The planning application is supported by a viability assessment, which shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority.

Sites that are subdivided and developed separately will be considered by the Council as part of a larger 'comprehensive' scheme.

**New Tourist Attractions**

Proposals for new tourist and leisure attractions should be focused in towns and key/local service villages. In the countryside, proposals for new tourist and leisure attractions will only be permitted where they are in accordance with the Policy CO: Countryside.

## PLP1 maps

No.	Proposed alteration	Reason
M1	Amend annotation on the large loose map 2 for the World Heritage Coast to stretch further north.	The World Heritage Coast is shown to stop at Peveril Point, but it is supposed to go further north to Studland.
M2	Amend inset map 2 of appendix 4 to completely exclude Lytchett Minster from the green belt.	Correction - Lytchett Minster is not in the green belt.
M3	Identify a cycleway to Wool, which employment development should pay through their travel plan. Delete the halt identified at DGTP because it is no longer deliverable.	Updates.
M4	Remove the Holton Heath cycleway previously identified under Policy SS13 in the old local plan.	Update.
M5	Delete cycleway along Huntick Road because it is already built. Identify the PRoW between Rockley View and Windy Ridge off Foxhills Road to link towards Lytchett Minster School.	Updates.
M6	Delete the improvements to the A35 to the Axiom Centre (previously identified at SS18), which have already been carried out. The cycleway to the south of the bypass looks unlikely because of lack of money, plus there will be improvements to the Baker's Arms roundabout anyway.	Updates.
M7	Need to identify the bits that are left to construct of the cycle route from Sandy Hill Lane in Corfe Castle going through Stoborough and to the north of Wareham.	Update.
M8	Include anything identified in the Swanage Local Plan.	Updates.
M9	In Upton, delete the reference to the completed Dorchester Road cycleway. Show planned improvements to the crossroads and identify a new cycleway from there along Poole Road towards Upton Country Park and the very edge of the district boundary.	Updates.
M10	Identify the cycleway from the current path through the trees on the eastern edge of Northmoor down towards the train station, over the causeway and through Wareham to link into Stoborough.	Updates.
M11	Show PTS schemes on maps	Updates.
M12	Identify safeguarded employment land	Updates.
M13	Identify safeguarded recreation sites	Updates.
M14	Identify amendments to settlement boundaries	Updates.
M15	Identify town and local centres	Updates.
M16	Revised 400m zone in Upton	Update once NE provide an official direction.



PLP1 glossary

No.	Proposed alteration (shown in track changes)	Reason
GLO1	<p><del>Community Facilities: Facilities used by the local community to meet their day-to-day needs. These include: community buildings (churches, chapels, community halls and public houses); health and education facilities (schools, Doctors' and Dentists' surgeries, pharmacies); post offices and shops; financial/banking facilities; petrol stations; and recreational facilities (such as children's play areas and sports fields).</del></p> <p><u>Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. These include: post offices, village/local shops, financial/banking facilities, public houses, garages, petrol stations, rail, cafés, restaurants, community halls, places of worship, nursing homes, rest homes, dental practices, doctors' surgeries, health centres, pharmacies, hospices, schools and education facilities, libraries, recreational facilities (such as children's play areas and sports fields), child nurseries, museums, performance arts, art galleries, concert halls, public art and cinemas.</u></p>	<p>The Theatres' Trust has suggested the first sentence to be all-encompassing and then to delete the examples. However, the Council feels the examples are useful and are worth keeping.</p> <p>Currently, the wording does not match the wording in the preamble to Policy CF, so this will make sure the two tally.</p>

## Appendix 1: schedule of changes suggested through the Partial Review issues and options consultation.

Policy	Respondent	Issue raised	Officer comment	Actions
AH – Affordable Housing	Member of the public	Allow landowners to build affordable rental housing and retain ownership.	This would not accord with law that requires the Council to have nomination rights.	None.
	Member of the public	Affordable housing should be for local people, not district-wide.	The allocations criteria are not under the control of planning legislation.	None.
BIO – Biodiversity & Geodiversity	Natural England	Concerns that Policy BIO does not meet the requirements of the NPPF, as it should contain a clear strategy for enhancing the natural, built and historic environment; and support Nature Improvement Areas (NIA); and direct development pressure according to the principles of sustainable development and need to support the NIA.	The Council acknowledges Natural England’s concerns. Policy BIO states that Purbeck’s biodiversity and geodiversity will be protected managed and enhanced through projects associated with the Purbeck Nature Improvement Area and the achievement of Wild Purbeck.	Consider strengthening the wording of Policy BIO to address NE’s concerns.
CEN – Central Purbeck	Wareham St Martin Parish Council	Policy requires amending in order to safeguard the Wareham Middle School playing fields for recreational use.  It is necessary also to	The policy already protects the playing fields, unless equivalent, or better replacement facilities are provided in a suitable location.	None.

		clarify what the school site should be used for (housing, hub for services) and what uses it specifically cannot be used for such as an out of town supermarket.	Planning policies have to be flexible, so it would not be appropriate to list everything that would be inappropriate for a site. The danger of this would be if something is missed from the list and a developer would interpret their proposal as acceptable by default. Instead, planning applications should be judged on their merits.	
	Wareham Town Trust	This Policy will need comprehensively rewriting and substantially updating. In particular it must explicitly safeguard the ex-Wareham Middle School [WMS] Playing Fields for recreation needs and make clear that they will be retained as playing fields in order to meet unmet demand including from Wareham Rangers Football Club and/or Wareham Cricket Club, bearing in mind there is a continuing shortfall in playing field provision in the area. Reference to the provision of "unless	The policy already safeguards the playing fields. The flexibility for equivalent or better replacement facilities is in line with the NPPF, so removing this clause would be inappropriate.  Planning policies have to be flexible, so it would not be appropriate to list everything that would be inappropriate for a site. The danger of this would be if something is missed from the list and a developer would interpret their proposal as acceptable by default. Instead, planning applications should be judged on their merits.	None.

		<p>equivalent or better replacement facilities" etc. should be deleted from the wording of the Policy because they are unnecessary and a hostage to fortune.</p> <p>It should also be made clear what use or uses will be favourably considered for the site of the WMS buildings, and hard surfaced areas - i.e. a civic hub and/or housing, and which uses will not be considered - such as an out-of-town supermarket.</p>		
CF – Community Facilities & Services	NHS	<p>Concerns that the policy is too restrictive and the marketing requirements are inconsistent with their own criteria. Suggest the following amendment: 'The loss or change of use of community facilities will be acceptable if it is shown that the disposal of assets is part of a wider estate reorganisation programme to ensure the</p>	<p>It is difficult to exempt the NHS from this policy, given that health centres, surgeries, etc. are community facilities and services. However, if the policy is too onerous because of the nine month marketing period, there could be a case for increasing flexibility in the public interest.</p>	<p>The 'safeguarding' section in Policy CF has been updated with: 'where the proposed loss of a community facility or service is proven to be part of a reorganisation programme to ensure the continued delivery of public services and related infrastructure, no marketing will be required.'</p>

		continued delivery of public services and related infrastructure, such as those being undertaken by the NHS. Evidence of such a programme will be accepted as a clear demonstration that the facility under consideration is neither needed nor viable and that adequate facilities are or will be made available to meet the ongoing needs of the local population. In such cases no marketing will be required.'		
CO - Countryside	Agent	The policy creates a presumption against development in the countryside. Suggest the policy be reworded as follows: "development in the open countryside adjacent to existing settlements will be permitted provided that the adverse impacts do not significantly and demonstrably outweigh the benefits of	The policy reflects national policy's presumption against development in the countryside and is therefore consistent with it. The suggested amendment is wholly inappropriate.	None.

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		development.”		
	Member of the public	The reuse of barns and farmsteads, the emphasis should be on providing many small homes to make a self sustaining hamlet rather than obsess about keeping one large barn conversion the norm. In rural areas more people are the useful facilities in terms of crisis resilience.	National and local policies already allow for the reuse of rural buildings to provide more than one home, depending on the characteristics of the site.	None.
D – Design	Home Builders’ Federation	The Council should review other policies in the adopted Local Plan to align with the outcomes of the Housing Standards Review (when known).	The review has now been published and the Council intends to update Policy D to reflect it.	Policy D updated accordingly.
	Affpuddle and Turnerspuddle Parish Council	Roof mounted energy on all roofs for new builds. Domestic and industrial.	Further to the Housing Standards Review, planning policies can no longer require energy efficiency measures.	None.
	Member of the public	Tighter planning controls on size, scope, materials used in new development.	Policies need to be flexible to allow both innovation in design and integration with existing development. Therefore, the Council cannot be unnecessarily prescriptive.	None.
DEV – Development Contributions	Member of the public	Heathland and road contribution levy. This tax,	Heathland mitigation is required on net housing	None.

		has dissuaded home owners from moderate enlargement of their homes at a time when moving to a slightly larger, more suitable house is ruled out by government taxes and fees.	development, not extensions. Domestic extensions have been exempt from transport contributions for several years.	
DH – Dorset Heathlands	Plan for Upton and Lytchett Minster	Heathland 400m limit should be reviewed.	The Council has investigated the merits of the current approach to heathland mitigation and concludes that it is a sound approach.	None.
	Member of the public	For the heathland to the north of Upton the 400m zone should be reduced to 200m because the Upton bypass is a considerable deterrent to the predation by dogs & cats also with the presence of the Upton bypass the housing restriction should be reduced to allow small development of say two homes per plot. This permission for two homes per plot could also apply to Swanage & Wareham where the small increase in the number of home	The Council is considering altering the 400m zone to the north of the town, to align with the footbridge access point.  Two homes per plot would still have an in-combination effect that would require mitigating.	Consider updating the 400m zone map for the north of Upton to align to the footbridge access point.

		would have an insignificant effect on the dog & cat predation.		
	Member of the public	The special site protection measures are under review. This should include review of whether they are effective enough - is 400m exclusion and 400m-5KM mitigation zone sufficient to really protect heathland sites and species? Unless hard evidence and certainty on this, no relaxation should happen and perhaps more limiting policies should be implemented	The Council has investigated the merits of the current approach to heathland mitigation and concludes that it is a sound approach.	None.
	Member of the public	The ban on single dwelling residential development even if it is 399m from heathland.	The 400m has to be applied strictly in the interests of fairness.	None.
GT – Gypsies, Travellers and Travelling Show People	Member of the public	Enforce restrictions for gypsies and new policies to move gypsies and travellers on from private land and council land immediately.	The ability to move Gypsies and Travellers on is limited by the lack of allocated sites. Work is currently on going to identify suitable sites to meet needs.	Await results of G&T needs assessment and identify suitable land, either through the Partial Review, or a G&T DPD.
HS – Housing Supply	Agent	Policy HS (Housing Supply) should reflect the objectively assessed housing need of the area.	Once the objectively assessed need figure has been rigorously tested, the Council will update the policy.	Update Policy HS once the OAN figure has been tested.



	Member of the public	The contribution of windfall housing represents a major contributor to meeting Purbeck's housing supply. The subject of windfall should be analysed and progress against expected contribution reported, together with an update on likely future supply.	The contribution of windfall towards housing supply will be analysed as part of the Partial Review.	Update Policy HS once windfall figures are known.
	Member of the public	Focus on better use of existing housing stock such as vacant homes. Encourage movement to suitable properties for needs such as extra care housing which is local to where person has networks.	Neither of these falls under planning legislation.	None.
	Member of the public	Review the "need" for so many new homes (This is a very popular place to live!)	Planning Practice Guidance specifically requires councils to plan for need and demand, subject to specific criteria. Therefore, the Council has no choice in the matter.	None.
	Member of the public	We feel that the Council should review its housing development policy to do all in its power to resist pressure from central	An act of parliament requires the Council to have a development plan, which must be in line with national policies and guidance.	None.

		government to avoid over-development of Purbeck which would be unmitigated disaster.	National policies and guidance require the Council to meet its housing need and demand in full, unless environmental constraints dictate otherwise. The Council will be testing the plan against environmental constraints rigorously. However, the Council cannot avoid the need to try and deliver development.	
	Various members of the public	Comments relating to the restriction of second homeownership.	The Council has investigated whether this can be controlled through the planning system and it cannot.	None.
LD – General Location of Development	Member of the public	Lytchett Minster should not be classified as an ‘other village with a settlement boundary’.	The classification was derived from the Council’s settlement strategy. The Council will update this strategy and may propose to update Policy LD, if necessary.	Await the results of any updates to the settlement strategy.
	Member of the public	There are anomalies in the Settlement Strategy hierarchy (item 47) where a settlement has been considered in isolation rather than by its close proximity to established facilities and services in an adjacent settlement.	Policy LD is a flexible policy that would not preclude land at settlements coming forward, where it would be in the interests of sustainable development. Nevertheless, the Council will update the settlement strategy and may propose to update Policy	Await the results of any updates to the settlement strategy.

		Example: Worgret - where it is closer to established facilities and services such as schools and health facilities in Wareham, than for many Wareham residents. It should not therefore appear in the last category for its hierarchy based on sustainability for access to schools, health services and shops.	LD, if necessary.	
	Member of the public	Links between housing policy and the accessibility of daily public transport should be strengthened.	The Council's settlement strategy takes into account public transport and the Council will be updating this evidence. Whilst it is always desirable to locate development in areas of good public transport, this is not always possible because of the nature of a rural district and environmental constraints that may prevent development being concentrated in particular areas with good public transport.	None.
LHH – Landscape, Historic Environment & Heritage	Historic England	Clarity needed on Policy LHH on how future development should respond to heritage	The Council believe's that Historic England's requests are either covered by the existing policy already, or	None.

		<p>matters. Redraft could reflect additional discreet expectations e.g. re materials, etc. Add 'Purbeck's historic environment shall be sustained and enhanced'. To include all heritage assets such as historic buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes, townscapes and their distinctive features.</p> <ul style="list-style-type: none"> <li>• Development affecting a designated or non-designated heritage asset and its setting will be expected to make a positive contribution to its character, appearance and significance. Sympathetic, creative and innovative urban design and architecture which helps to secure the conservation of heritage assets and integrates new</li> </ul>	<p>are covered by the NPPF and PPG. Therefore, no further action is required.</p>	
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		<p>development into the historic environment will be encouraged.</p> <ul style="list-style-type: none"><li>• Applications affecting the significance of a heritage asset will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation.</li></ul> <p>The Dorset Historic Environment Record, District Design Guide SPD, Conservation Area Appraisals, Dorset Landscape Character Assessment, Dorset Historic Towns Survey, AONB Management Plan, Purbeck Heritage Strategy and Dorset Roads Protocol will be used to inform the consideration of future development including potential conservation and enhancement measures.</p> <p>Great weight will be given</p>		
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		<p>to the conservation of Purbeck’s heritage assets. Any harm to the significance of a designated or non-designated heritage asset must be justified.</p> <p>Proposals will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset. Where such harm can be fully justified, where relevant, the Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.</p>		
	Member of the public	Totally unsuitable areas are protected by the AONB whilst lovely	The designation is set by central government and is outside of the Council’s	None.

		landscapes e.g. North of Wool and along Frome ignored.	control.	
MOD – Military Needs	Member of the public	Military personnel and the MOD provide accommodation and training areas specifically for the Military. It shouldn't be used to provide affordable housing for non-military. Think of the consequences.	The military own areas of land outside the military zone (the wire) which may be suitable for non-military housing. The Council is working with Defence Estates to identify potential sites.	None.
NE – North East Purbeck	Plan for Upton and Lytchett Minster	Concerns relating to Upton Town Centre <ul style="list-style-type: none"> <li>• lack of identity</li> <li>• lack of parking facilities.</li> <li>• town square project is still waiting to progress, perhaps enabling development.</li> </ul>	The policy already facilitates the provision of a town square. The project will be led by the town council and may offer opportunities to improve identity and parking.	None.
	Plan for Upton and Lytchett Minster	Upton Library may be at risk in future DCC cutbacks. Policy should seek to ensure it remains in public use.	This is already covered by Policy CF.	None.
	Plan for Upton and Lytchett Minster	Upton Health Centre probably needs space to expand. This should be investigated and if necessary incorporated into policy. A 'Town Campus' based on the	It is unclear at this stage whether such a project would be deliverable. There is a degree of flexibility available in terms of expanding facilities because they are already in the	None.

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		library/ Health Centre/ WMC/ Town Square area should be looked into, and again, if appropriate, incorporated into policy.	settlement boundary. Therefore, the project would not necessarily need to be incorporated into a policy.	
PH – Poole Harbour	Natural England	In light of ongoing evidence relating to nutrients and water quality in Poole Harbour, plus recreational impacts Policy PH and its supporting text should be considered for review.	Agree.	Policy PH updated accordingly.
RP – Retail Provision	Agent	Policy RP should be reviewed in light of the additional retail needs identified.	The policy will be updated in light of new evidence.	Policy RP updated accordingly.
RES – Rural Exception Sites	Member of the public	The rural exception site policy needs reviewing as currently it is open to abuse from landowners and developers who wish to build large sites of affordable homes at inappropriate and unsustainable locations.	The policy contains strict criteria and is in line with national policy. It must also read in conjunction with other policies of the plan, such as design and landscape. Therefore, development will only happen at appropriate locations.	None.
	Member of the public	The policy on Rural Exception Sites causes chaos, a great deal of work on all sides and is an example of how not to plan. Bring it into the	RESs are allowed under national policy as an exception to normal countryside policies. They are a key tool for the delivery of much needed	None.



		<p>planning process. If this local plan cannot set out sufficient housing for local need (not demand) then it has failed. By planning for local need, RES's are no longer required or applicable. The local plan will lay out for all exactly where social housing is required and will be built.</p>	<p>affordable housing, so without them, affordable housing delivery would be much less. They predominantly consist of affordable housing, which is prioritised for households with a connection to the village. The difference with allocated sites is that they would be a larger proportion of market homes, which could not be prioritised for locals.</p> <p>National guidance requires councils to plan for both need and demand, so the Council does not have a choice in the matter.</p>	
<p>SD – Presumption in Favour of Sustainable Development</p>	<p>Member of the public</p>	<p>The presumption for permission of sustainable development is given far too high a weighting. Ministers have advised on more than one occasion that this does not override other designations AONB's, green belts etc etc. If interpretation is more in line with development to sustain a thriving existing</p>	<p>The policy is clear that development will not be granted permission if specific policies say that it should be restricted. As a result, the presumption in favour of sustainable development does not override designations. However, if a council decides to allocate development in AONB or green belt, it can.</p>	<p>None.</p>

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		community should be permitted, speculation could be reduced and communities provided with their needs as locally defined. Development should not be objective on its own, but rather a tool to facilitate a thriving countryside.		
TA – Tourism Accommodation and Attractions	Member of the public	The right balance of tourist accommodation needs to be available.	The Council has proposed an update to the existing Policy TA to make it more flexible in terms of tourism development.	None.
Unclear which specific policies	Member of the public	Concern that existing policies are leading to a degradation of Wareham in terms of open and green space and this is detrimental to the appearance of the town and quality of life for residents.	It is difficult to comment without knowing which policies are being referred to. Public open space is protected under Policy GI and policies such as LHH and D ensure landscape and design considerations are taken into account and impacts are mitigated satisfactorily.	None.
	Member of the public	Include education and health in all policies.	This would be inappropriate, given the wide range of planning issues that policies need to specifically address. However, infrastructure is a key consideration that will factor in whether or not	None.

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			Purbeck's objectively assessed development needs can be met.	
	Member of the public	Increase development contributions to communal infrastructure on all large developments.	Infrastructure is a key consideration that will factor in whether or not Purbeck's objectively assessed development needs can be met. Development will be expected to fund any necessary infrastructure needed to mitigate its impacts.	None.
	Member of the public	Short term parking (i.e. no yellow lines) on Bere Road. Allow parking by Wareham Station (10 min slots).	These issues are outside the scope of the Local Plan. The Council has referred these concerns to DCC Highways.	None.
	Member of the public	CIL	This is a separate DPD to the Partial Review, but is also subject to review.	None.
	Member of the public	Planning enforcement, or lack of it.	Enforcement is not an area under the remit of the Partial Review, as it is covered by other Council policies.	None.
	Wool Parish Council	Feels the definition of local should be changed to mean local to the parish and not the area.	Affordable housing on non-allocated sites and rural exceptions sites is already prioritised to households with a connection to the parish. It is housing, rather than planning, legislation that sets this.	None.

