

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review
Partial Review Options Consultation Report January 2017



Thriving communities in balance
with the natural environment

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Executive summary

This report summarises the key messages from the Purbeck Local Plan Partial Review Options consultation, which ran between June and August 2016. The report explains the consultation process, provides a summary of the quantitative and qualitative responses for each consultation question, and identifies a series of actions arising from the consultation.

The Partial Review Options consultation document was prepared in the context of national policy and guidance; available evidence; and feedback received during the previous (Issues and Options) consultation. Where an option aligned closest to these, the Council put it forward as a preferred option. Any reasonable alternatives were presented as alternative options. The consultation gave residents, businesses and other interested parties an opportunity to comment on the options, and to make additional suggestions.

The Council received over 3,300 responses to the consultation. This is a significant increase compared with the previous consultation held in January 2015 (which led to 484 responses), and the Council is very grateful to everyone who took the time to respond. The responses highlighted a number of concerns with the proposals, and this included a significant level of objection to the overall housing number and to specific proposed housing sites. The Council is proposing to undertake a range of additional work in response to these concerns. The Council also received useful feedback in relation to other aspects of the consultation, such as proposals relating to employment land and detailed policy wording.

Key actions arising from the consultation can be summarised as follows:

- Commission an update to the Eastern Dorset Strategic Housing Market Assessment (SHMA) to consider updated household projections and updated economic projections.
- Commission a district-wide 'environmental capacity and infrastructure study' to consider the capacity of the district to accommodate additional housing development.
- Update the 'character area potential' study (windfall / infill study) to explore whether there is capacity to increase the windfall allowance.
- Prepare a background paper to review (in light of consultation responses and recent cases elsewhere) whether the potential development sites in the Area of Outstanding Natural Beauty (AONB) would meet the tests set out in national policy.
- Prepare a background paper to review recent case law and government statements in relation to Green Belt land, and consider whether the Council should continue to explore potential development sites in the Green Belt.
- Review viability evidence to ensure this covers all relevant issues.
- Explore potential for additional development sites at Swanage and Bere Regis.
- Update the Strategic Flood Risk Assessment to take account of new information about surface water flood risk. This could have implications for the appropriate extent of potential development sites, particularly at Lytchett Minster and Wool.
- Write to the Secretary of State for Communities and Local Government informing him of the planned review of the Partial Review process.

The Council will now undertake further work to look into each of the matters arising, and this will help inform next steps for the Partial Review.

Introduction

Partial Review of the Purbeck Local Plan: Part 1 - Planning Purbeck's Future

1. Purbeck District Council currently has an adopted local plan called the Purbeck Local Plan Part 1 (PLP1). Several stages of public consultation helped to shape it before a government planning inspector examined the plan and the Council was able to adopt it. This means that the Local Plan became the formal guide to development in the district and it is used by the Council to determine planning applications.
2. At examination of the PLP1, the inspector raised concerns that the Council had not fully explored all housing growth potential in the district. Therefore, in the PLP1, the Council agreed to undertake a partial review of the plan by 2017 to look at the potential for higher growth.
3. As well as fulfilling the Council's commitment to explore the potential for additional development above that of the PLP1, the Partial Review gives the Council an opportunity to update policies in light of new national planning guidance, and introduce new ones, if necessary.
4. The Council undertook an 'Issues and Options' consultation between January and March 2015 to inform the Local Plan Partial Review, and this report sets out the results of a second 'Options' consultation which took place between June and August 2016.
5. The Options document is a key stage in preparing the partial review of the Purbeck Local Plan. The Council prepared the consultation document in the context of national policy and guidance; available evidence; and feedback received during the previous consultation. Where an option aligned closest to these, the Council put it forward as a preferred option. Any reasonable alternatives were presented as alternative options.
6. The consultation gave residents, businesses and other interested parties an opportunity to comment on the options, and the Council also welcomed additional suggestions. The Council received over 3,300 responses to the consultation. This is a significant increase compared to the previous consultation held in January 2015 (which led to 484 responses), and the Council is very grateful to everyone who took the time to respond.
7. The Options consultation took place during a nine week period from 9 June to 12 August 2016 and was carried out in accordance with the requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012¹ and Purbeck District Council's Statement of Community Involvement (SCI) which sets out how the regulations will be met².

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012 can be accessed at: <http://www.legislation.gov.uk/ukxi/2012/767/regulation/18/made>

² Purbeck District Council's Statement of Community Involvement (SCI) can be accessed online via: <https://www.dorsetforyou.com/408862>

The purpose of this report

8. This report explains the processes involved in carrying out the consultation. It summarises the consultation results and recommends a series of actions to inform the development of the Partial Review.
9. The remainder of this report is set out as follows:
 - **Method:** This section explains how the Council publicised the consultation, and sets out how people were invited to respond. The method section also identifies the successful and not so successful elements of the consultation, and sets out possible ways to improve future engagement.
 - **Overview of results:** This gives a visual summary of the results in a table.
 - **Consultation results:** The main part of the report provides a summary of the quantitative and qualitative responses received in response to each of the consultation questions. The main report identifies key substantive issues and actions in relation to each question, whilst a more detailed summary of the issues raised is set out in appendices 1-61. The appendices can be viewed online³. Full 'verbatim' responses can also be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
 - **Purbeck Student Survey:** This section summarises the results of the Purbeck Student Survey and provides officer responses to the points raised.
 - **Actions:** This section sets out a full list of the actions arising from the consultation.

Next steps

10. This report identifies a series of actions arising from the consultation, including the preparation of additional or updated studies and background papers. The next steps for the Partial Review will be informed by the responses received to the consultation, the outcomes of any additional studies and updated evidence, and the requirements set out in national policy and guidance.

³ The appendices are available online as part of the Partial Review Advisory Group papers, which can be accessed via: <https://www.dorsetforyou.gov.uk/article/421073/Purbeck-Local-Plan-Partial-Review-Advisory-Group-agendas-2016>

Method

11. The statutory requirements for preparation and publication of a local plan are set out in Part 6, sections 17, 18 and 19, of the Town and Country Planning (Local Planning) (England) Regulations 2012. In summary, these require the Council to:
 - Notify the public and statutory consultees (e.g. town and parish councils, Natural England, Environment Agency, Historic England, etc.);
 - Invite responses and take them into consideration;
 - Make a copy of the consultation material available for inspection at the Council's principal office and at such other places within their area as the local planning authority considers appropriate, during normal office hours;
 - Publish material on the Council's website; and
 - Consult for a period of six weeks.
12. With regards to the approach that was adopted by the Council as part of the latest Partial Review Options Consultation the following steps were taken:

Notifying the public and statutory consultees

13. The regulations do not state how to do the notifications, but the common approach taken by local planning authorities is a press advert for the public and a letter to the statutory bodies.
14. The planning policy team holds a database of consultees who have requested to be contacted regarding planning policy related consultations. The database also contains the contact details of statutory consultees that the Council is required to contact in accordance with the Town and Country Planning Regulations 2012. There are approximately 1,000 consultees on the database who are contacted at the start of a consultation via their preferred method, predominantly via letter or email, and consultees will be added upon request.
15. A leaflet was sent to every home in the district, and given the proposed allocation at Moreton, the Council has done the same for Crossways in West Dorset. This is an approach that we believe is nationally unique to Purbeck as we are not yet aware of any other local planning authority in the country who individually contacts every single household. The leaflet contained a summary of the proposed housing sites as well as the venues, dates and times of public drop-in events across the district.
16. Whilst the Council made every effort to directly inform every household in the district of the consultation, we did receive a number of reports of households who had not received a leaflet. It was also highlighted by some consultees that they disposed of their leaflet without reading it, as it was deemed to be junk mail. It is important to emphasise that the leaflet distribution is not a statutory requirement but an extra measure that the Council decided to undertake. Given the issues that arose with the leaflet delivery, the Council will carefully consider whether it is worthwhile to conduct such an extensive

leaflet drop as part of future consultations. As part of this, it will be important to explore other methods of notifying people of the consultation, to ensure that as many people as possible are aware of the opportunity to respond.

17. Eight public drop-in events were held in the early stages of the nine-week consultation so that people had the opportunity to talk to officers before responding to the consultation. While consultees may not have agreed with some of the proposals, the feedback was largely positive with regards to the provision of these drop-in sessions as an engagement exercise. The locations, dates, and times of these drop-in events were as follows:
 - Moreton Village Hall - 13 June, 2.00pm - 8.00pm
 - Wareham Corn Exchange - 14 June, 2.00pm - 8.00pm
 - Lytchett Matravers Village Hall - 15 June, 2.00pm - 8.00pm
 - Langton Matravers Village Hall - 16 June, 2.00pm - 8.00pm
 - Lytchett Minster Rugby Club - 20 June, 2.00pm - 8.00pm
 - Swanage Emanuel Baptist Church - 21 June, 2.00pm - 8.00pm
 - Wool D'Urberville Hall, McCulloch Room - 22 June, 2.00pm - 8.00pm
 - St Dunstan's Church Lounge, Upton - 27 June, 3.30pm - 6.30pm
18. The consultation was advertised in the Swanage and Wareham Advertiser, Poole Advertiser and Dorset Echo and a press release was issued to all local papers, television and radio, which was also followed by radio interview with a Councillor. A notification was also published in the April 2016 edition of About Purbeck, which is distributed to every property in the district. The Council's communications team also promoted the consultation through social media via Twitter and Facebook and sent out e-newsletters on 07/06/16, 01/07/16 and 03/08/16, each of which went to 3,500 recipients.
19. A Councillor, with the support of the planning policy team, also visited both The Purbeck School and Lytchett Minster School to gain the opinions of secondary school pupils in the area.
20. Town and Parish Councils were also sent posters to display in appropriate locations with healthy footfall from local residents such as village halls, pubs, and local notice boards. In addition planning officers distributed leaflets at community events and locations experiencing high footfall during the consultation.

Invite responses and take them into consideration

21. Consultees were invited to respond to the consultation within the timeframe advertised. The consultation ran for a period of 9 weeks from 9th June 2016 to 12th August 2016. Responding through an online consultation portal was encouraged, which is available to view at <http://purbeck-consult.objective.co.uk/portal/>. Details of how to respond by email

and post, either as a letter or consultation response form, were also advertised, as well as a contact number for those who wished to speak to officers directly. Since the consultation has closed, all material planning matters raised have been taken into consideration and analysed, and the findings are set out in this report.

- 22. This consultation saw the introduction of a new online consultation portal for consultees to read and comment on the document interactively. While some consultees were able to access and submit comments through the portal, others raised concerns about the accessibility and usability of the online system, and this is something which the Council will seek to improve for future consultations.
- 23. During the consultation process, responses were submitted by over 3,300 consultees. Of these responses, approximately 1,700 standard responses were submitted to the Council from varying areas across the district. These standard responses were submitted on bespoke consultation response forms or as standard template letters, created by community action groups as displayed in the table below. Where more than 20 identical responses were received, these were classified as a standard response.

Produced by or with regards to	Number of standard responses
WoolRATH	299
CALM 2016 with the help of Lytchett Matravers Parish Council	46
Pan-Purbeck Action Campaign	980
North Wareham (short letter)	143
Wareham Town Trust	224
Total	1692

- 24. Some consultees submitted these standard responses with their own additional comments and other consultees submitted their own unique representation. Of the 1,650 plus non-standard responses, approximately 5,800 comments were made in response to the different questions posed through the consultation document. Of these approximate 5,800 comments, around 70% were submitted by letter, 21% were submitted via the new online consultation portal, with the remainder submitted by email.
- 25. The appendices to this report summarise the key issues raised and actions arising in relation to every question asked during the consultation. Their format is to set out who made the comment (e.g. a town / parish council, individual, agent, etc.); the issue raised; an officer response; and any actions.
- 26. Many respondents raised the same issues, so in such circumstances, the responses were grouped and responded to in one go. Where relevant, the officer response commented on the validity of the issue in the context of national policy and, where necessary, an action was identified. Grouping the comments together provided more focus to the appendices and saved unnecessary repetition.

Make a copy of the consultation material available for inspection at the Council’s principal office and at such other places within their area as the local planning authority considers appropriate, during normal office hours

27. The consultation material was made available to view in all Purbeck libraries, as well as Poole, Dorchester and Crossways libraries. It was also available at all town and parish councils that have offices, as well as Purbeck District Council offices. This included hard copies of the consultation response form. All other town and parish councils were sent hard copies of the main document, posters and hard copies of the consultation response forms.

Publish material on the Council's website

28. The consultation material was made available on its own dedicated webpage at <https://www.dorsetforyou.gov.uk/Purbeck-partial-review>. An interactive version of the document was also made available through the online consultation portal at <http://purbeck-consult.objective.co.uk/portal/>. Both websites were directly linked to one another and the interactive document on the online consultation portal had the relevant questions built in to it so consultees were able to respond to a policy by commenting on it directly in the portal.

Consult for a period of six weeks

29. Though advised to consult for six weeks, the Council chose to conduct the consultation over a nine-week period. This and the preceding points demonstrates how the Council has gone above and beyond the statutory requirements, and been as proactive as possible in our approach, to encourage anyone who desires to engage in the consultation process to be able to do so. Although some respondents would have liked a longer consultation period, the benefits of a longer period have to be balanced against the need to progress with the Partial Review within a reasonable timescale. As such, the Council considers that the nine-week period was appropriate in this instance.
30. In addition to concerns about the length of the consultation period, some respondents felt that the consultation was badly timed due to the summer holidays. Whilst the Council recognises these concerns, it is worth noting that the first six weeks of the consultation period were outside the school summer holiday period, and all the consultation drop-in events were held in the first three weeks of the consultation, so these were also outside the school summer holiday period.
31. Further information on the Council's commitments to public consultations can be viewed in the Council's Statement of Community Involvement available at:

<https://www.dorsetforyou.gov.uk/purbeck-planning-policy>

Suggestions for future consultations

32. Following the consultation, a full day town and parish council training session was held on 8th September 2016 in the Council Chamber at Westport House. The day involved training on planning policy matters in the morning (e.g. local plans / national policy / neighbourhood plans) and development management matters in the afternoon. As part of the training, a session was held to discuss the approach to consultations and talk through some ideas for how the Council can improve engagement with the parishes and the wider community.

33. Despite the Council's best efforts to make the consultation as widely advertised, accessible and user friendly as possible consultees had some suggestions regarding the consultation process and raised these through their consultation responses. Some suggestions for improvements were also raised through the town and parish council training session. This feedback included many useful suggestions as to how the Council can improve future consultation exercises.
34. The Council is planning to undertake the following actions in response to the feedback received:
- Consider whether it is worthwhile to conduct such an extensive leaflet drop for future consultations, and consider other methods of publicising the consultation instead.
 - Consider differentiating between consultation documents produced for residents and those produced for statutory consultees.
 - Consider having future documents proof read by a 'user group' to establish whether it is suitably readable and accessible to all interested parties.
 - Establish a 'user group' to consider how to improve the online consultation portal, to ensure that it is intuitive, logical and accessible.
 - Consider seeking the assistance of marketing students to publicise future consultations.
 - Consider more dynamic methods to engage people in the consultation process. This could include working with local 'champions' who could help publicise the consultation in their local areas. Another option would be to produce online videos about the consultation, with the option to submit comments in response to the video.
 - Consider preparing a concise Executive Summary for future consultation documents, to include setting out the objectives of the consultation and how responses will help to inform future policies.

Overview of results

35. The table below provides a summary of the number of responses to each issue. It shows that the majority of responses were for PO2 (meeting objectively assessed housing needs), Site 1 (Wool) and Site 6 (North Wareham). This is a useful summary to illustrate where the majority of attention was, but it is important to note that plan making should focus on the substantive issues raised and this can include points raised in a single response, as well as those raised by many respondents.

Consultation Point	Standard Responses	Non-Standard Responses	Total Responses	Yes / Agree	No / Disagree	Partially Agree	Comments Only	No Comment
PO1: Plan Period	0	156	156	75	77	0	4	0
PO2: Meeting objectively assessed housing needs	1549	1340	2889	37	2828	N/A	24	0
AO1: Delivering more than the objectively assessed housing needs	0	152	152	10	139	N/A	3	0
Issue 1: Impact of second homes	0	150	150	N/A	N/A	N/A	150	0
PO3: Development Strategy	224	213	437	66	304	N/A	66	1
Site 1: Wool	299	395	694	16	639	23	14	2
Site 2: Lytchett Minster	0	147	147	11	114	8	10	4
Site 3: West Wareham	224	198	422	19	373	9	19	2
Site 4: Moreton Station	0	90	90	23	44	9	9	5
Site 5: Lytchett Matravers	46	244	290	27	225	22	14	2
Site 6: North Wareham	367	220	587	22	532	11	20	2
Site 7: Upton	0	87	87	21	52	6	5	3
Site 8: Langton Matravers	0	89	89	24	44	12	5	4
Site 9: Harmans Cross	0	72	72	23	24	17	4	4
AO2: Maximise housing in south west Purbeck	0	79	79	13	40	N/A	24	2
Site 10: AO2 – Moreton	0	53	53	11	31	3	5	3
Site 11: AO2 – Lytchett Matravers	0	68	68	17	27	13	10	1

Consultation Point	Standard Responses	Non-Standard Responses	Total Responses	Yes / Agree	No / Disagree	Partially Agree	Comments Only	No Comment
AO3: Maximise housing in north east Purbeck	0	68	68	13	34	N/A	19	2
Site 12: AO3 – Lytchett Matravers	0	199	199	6	173	9	10	1
Site 13: AO3 – Langton Matravers	0	44	44	5	30	3	4	2
Possible Addition Option – Rounding off settlement boundaries	0	90	90	25	56	N/A	9	0
Site 14: Possible Alternative Site	46	263	309	77	223	N/A	9	0
PO4: Employment Land	0	73	73	33	29	N/A	10	1
Site 15: Expansion of Holton Heath Trading Park	0	70	70	36	14	12	7	1
Site 16: Expansion of Sandford Lane Industrial Estate	0	52	52	21	19	8	3	1
Site 17: Corfe Castle Depot	0	38	38	9	23	1	2	3
Site 18: Amendment of safeguarded employment area at Dorset Green	0	56	56	23	20	5	5	3
PO5: Retail	0	81	81	26	38	12	4	1
PO6: Heathland Mitigation	0	89	89	45	35	N/A	9	0
PO7: Norden Park and Ride	0	75	75	43	26	N/A	5	1
Policy AH: Affordable Housing	0	83	83	34	28	N/A	20	1
Policy RES: Rural Exception Sites	0	53	53	18	28	N/A	6	1
Policy AHT: Affordable Housing Tenure	0	52	52	21	25	N/A	5	1
PO8: Self Build Housing	0	69	69	33	32	N/A	3	1
Policy HM: Housing Mix	0	67	67	25	30	N/A	11	1

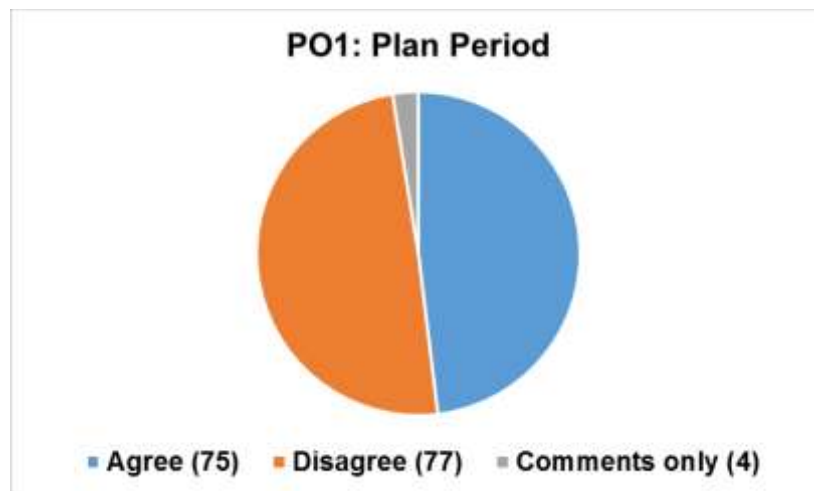
Consultation Point	Standard Responses	Non-Standard Responses	Total Responses	Yes / Agree	No / Disagree	Partially Agree	Comments Only	No Comment
PO9: Care Homes (including sites 19 and 20)	0	73	73	N/A	N/A	N/A	11	1
PO10: Gypsies, Travellers and Travelling Showpeople	0	63	63	20	38	N/A	4	1
PO11: Morden Country Park	0	58	58	20	29	N/A	7	2
PO12: Open Space and Green Infrastructure	0	54	54	N/A	N/A	N/A	52	2
Issue 2: Existing Policies	0	27	27	N/A	N/A	N/A	26	1
Policy CCMA: Coastal Change Management Areas	0	35	35	25	5	N/A	2	3
Policy OD: Occupational dwellings in the countryside	0	43	43	26	6	N/A	6	5
Policy SUDS: Sustainable Drainage Systems	0	42	42	21	10	N/A	4	7
Issue 3: Any other issues	0	133	133	N/A	N/A	N/A	128	5

Plan Period

Question: do you agree with the proposed plan period?

36. The Partial Review plan period will cover the period to 2033 and is preferred as it will align the Partial Review to the same timescales as the SHMA evidence and to the timescales of neighbouring councils.

Quantitative results



37. Objection to the plan period came mainly from individual consultees as well as some town and parish councils. There were also a number of individual consultees in support of the plan period, as well as landowners and other statutory consultees who chose to respond to the consultation.

Comments

38. The consultation drew out several key substantive issues and actions with regards to the proposed plan period of 2013 to 2033. These are summarised below. For a full summary of other issues raised, please see appendix 1. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
39. A number of the issues raised were with regards to government guidance and legislation outlined in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Purbeck District Council is required to follow this legislation and guidance as the guiding principles for planning policy across the country. In relation to this Purbeck District Council is not in a position to predict how policy may change with a change in government or a change in leadership of a political party. The NPPF states the plan period should cover an appropriate time scale, preferably 15 years, hence the length of plan period proposed during which policies shall be monitored annually. While the plan covers delivery during the plan period the impact of this delivery beyond the plan period is carefully considered by all involved in the creation and monitoring of the policies. The plan period mirrors the timescale used in the SHMA and follows that of neighbouring authority Borough of Poole. It was suggested that the plan period should align with authorities to the west given the current consultation on reshaping Dorset councils. The outcome of the reshaping of Dorset councils'

consultation is still unknown and West Dorset District Council and Weymouth & Portland Borough Council are currently carrying out a local plan review to 2036. Their current plan covers the period 2011-2031 whereas Purbeck's covers the period 2006-2027, hence the difference in the current review timescales.

Key issues and actions

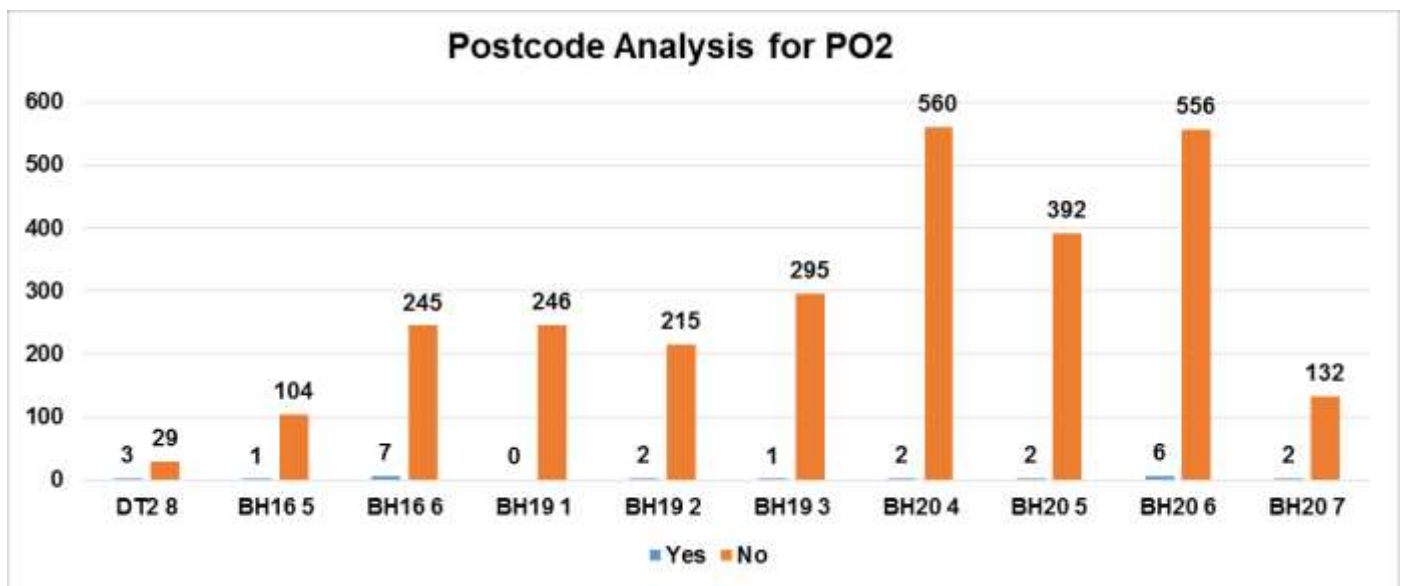
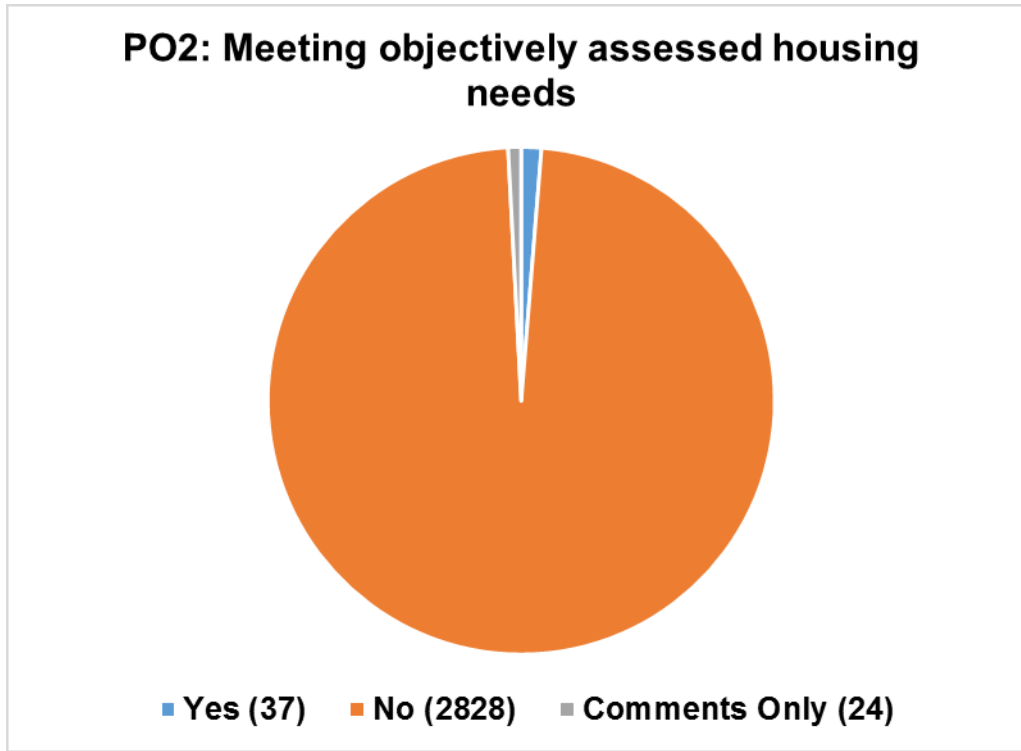
40. The concern was raised that housing must be gradually delivered as opposed to all at once so a further review does not take place within the plan period requiring further housing to be built.

Key action: consider appropriate phasing of development as work progresses on the Partial Review.

Preferred Option 2: meeting objectively assessed housing needs

Question: do you agree with the proposal to meet the objectively assessed needs of around 3,080 additional new homes between 2013 and 2033?

Quantitative results



41. Support for this option mainly came from developers and the Home Builders' Federation. Borough of Poole and Dorset County Council were both in support. The majority of town and parish councils who responded objected. The majority of individuals were not in support.

Comments

42. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendix 2. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
43. In general, issues raised included the appropriateness of requiring Purbeck to meet its needs, when it has so many constraints. Many respondents felt that the government's method for identifying housing numbers is not suited to Purbeck, or that assumptions used to determine the housing number were incorrect.

Key issues and actions

44. The first key substantive issue concerned the validity of the data in the SHMA, which is the document that sets the Council's housing target. There could be a case for revisiting the target owing to potential changes in local and national economic projections; and the publication of updated household projections from the Department for Communities and Local Government, the starting point for establishing the need for housing. In addition, the PLP1 is not meeting current identified housing needs, as the SHMA that informed it concluded that 170 homes per annum are required, but the PLP1 plans for 120 homes per annum. The Home Builders' Federation raised a question about whether or not any backlog is being met through the Partial Review. The current SHMA is not clear on this and so any update should provide clarification. The SHMA should also clarify to what extent automation and artificial intelligence will affect job growth.

Key action: consider updating the SHMA in light of new data. Ensure economic projections are clearly available. Require any SHMA update to set out clearly if it includes unmet housing need between 2006 – 2013.

45. The next issue concerned Purbeck's environmental capacity for additional growth. The Council is required to take environmental constraints into account when testing its housing number and this has already been set out in the Strategic Housing Land Availability Assessment (SHLAA) and the Habitats Regulations Assessment (HRA). However, there could be merit in considering a district-wide capacity study to provide a summary of all relevant information in a single report, and to look at cumulative impacts of proposed development sites. This will require research to see if it would be possible to produce such a study.

Key action: consider commissioning a district-wide environmental capacity study.

46. Concerns were raised over the loss of agricultural land and food production. The Council can take agricultural land grade into account, but the loss of agricultural land is not an absolute constraint to development. It is already touched upon in the Council's site selection background paper, but could benefit from being made clearer.

Key action: update site selection background paper to make clearer how agricultural land grades are being taken into account.

47. Several respondents raised concerns over air pollution. No environmental organisation, nor the Council's environmental health section, has raised any concerns in this respect.

It is mentioned in the Council's Habitats Regulations Assessment, but it is not clear to what extent it takes into account cumulative impacts. It is worth noting that an Environmental Impact Assessment would be required at the planning application stage of sites of 150 or more homes and this would take into account air quality.

Key action: ensure that future iterations of the Habitats Regulations Assessment give clearer consideration to air quality.

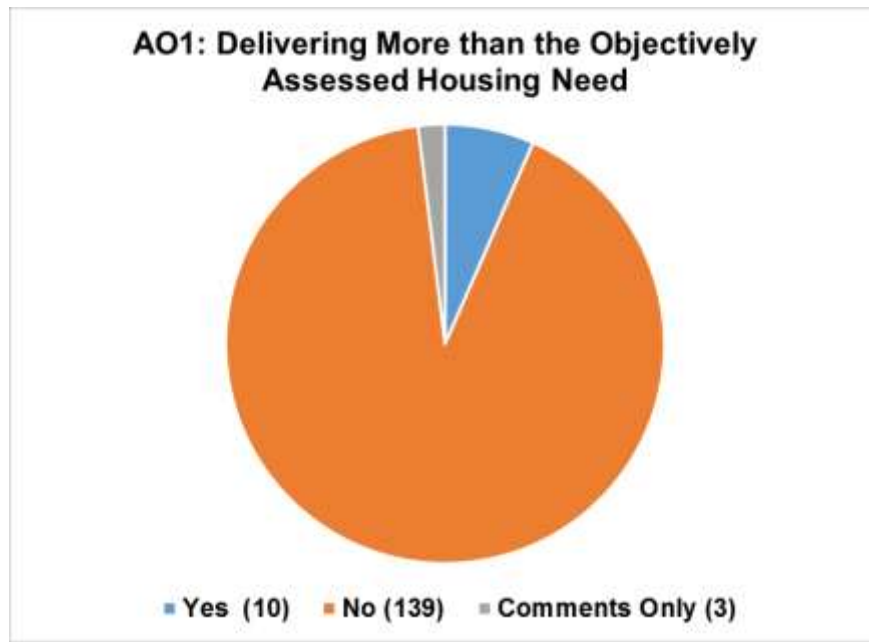
48. Several felt that infill / windfall development would account for some of the housing number. The Purbeck Local Plan Part 1 already takes windfall into account up to 2027, based on the Character Area Development Potential study. However, there have been recent changes that could warrant an update to this study. For example, proposed changes to settlement boundaries could affect the potential for infill. It is also worth noting the study only covered the district's larger settlements, but windfall may be possible within other smaller settlements. Therefore, there could be a case for updating the scope of the study.

Key action: update character area development potential (windfall / infill) study.

Alternative option 1: delivering more than the objectively assessed housing need

Question: do you think that the Council should plan to deliver more than our objectively assessed needs of around 3,080 additional new homes between 2013 and 2033?

Quantitative results



49. In general, support came from developers and Borough of Poole was also in support. Most town and parish councils who responded objected, but no other statutory consultee objected. The majority of individuals were not in support.

Comments

50. A full summary of issues raised can be viewed in appendix 3. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
51. In general, responses reflected those given through Preferred Option 2 (Meeting Objectively Assessed Housing Needs), such as the appropriateness of requiring Purbeck to meet its needs, when it has so many constraints; the government's method for identifying housing numbers not being suited to Purbeck; and that assumptions used to determine the housing number were incorrect.

Key issues and actions

52. There are no further key actions over and above those identified in Preferred Option 2 (meeting objectively assessed housing needs). In brief, the key substantive issues raised relate to updating the SHMA (the document that identifies the level of housing need and demand) in light of more recently-published data; considering commissioning

a district-wide environmental capacity study; and updating the site selection background paper to make clearer how agricultural land grades are being taken into account.

Issue 1 – impact of second homes

53. The St Ives Neighbourhood Plan has sought to introduce a policy restricting second homeownership of new properties. In approving the policy, the examiner specifically cited the negative impacts that second homes have on communities and the negative effect on the economy. In light of the St Ives Neighbourhood Plan, Purbeck District Council is exploring the possibility for introducing a comparable policy in Purbeck. Developers have challenged the St Ives policy and the verdict of the court is yet to be reached. It is unclear when the court will reach a decision, but the Council wanted to take the opportunity through the Partial Review options consultation to gather evidence, should a policy be possible.
54. The Council asked specific questions on the positive and negative impacts of second homeownership. Feedback received did not always respond to the questions and often people mixed their positive opinions with negatives, which makes it difficult to provide quantitative feedback. However, the views given have provided the Council with a good flavour of the pros and cons and evidence. Appendices 4 and 5 show that the overall number of negative impacts did outweigh the number of positives. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
55. Individuals and town / parish councils offered a range of positive and negative comments. Borough of Poole noted the difficulties in controlling homeownership. The majority of individuals who responded cited more negatives than positives.

Please list any positive impacts of second homes in your community. What evidence do you have to support the impacts?

General comments

56. It is important to note that many respondents wished to point out that while there are some positives associated with second homes, they are outweighed by the negatives.
57. In general, positive impacts were predominantly economic ones. For example, many cited the benefits for local tradespeople, who are employed by second homeowners to carry out maintenance and upgrades to their properties. Others see that they help extend the tourist season. Many also saw that their payment of 100% council tax, whilst not benefiting from local services 100% of the time as an advantage. Opinion seemed to be divided on the effect second homeownership has on local house prices: some believe that it is responsible for higher house prices, which are to the detriment of lower-earning local people; whereas others like the fact that it pushes prices up because their house will be worth more. Either way, it is probably slightly unfair to blame second homes on high house prices. It is clearly a contributor towards lack of affordability, but other factors contribute, such as an insufficient housing supply to keep up with demographic change, along with low local wages.

Key issues and actions

58. Although not directly answering the question, an agent did comment on the merits of a St Ives-style policy in Purbeck. They suggested that the Council should await the decision on the legal challenge to the St Ives Neighbourhood Plan before pursuing its

own. Whilst the court's decision would provide a useful steer, the Council can still gather evidence and research the merits of a Purbeck policy. The agent also raised concerns that the tests for examining local plans and neighbourhood plans are different and therefore a local plan policy might not be found sound. The Council acknowledges that the two tests are different, but the St Ives examiner based a decision on the negative social and economic impacts of second homeownership in the town not contributing to sustainable development. These are two of the three elements of sustainability in the National Planning Policy Framework and could therefore highly likely apply to a local plan policy. Lastly, the agent pointed out that second homeownership varies in Purbeck, so the policy should be targeted where there is a specific issue. This is an option for the Council to explore.

Key action: prepare a background paper on second homes in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.

59. There were no other key actions identified.

Please list any negative impacts of second homes in your community. What evidence do you have to support the impacts?

General comments

60. Many felt that in an environmentally-constrained area with limited housing stock, homes that are not used by local people are a waste of a scarce resource. The more house prices rise because of the housing shortage, the more attractive houses become to investors and this further compounds the problem. The scarcity of housing then pushes up rents. Wool Parish Council specifically cited families whose grown-up offspring live in parents' garages and spare rooms, while whole families are in homes that are too small because of local house prices. The demographic is then affected when young families are forced to move away and the populations of some places are getting older. As already mentioned above, it is probably slightly unfair to blame high house prices just on second homes. They are clearly a contributor towards lack of affordability, but there are other factors as well, such as an insufficient housing supply to keep up with demographic change, along with low local wages.
61. Several respondents noted 'ghost' streets and villages, where properties are empty for a long time. Some complained of a feeling of isolation, with no or few neighbours. Whilst some cited second homes as a positive on local businesses, others felt that many suffer because of a lack of regular footfall.
62. The combination of a lot of these negative factors seems to result in social division: there is a feeling of resentment from local people who cannot afford to live locally; and many believe that second homeowners do not participate in the community, or are accused of not appreciating the rural way of life.

Key issues and actions

63. Some individuals called for the Council to introduce restrictions, e.g. doubling council tax, or outlawing second homeownership. This is outside of the remit of local planning policy. A suggestion was made for replicating Devon's approach to restrictions. There are restrictions under Section 157 of the Housing Act on ex council houses in designated rural areas, which cannot be used as second homes. The Council is currently looking into whether this could be applied to Purbeck, although this would be through housing, rather than planning, policy. There may be planning policy restrictions in Dartmoor National Park, but the Council would not be able to replicate them because they are based on a government circular that allows national park authorities to restrict homeownership.

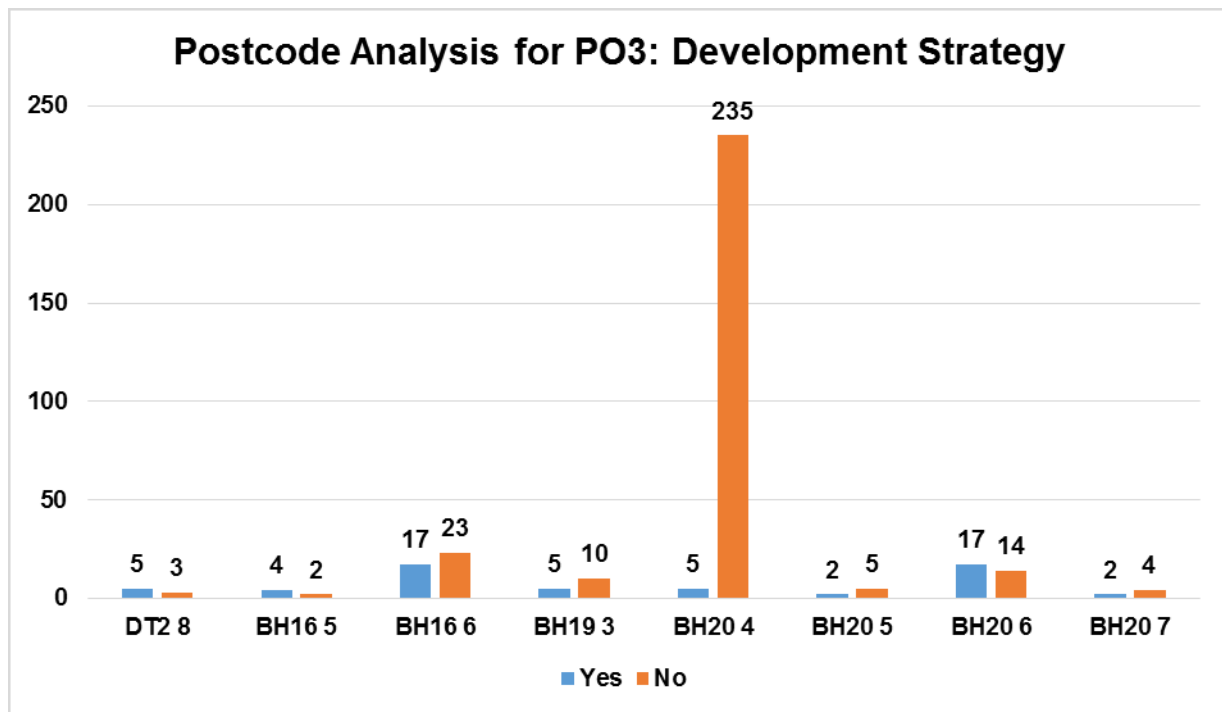
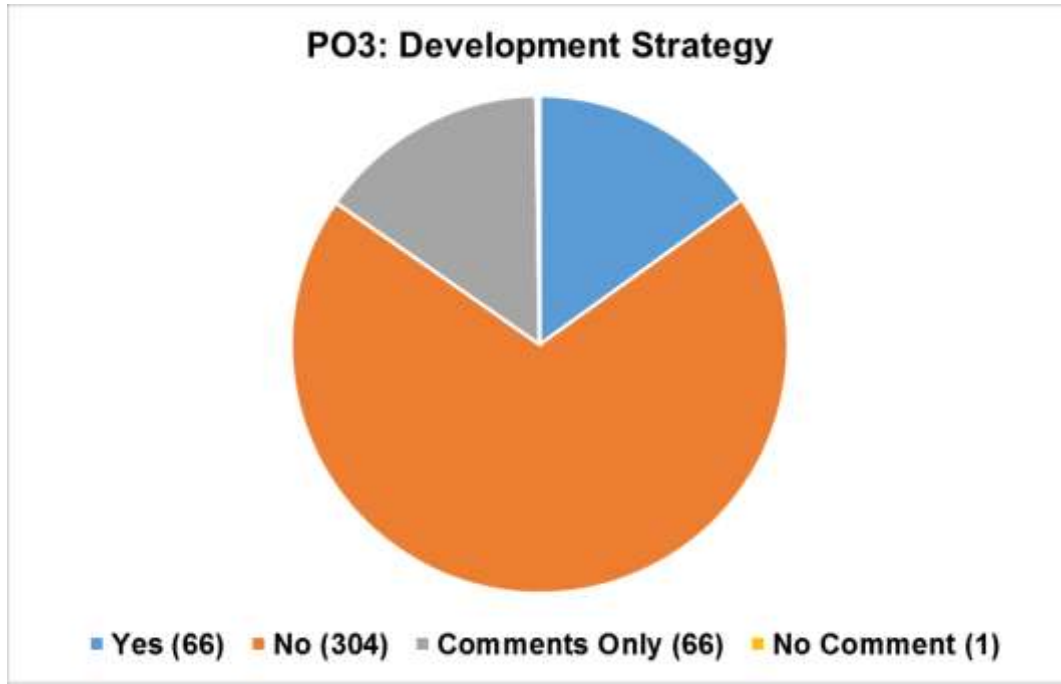
Key action: work with the Council's housing and legal teams to investigate the possibility of restricting the resale of council houses under the right to buy.

64. There were no other key actions identified.

Preferred Option 3 – development strategy

Question: do you agree that the development strategy should be new infrastructure-led with a focus on sustainable locations, wherever possible?

Quantitative results



65. Developers tended to support this option, although their views did largely reflect those whose sites formed part of the option. Several town and parish councils were in

support, but the majority were not. Dorset County Council agreed with the proposal. The majority of individuals were not in support.

Comments

66. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendix 6. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
67. In general, issues raised concerned impacts on landscape (AONB), green belt and infrastructure. Many felt that Purbeck should be looking towards neighbouring councils to deliver its needs and others felt that the strategy lacks fairness, i.e. putting pressure on some communities and not others. These issues are addressed below.

Key issues and actions

68. Some individuals questioned why there is no additional development planned at Bere Regis, which is a key service village. Meanwhile Dorset County Council is promoting the former Bere Regis school and playing fields for development. The PLP1 allocates 50 homes on the edge of Bere Regis, the location(s) for which are to be determined through the Bere Regis Neighbourhood Plan (BRNP). The BRNP is attempting to increase this number to 70 homes, but previous correspondence from Highways England cast doubts as to whether or not additional growth could be accommodated. Through this consultation, Highways England has made a comment regarding its requirement for further information about transport implications generally. The Council considers it essential to provide Highways England with this information. It should include additional analysis of sites around Bere Regis, to see if there is potential for additional development here.

Key action: commission further evidence to set out the immediate transport implications of options, in terms of the strategic road network. This should include looking closer at additional growth potential at Bere Regis.

69. Concerns were raised about meeting the national 'exceptional circumstances' tests for green belt releases and for major development in the AONB. Neither designation is an absolute constraint to development. Councils are allowed to allocate land in both, where development would not harm the purposes of the designations, or, in green belt's case, there is a strong sustainability argument. Both are touched upon in the SHLAA and site selection background paper and green belt sites are discussed in depth in the green belt review. However, the green belt test could benefit from being set out more clearly in either an update to the green belt review, or a new background paper. The Council recognises that it will need to demonstrate exceptional circumstances for releasing AONB land to an inspector and will address this in a separate background paper. In particular, the AONB paper should cite recent inspectors' reports and case law and their implications for AONB development.

Key action: update the green belt review or create a new background paper to explain the 'exceptional circumstances' test and consider safeguarding land for future plans. Recommendations should be considered by the Partial Review Advisory Group.

Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

70. Morden Parish Council would like to see some housing growth in the parish. There are no included SHLAA sites within Morden parish. It would not be possible for the parish council to allocate any development land through a neighbourhood plan because it is green belt. However, the District Council would be happy to help identify land for an allocation or a rural exception site.

Key action: work with Morden Parish Council and the local landowner to identify suitable land for an allocation or a rural exception site.

71. An agent has expressed concern that there is not enough consideration of the potential impacts of development on heritage sites. Heritage is already covered by the SHLAA, but it could be beneficial to carry out a more detailed assessment.

Key action: prepare a background paper to demonstrate how the Council has addressed national planning policy for the historic environment; how the significance of all the affected assets has been understood; and how the site contributes to that significance and the subsequent impact (degree of harm). This should inform: the principle of the allocation; the capacity and strategic design response, including positive improvements / enhancements; and the detail required to be included in the Local Plan if the principle is acceptable.

72. An issue identified in this section that was already acknowledged in Preferred Option 2 (meeting objectively assessed housing needs) related to Purbeck's environmental capacity for additional growth.

Key action: consider commissioning a district-wide environmental capacity study.

73. An issue identified in this section that was already acknowledged in Preferred Option 2 (meeting objectively assessed housing needs) related to the district's capacity for additional windfall development and spreading development more around the district.

Key action: update character area development potential (windfall / infill) study.

74. Some respondents questioned why no development is being proposed at Stoborough. The Council ruled out a site on West Lane through the SHLAA (ref. 6/02/0221) on the basis of land levels and advice from the Environment Agency. The landowner's agent has submitted fresh information for the Council to consider.

Key action: reconsider development at West Lane, Stoborough (SHLAA reference 6/02/0221) in terms of flood risk.

75. The RSPB notes that there is a current lack of detail about the quality, extent and design of SANGs. The stage of plan preparation is such that the finer detail is yet to be drawn up, but the SANGs could be deliverable in principle.

Key action: include further details on SANGs at the next stage of the Partial Review in site templates.

76. An agent noted that the document did not set out any details of phasing, which will be important in order to maintain a five-year supply of housing. Until the Council's strategy is finalised, it would not be possible to do this, but the Council will consider it as the plan progresses.

Key action: include a housing trajectory in the Partial Review pre-submission document to set out how development will be phased and to demonstrate how the Council will maintain a five-year supply.

77. Concerns were raised over air pollution. No environmental organisation, nor the Council's environmental health section, has raised any concerns in this respect. It is mentioned in the Council's Habitats Regulations Assessment, but it is not clear to what extent it takes into account cumulative impacts. It is worth noting that an Environmental Impact Assessment would be required at the planning application stage of sites of 150 or more homes and this would take into account air quality.

Key action: ensure that future iterations of the Habitats Regulations Assessment give clearer consideration to air quality.

78. Borough of Poole Council commented in particular on the need to consider phasing of development (so as not to undermine urban regeneration sites in the borough from coming forward) and a strategic green belt review.

Key action: continue commitment to working closely with neighbouring councils and consider the joint production of evidence, such as a phasing plan and strategic green belt review with BoP.

79. Several respondents questioned why no new homes are allocated in Swanage. Meanwhile, an agent has submitted information regarding the potential development of Herston Fields. There is currently an undetermined village green application for the site and until it is resolved, it is impossible to say if it would be deliverable. However, in case the application is unsuccessful, it would be worth considering the submitted information.

Key action: consider the information submitted in support of allocating land at Herston Fields (SHLAA ref. 6/20/1325).

80. The Dorset and Wiltshire Fire and Rescue Authority have responded summarising the in combination impact of proposed development from the Partial Review and some PLP1 sites on a spatial area basis. The impact ranges from minimal in the south east where low housing numbers are proposed, through moderate in the north east and central spatial area, to significant in the south west spatial area which includes proposed development at Wool and Moreton Station.

Key action: arrange a meeting with the fire authority to discuss the impact in the south west and what, if anything, may be needed to ensure an adequate service is provided.

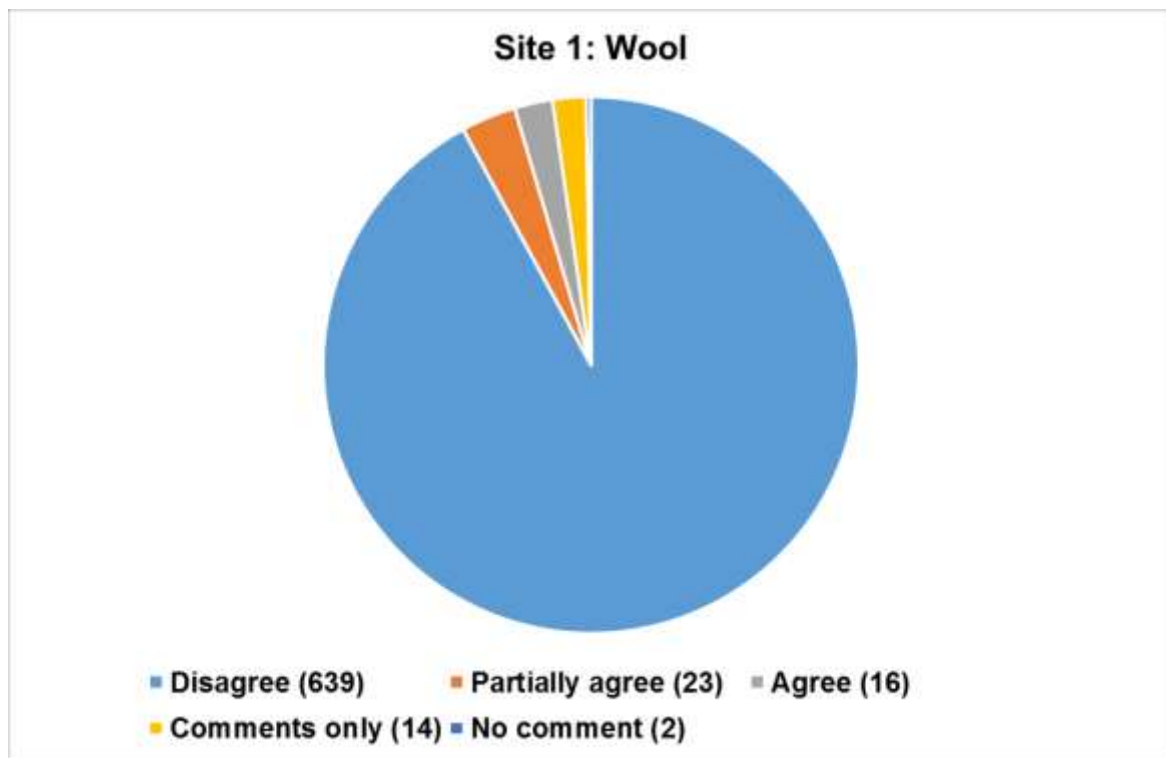
Site 1 - Wool

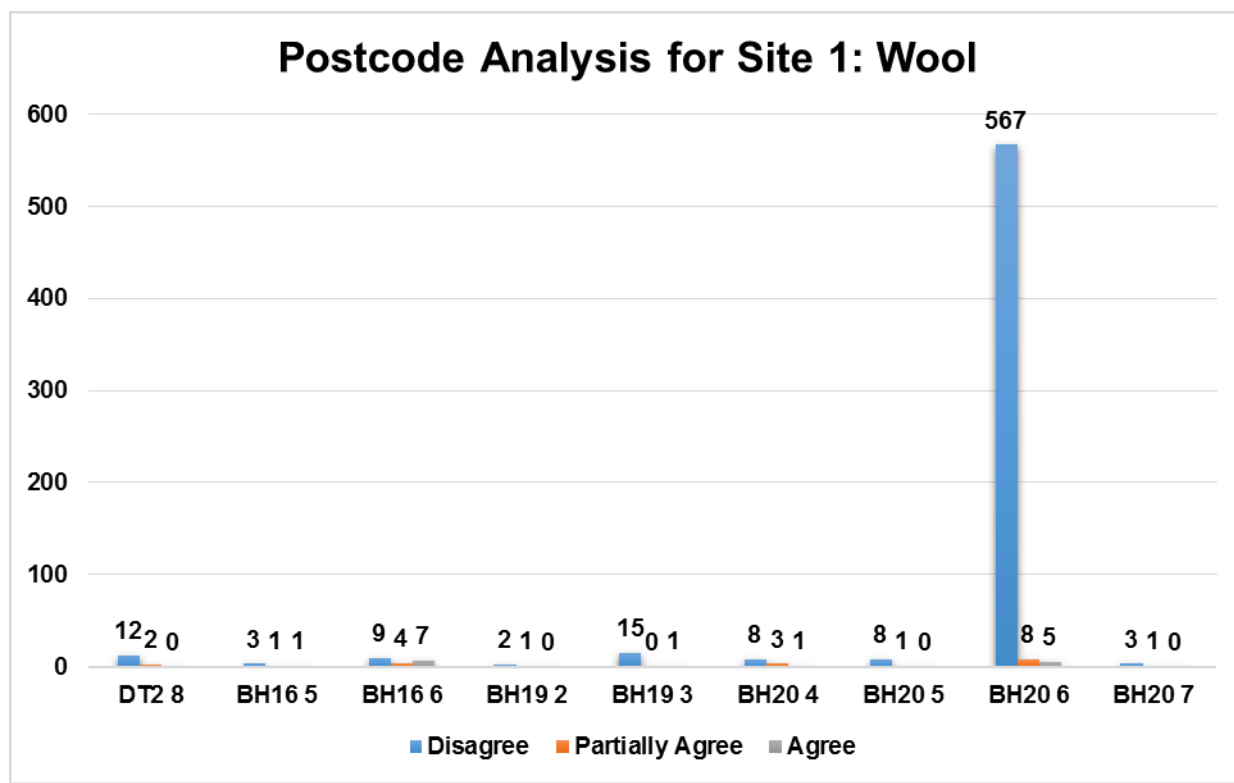
Questions: do you agree or disagree with the Council’s proposals for this settlement?; and

What infrastructure, services and facilities would you like to see alongside the development?

81. In brief, the Council put forward an option for around 1,000 homes on the edge of Wool, which might include small-scale retail, public open space and various community facilities, services and infrastructure.

Quantitative results





82. Some individuals and the Dorset AONB Team agreed to the proposal at this site and some partially agreed. The majority of opposition was from individuals, many of whom responded via a standard, pre-completed response from a local campaign group called WoolRATH (Wool Residents Anti a Thousand Homes). The Woodland Trust, Dorset Wildlife Trust and several town and parish councils disagreed, as did Historic England.

Comments

83. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendices 7-9. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>. It is worth noting that the WoolRATH standard response explicitly excluded any suggestions about desired infrastructure.

84. Many respondents raised concerns about highways, in particular impacts on the level crossing. Dorset County Council Highways has responded to confirm that the impacts of a development of 1,000 homes at Wool could be mitigated. A key other concern was over the number of homes proposed and that there is no such need directly identified for Wool. The Council has a district-wide housing target that has to be delivered in the context of constraints and Wool is one of the least constrained areas of Purbeck. However, section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet. Other concerns were over infrastructure and impacts on the environment. Impacts on both would have to be mitigated, or development would not be allowed.

Key issues and actions

85. There are frequent references in the tables below to the production of a site template. A recurring theme was various suggestions around subjects such as design; tree issues; landscaping; SANG; highways (particularly the level crossing); health, etc. Should this site be taken forward, the Council would include a site template as part of the Partial Review, detailing key requirements. These requirements will also detail infrastructure, services and facilities. The development would then have to comply with the site template.

Key action: should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.

86. A concern was raised about the accessibility of the proposed Suitable Alternative Natural Greenspace (SANG) and its linkage to the development and the rest of Wool. There is a Scheduled Ancient Monument (SAM) between the SANG and the development, which could provide this link. It could also help achieve the requirement for the development to be nitrogen neutral.

Key action: seek confirmation from the developer about linking the SANG to the development and securing the Scheduled Ancient Monument area to improve linkage and allow nitrogen neutrality. This, and key requirements for the SANG, will be in any site templates in the Partial Review.

87. Natural England has raised concerns about the landscape impacts of allocating land to the south west of the Dorset Green roundabout. Natural England does not clarify what these concerns are, although the Council has already voiced some concerns in its Strategic Housing Land Availability Assessment (SHLAA).

Key action: work with Natural England and the developers to ascertain to what extent the site to the south west of the Dorset Green roundabout (SHLAA ref. 6/27/0546) can be developed.

88. Dorset County Council submitted a range of technical comments relating to minerals and education. These detail likely requirements of the development. Of particular note, Dorset County Council Highways cites what at the time was a proposed report to be considered by Dorset County Council Cabinet to formally delete any plans for a Wool bypass. Options should be explored for more deliverable contemporary solutions in conjunction with National Rail, such as relocating the railway station. Since the submission of this comment, Dorset County Council Cabinet has resolved to delete any plans for a bypass. However, it is clear from the highway team's comments that the Council will need to ensure that appropriate transport mitigation measures are provided, if this site is taken forward.

Key action: use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

89. Dorset County Council Highways submitted a Wool transport study as part of its consultation response. Unfortunately, this study was not finalised for publication until after the consultation had started. However, this study can now be added to the evidence base.

Key action: publish the Wool Transport Study in the Council's evidence base.

90. A general comment from Dorset County Council was that residential development at Wool is inextricably linked to the enterprise zone at Dorset Green. It says that whilst the enterprise zone will function without the proposed residential development, there are significant benefits which could be achieved in combination. Therefore, a masterplan is recommended. The Council also believes a masterplan is essential, given the range of issues that need to be linked, e.g. transport, employment and housing.

Key action: take initial steps with the developer to scope a masterplan.

91. Dorset County Council, in its role as lead local flood authority (LLFA), and individuals have raised the issue of surface water drainage problems. The concern is that there should be no off-site worsening of the existing situation as a result of development. The particular problem areas are to the north around Purbeck Gate and the railway. The Council notes these important concerns and will forward the developer's submitted flood risk and drainage report to the LLFA. The Council will need to be confident that these issues can be overcome, if this site is to be taken forward.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the LLFA, and use the updated SFRA to inform the appropriate extent of development, if this site is taken forward. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

92. Historic England voiced concerns under Preferred Option 3 (development strategy) over the degree to which heritage assets have been taken into account. Developers have submitted a Historic Environment Assessment as part of the consultation. This should be forwarded to HE for their attention. It is also worth preparing a background paper on the historic environment, as failure to demonstrate how it has informed the plan could affect its soundness.

Key action: prepare a background paper to demonstrate how the Council has addressed national planning policy for the historic environment; how the significance of all the affected assets has been understood; and how the site contributes to that significance and the subsequent impact (degree of harm). This should inform: the principle of the site allocations; the capacity and strategic design response, including positive improvements / enhancements; and the detail required to be included in the Local Plan if the principle is acceptable.

93. The developer submitted a number of technical studies and supporting information, including a Landscape Visual Appraisal and appendices, European sites appraisal, flood risk and drainage report, ecological deliverability report, utility infrastructure report, SANG report and historic environment assessment. This information will require a critique by specialists.

Key action: forward technical studies to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in the Local Plan Partial Review, should this site be taken forward.

94. Of particular concern to some is that consideration must be given to the ancient woodland in the SANG, in line with the requirements of paragraph 118 of the NPPF. The worry is that opening it to the public could cause damage. The developer has submitted information on ecology and the SANG, whilst Trees for Dorset and members of the public have submitted various technical observations / comments on biodiversity interests locally.

Key action: ascertain if the information submitted would prevent development from coming forward / require mitigation measures to be set out in the plan.

95. Dorset Wildlife Trust commented that it has no direct concerns relating to its reserves or Sites of Nature Conservation Interest in this area, although there are several conservation verges that need to be carefully considered. It is not clear from the comment where these verges are.

Key action: liaise with DWT to determine the location of any conservation verges that are of concern, issues and mitigation required.

96. Concerns were raised over the risk for pollution, particularly for the rivers Win and Frome. This is something that needs to be taken into account in the Council's Habitats Regulations Assessment.

Key action: ensure that the Habitats Regulations Assessment fully takes river pollution into account.

97. A member of the public believes that the UKAEA waste pipeline goes across some of these fields. Magnox and the Nuclear Decommissioning Authority have responded to the consultation, but did not raise it as an issue. However, it is worth verifying with them whether or not this would have an effect.

Key action: enquire with Magnox and the Nuclear Decommissioning Authority as to whether or not development could have an effect on the UKAEA waste pipeline.

98. Some individuals felt that water and waste water would need improving. This was confirmed by Wessex Water, who notes there is no capacity available in the local supply and waste networks for a development of this scale. New off-site network reinforcement will be required for supply services and off site connecting sewers to Wool sewage treatment works, with a new sewage pumping station.

Key action: use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

99. Wool Parish Council believes that existing community amenities need upgrading. However, it is unclear which amenities are being referred to.

Key action: clarify with Wool Parish Council which existing community facilities require upgrading and work with the Parish Council to set out clear requirements for the site within the site template, should this site be taken forward.

100. Elsewhere in the consultation, individuals have raised concerns over the loss of agricultural land. The response was that the Council will update its site selection background paper to make clearer how agricultural land grades are being taken into account. Another previously-raised issue was the feeling that job creation is unproven. A key action identified in this instance was to consider updating the Strategic Housing Market Assessment, which sets the housing target, in light of new data.

Feedback from the Wool consultation event held on 22nd June 2016

101. The Council hosted a consultation event at the D'Urberville Centre and welcomed feedback on post-it notes. Appendix 9 summarises the issues raised. No additional key actions are identified. Other comments relating to Wool were noted at other public consultation events. No additional issues were raised.

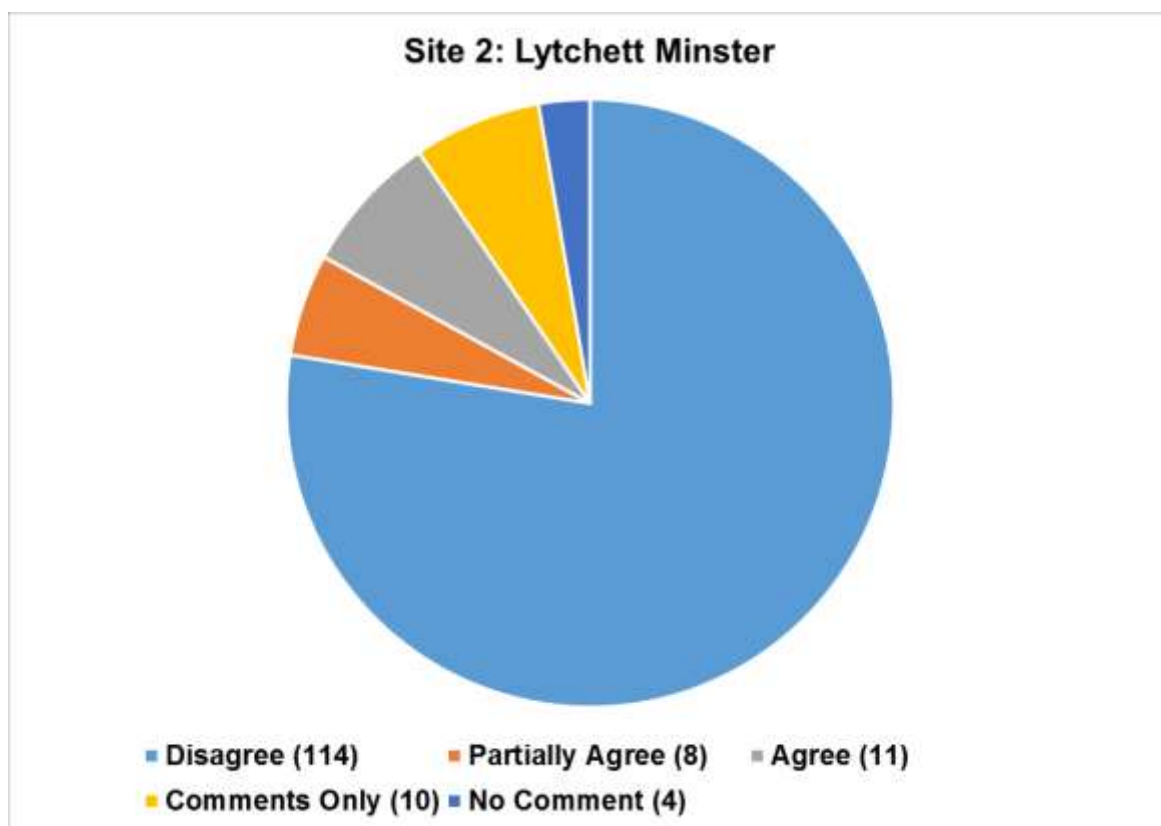
Site 2 - Lytchett Minster

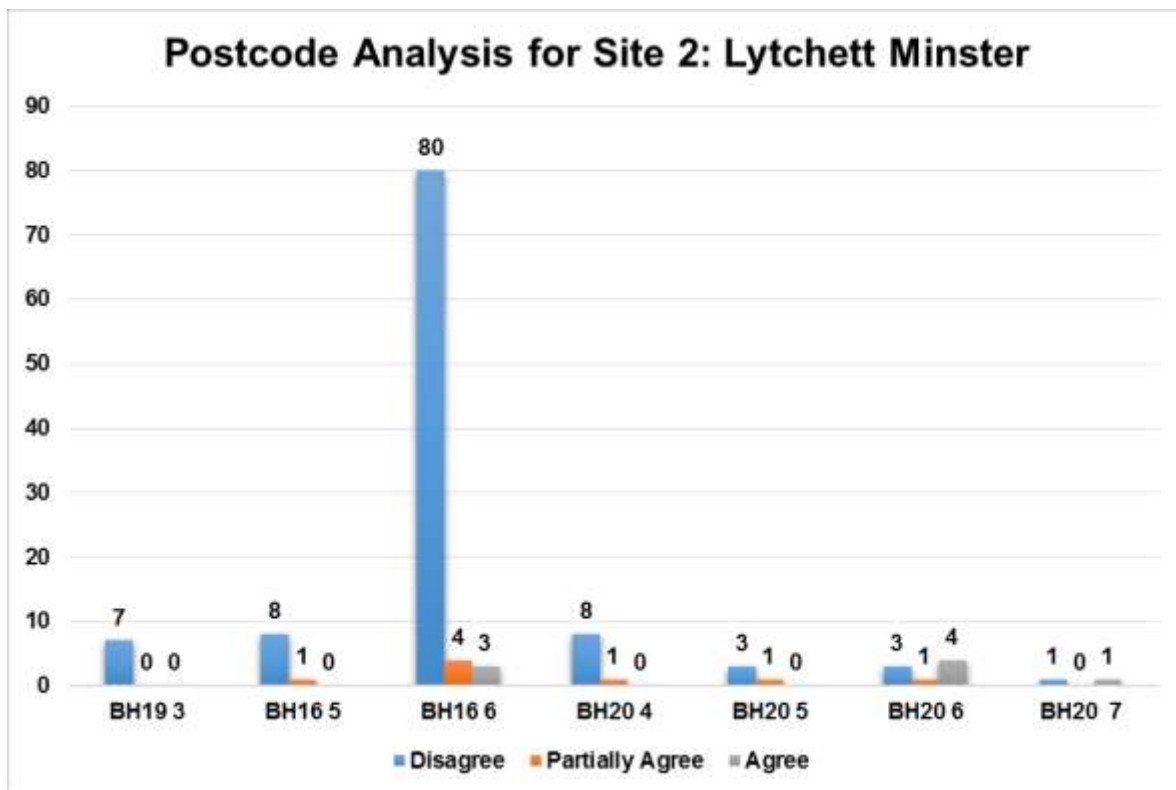
Questions: do you agree or disagree with the Council’s proposals for this settlement?; and

What infrastructure, services and facilities would you like to see alongside the development?

102. In brief, the Council has put forward an option for around 650 homes on the edge of Lytchett Minster, which might include small-scale retail, public open space and various community facilities, services and infrastructure.

Quantitative results





- 103. Most of the responses to this proposal came from individual consultees with the majority objecting. Objections to the site were also noted from Historic England and CPRE, along with a selection of parish councils. Other statutory consultees that commented on this proposal did not chose to respond to this quantitative element of the question.
- 104. It is also worth mentioning that a petition was presented at the Full Council meeting of 10th May 2016 (before the consultation material was published), signed by 161 individuals in Lytchett Minster (97% of village residents) and 27 Upton residents. This was organised by a local pressure group called Lympwatch and included objections on the basis of flood risk; green belt impacts; and the proportional increase to Lytchett Minster that 650 homes would cause.

Comments:

- 105. The consultation drew out several key substantive issues and actions with regards to the proposed development at Lytchett Minster. These are summarised below. For a full summary of other issues raised, please see appendices 10-12. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
- 106. In general, a number of objections were focussed on the volume of homes proposed with particular attention drawn towards the area’s high regard in relation to green belt as well as the significant threat posed by various forms of flooding, but particularly surface water flooding. There was also a concern that any existing or proposed infrastructure would not be able to support such a proposal and if it were able to it would completely change the character of the area. The Council has a district-wide housing target that has to be delivered in the context of constraints. However, the analysis of ‘Preferred Option 2 – Meeting Objectively Assessed Housing Need’ has resulted in actions that

could result in implications for housing numbers. This could have implications for individual sites and therefore the Council has not taken any decisions on this site as yet.

Key issues and actions

107. A number of consultees highlighted the issue of flooding given the geology of the area with the existing village being low lying with a high water table and at significant risk of flooding from various sources, including river, tidal, surface and ground water flooding. The concern was raised that the proposed site is higher and will exacerbate this problem. The importance of understanding and mitigating against all the sources of potential flooding was highlighted, stressing that the Council should seek improvement for the wider community and draw upon all relevant sources of information. While the developer intends to deliver a flood attenuation scheme that will provide improvement for the existing village there are concerns that this will not be possible or be able to be guaranteed. It was also suggested that the flood mitigation proposals should also be assessed by independent professionals.
108. The Council is aware of the flooding issues in the area and the properties which have been flooded. The Council has hosted multi-organisation meetings to discuss and resolve flooding issues and is awaiting the outcome of the Environment Agency commissioned flood study to further inform flooding considerations in this area.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority, and use the updated SFRA to inform the appropriate extent of development, if this site is taken forward. Carefully consider the findings of the Environment Agency commissioned flood study and work closely with the developer to ensure appropriate flood mitigation measures are delivered, should this site be taken forward.

109. Concerns were raised about meeting the national 'exceptional circumstances' test for the release of Green Belt land. When reviewing Green Belt boundaries, and considering the development of that land, local planning authorities should take account of the need to promote sustainable patterns of development. The Council believes this site has strong sustainability benefits. Green Belt release is touched upon in the SHLAA and Site Selection Background Paper and in particular through the Green Belt Review. However, the Green Belt test could benefit from being set out more clearly in either an update to the Green Belt Review, or a new background paper. The Council should also consider identifying safeguarded land for future growth so the Green Belt boundary does not need to be altered at the end of the plan period. While the Council has not identified any safeguarded land for future growth this can be considered before progression onto the next stage of the Partial Review process.

Key action: update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

110. Various issues concerning the SANG were raised by consultees. Some consultees stated that the provision of a SANG was not justification for losing Green Belt land to

development. This is not the purpose of a SANG. The provision of a SANG is to attract residents away from internationally protected heathland, it is not intended to be a form of compensation for the loss of Green Belt land. Consultees were also concerned that the SANG was not in the most appropriate location to meet its required intention. With this in mind discussions are ongoing with Natural England to establish the most suitable location for the SANG so it is easily accessible for residents by foot. In conjunction with SANG discussions the point was also raised to confirm the location for nitrogen neutrality to be secured.

Key action: establish the most suitable location of the SANG in consultation with Natural England and confirm the location for nitrogen neutrality, should this site be taken forward.

111. With regards to mitigating against any possible impact on the heathland and harbour SPAs, the RSPB, Dorset Wildlife Trust and other consultees raised their concern at the proximity of the proposed allocation to the internationally recognised Special Protection Areas. Concern was also raised that the bottom south-west corner of the site falls within the 400 metre heathland buffer zone, and the RSPB objected to this area being included within the proposed housing allocation. Any part of the site that falls within the 400 metre heathland buffer zone may not be used for housing purposes.
112. The RSPB and Dorset Wildlife Trust have also highlighted the need to carry out further investigations on the site with regards to wintering waders and other wetland birds. This is with particular reference to the land forming the very southern part of the proposed allocation as it is low-lying and does support passage and over-wintering birds associated with the Poole Harbour Special Protection Area. The wetland bird interest also suggests that there might be drainage issues relating to this site. This will need assessment should the allocation be progressed.

Key action: liaise with appropriate organisations to ensure an assessment is carried out on the southern-most point of the site with regards to bird sensitivity.

113. In addition to the potential drainage issues highlighted by Dorset Wildlife Trust, Wessex Water has stated that the proposed site will require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the Lead Local Flood Authority. In its response, it also stressed that there is no capacity available in the local supply and waste networks for a development of this scale. New off-site network reinforcement will be required for supply services and off-site connecting sewers to Lytchett Minster sewerage treatment works. Capacity works may also be required at Lytchett Minster sewerage treatment works, which is sited close to environmentally sensitive areas.

Key action: liaise with appropriate bodies with regards to the provision of water supply, sewerage and drainage systems. Ensure that appropriate requirements are set out clearly within the Partial Review, should this site be taken forward.

114. Consultees raised the concern that the proposed development compared to the existing size of village is out of proportion and will destroy the rural community. Consultees also stressed that the existing village is a designated conservation area with listed buildings which are historic assets that should be protected. The Council will ensure that the

conservation area and listed building regulations are still applied and will be taken into careful consideration, especially with regards to the transition from the existing village to the proposed development.

Key action: ensure design of proposed development ties in with existing village and is sympathetic to the setting of the conservation area and listed buildings, should this site be taken forward.

115. Dorset County Council highlighted that the south-western part of the proposed site falls within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA) as designated by Policies SG1 and SG2 of the Bournemouth, Dorset and Poole Minerals Strategy 2014. In accordance with these policies, developers would be likely to be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.

Key action: ensure the necessary minerals assessment is carried out by the developer, should this site be taken forward.

116. With regards to infrastructure provision, one of the key issues raised was with regards to transport. Consultees stressed that public transport to the existing village was insufficient. With this in mind the proposed development provides an opportunity to support sustainable development principles given the proximity to the Bournemouth-Poole conurbation putting less pressure on the A351. This would mean a greater likelihood of using alternatives to the car (bus, bicycle) due to the shorter distances involved. Also the delivery of a development of this size may make delivering public transport more financially viable. Consultees also raised their concerns that a delivery of housing will not be supported by the delivery of necessary transport infrastructure improvements. The Council will ensure that the delivery of housing will be supported by the delivery of necessary transport infrastructure with timing regarding the delivery of infrastructure set out in a S106 agreement. Parking requirements will also be met in accordance with established parking guidelines.

Key action: ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.

117. In addition to concerns over transport, the issue of school places was also raised by consultees. While individual consultees highlighted their concern that local schools were at capacity, this was also supported by Dorset County Council, the lead authority for pupil place planning. It stated that a new primary school may need to be provided and the secondary school would need additional accommodation and further land for playing fields ideally to the north-east of the existing school site. The Council will carefully factor the provision of schools places, and supporting school infrastructure, into the delivery of the development.

Key action: set out requirements for school provision in the Partial Review, should this site be taken forward.

118. As well as the infrastructure requirements already discussed, a number of other infrastructure priorities were also identified by consultees. These included improved medical facilities, shops, community and leisure facilities. Some consultees also demonstrated their concern that improved infrastructure would be to the detriment of existing residents or that it would not even be delivered. The Council will ensure that the delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement, to provide a cohesive and sustainable approach to benefit both the new and existing residents.

Key action: outline infrastructure requirements for the proposed development in the Partial Review accompanied by a comprehensive viability assessment, should this site be taken forward.

119. An additional concern raised was the loss of farmland and associated livelihoods as a result of any possible development, should this potential allocation be taken forward. Though the impact on farmers is not a material planning consideration, the Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer.

Key action: update site selection background paper to make clearer how agricultural land grades are being taken into account.

120. Though there were consultees who were not in favour of any housing development, there were others who were in favour of development but not to the scale proposed given the rural setting, and questioned the validity of the SHMA methodology. The final proposed housing numbers will be put forward in the pre-submission document once all sites have been analysed and the most up to date findings considered. This is considered in the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need'.

Key action: consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

121. Consultees that were in favour of the development highlighted the concern that the village was “dying” and that it needed new young families to revive the area. There was also a concern raised that affordable housing will not be deliverable once flood mitigation and infrastructure has been provided. The SHMA has identified the types of homes that are required and the Council will ensure that the appropriate mix of housing is provided throughout the development, including affordable housing.

Key action: encourage developers to provide an appropriate housing mix as identified by the SHMA. Ensure that development proposals are viability tested.

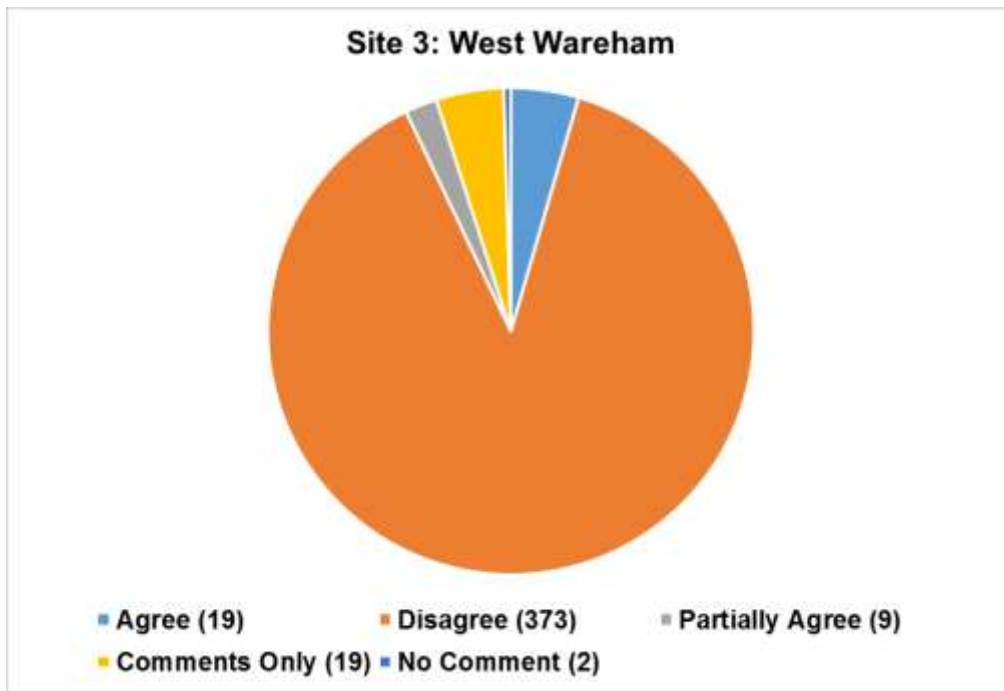
Site 3 – West Wareham

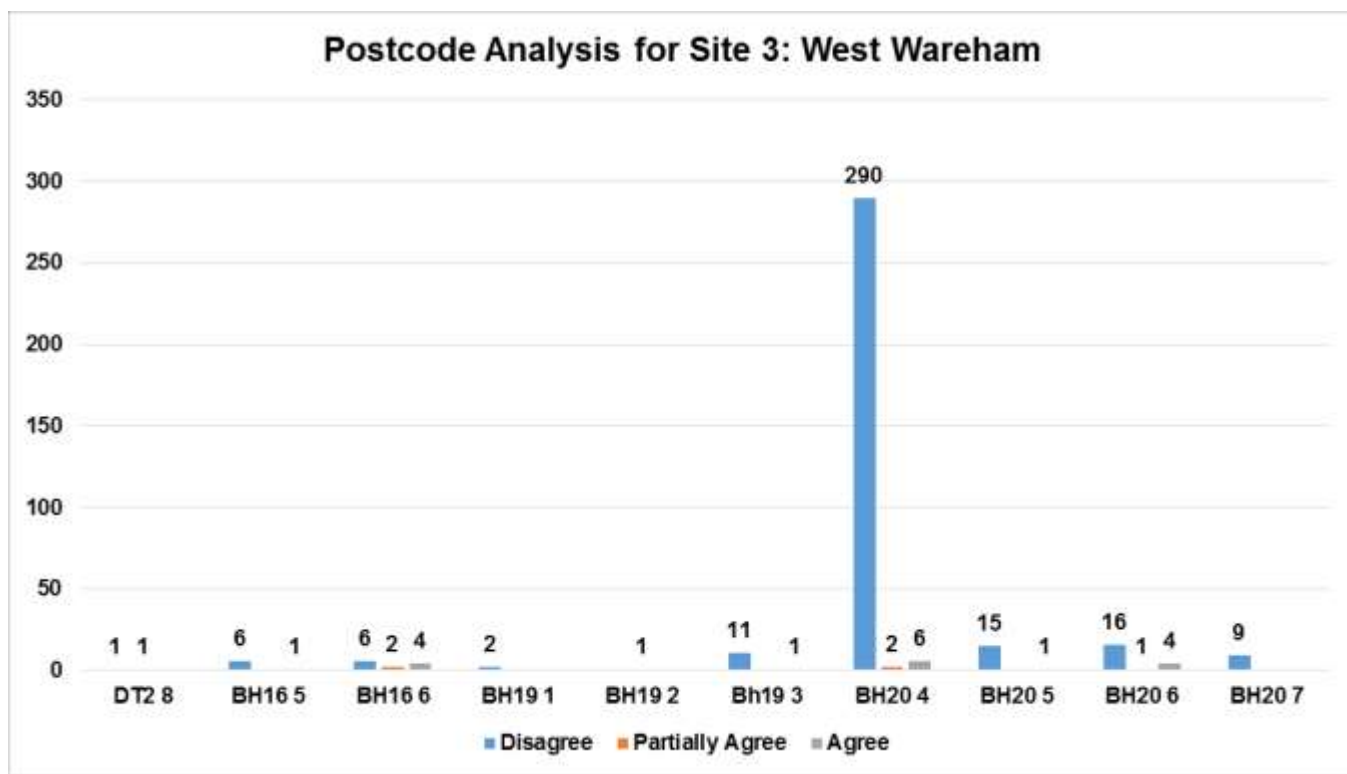
**Questions: do you agree or disagree with the Council’s proposals for this settlement?;
and**

**What infrastructure, services and facilities would you like to see alongside the
development?**

122. In brief, the Council put forward an option for around 500 homes to the west of Wareham, which might include small-scale retail, public open space and various community facilities, services and infrastructure.

Quantitative results





123. No town / parish council who responded agreed with this proposal. The majority of objection came from individuals, who responded via standard, pre-completed response forms from local campaign groups. The Dorset AONB Team also objected.

Comments

124. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendices 13-15. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

125. In general, concerns centred around landscape and townscape impacts, caused by major development in the AONB and 'jumping the bypass'. Other key themes were nature conservation and the functionality of the SANG. Many raised concerns over infrastructure provision. All these issues are discussed in more detail below. It is worth noting that section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.

Key issues and actions

126. There are frequent references in the tables below to the production of a site template. A recurring theme was various suggestions around subjects such as design; tree issues; landscaping; SANG, etc. Should this site be taken forward, the Council would include a site template as part of the Partial Review, detailing key requirements. These requirements will also detail infrastructure, services and facilities. The development would then have to comply with the site template.

Key action: should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.

127. A key issue that was apparent during the issues and options consultation was compliance with AONB policy. This site would constitute major development in the AONB and the developer has sought to address how development here would meet the strict national tests in terms of exceptional circumstances and moderating the landscape impacts. Several parties, including the Dorset AONB Team, feel that development here would not meet the tests and the site should not be taken any further. The developer argues the opposite. The Council could risk having an unsound plan if it drops this site without good reason, so further work is needed to look at AONB sites in Purbeck in the context of the national tests. Whilst AONB is already touched upon in the SHLAA and site selection background paper, the Council recognises that it will need to demonstrate exceptional circumstances for releasing AONB land to an inspector and will address this in a separate background paper. In particular, the AONB paper should cite recent inspectors' reports and case law and their implications for AONB development.

Key action: produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

128. Another key issue that it is vital to overcome is mitigating impacts on the nearby heath. Natural England has agreed in principle a SANG, but has commented during the consultation on concerns over its connectivity and therefore functionality. This is echoed by others, including the Dorset Wildlife Trust, the RSPB and the Council's own Habitats Regulations Assessment. This is a particular concern that will require addressing. The developer has submitted a concept masterplan, which does show links over the railway, for example. However, it is unclear at this stage if the detail on the masterplan would overcome concerns.

Key action: ensure that SANG connectivity issues can be overcome, and set out clear requirements for the SANG in the Partial Review, if this site is taken forward.

129. Dorset County Council has submitted comments in its capacity as education, minerals and highway authority. These advise on various requirements. In addition, First Group has advised that the X54 bus service would need to access the new development. Another bus would probably be needed in the timetable, which would need pump prime funding support.

Key action: use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

130. In addition, Dorset County Council is the lead local flood authority and submitted comments that flood risk and specifically surface water management need to be fully considered to prevent flood risk to the site and any off site worsening. The developer has submitted various technical studies as part of this consultation, but nothing in respect of flooding. This is a key issue that will need to be addressed.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

131. The developer has submitted supporting information, including a highway assessment; transport strategy; HRA plus maps; land use plan; site context plan; images; concept masterplan; landscape visual appraisal; zone of theoretical visibility bare earth; zone of theoretical visibility plan with visual barriers; zone of theoretical visibility plan with visual barriers and proposed planting; landscape visual technical note; and site context photos. The Council will need to seek a formal response on the technical aspects from relevant consultees, to ensure that the Council is happy that any relevant impacts can be mitigated. The developer will need to address any issues.
132. For example, this should include the RSPB, who noted that the HRA raises concerns relating to potential bird disturbance along the lower Frome valley. The developer's HRA contains information on birds, so the Council will ensure that this information is forwarded to the RSPB.
133. It should also include Dorset County Council Highways, as several respondents argued that the site is not a sustainable location for development, for example by virtue of its walking distance from the town centre. Dorset County Council Highways has not objected in principle, and the Council will seek confirmation that Dorset County Council is happy with the developer's submitted transport assessment.

Key action: forward technical studies to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.

134. Wareham Neighbourhood Plan Group believes the SANG is well beyond what may reasonably be required and planning obligations can only be sought where they are fairly and reasonably related in scale and kind to the development. To accept a much larger obligation than necessary would leave the decision open to challenge through appeal or the courts.

Key action: clarify with Natural England if the SANG size in this instance is required.

135. Network Rail and some individuals raised a concern about impacts on the connectivity between north and south Wareham associated with a crossing at Wareham train station. This is seen as an important issue to resolve.

Key action: discuss mitigating impacts on the level crossing at Wareham station with Network Rail and Dorset County Council Highways.

136. Some individuals felt that water and waste water would need improving. This was confirmed by Wessex Water, who notes there is no capacity available in the local supply and waste networks for a development of this scale. New off-site network reinforcement will be required for supply services and off site connecting sewers to an agreed point of connection to the public sewer system.

Key action: use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

137. An individual suggested that there should be off-road links to the SANG from Lytchett Minster and Lytchett Matravers. It could be worth investigating further in terms of wider mitigation strategy as to whether links exist or could be provided. However, development is required to mitigate its own impacts, so the Council would need to be careful not to require anything that is not appropriate.

Key action: investigate to see if there are any existing links or links that could be provided between the SANG and Lytchett Minster / Lytchett Matravers as part of a wider mitigation strategy.

138. An individual has suggested that there should be a Swanage to Wareham commuter train. The Council is already investigating the potential for this.

Key action: work with Dorset County Council to update the Purbeck Transport Strategy.

139. An issue identified in this section that was already acknowledged in Preferred Option 2 (meeting objectively assessed housing needs) related to Purbeck's environmental capacity for additional growth. This resulted in an action to consider commissioning a district-wide environmental capacity study. Another issue identified in this section that was already acknowledged in Preferred Option 2 related to the loss of agricultural land. This resulted in an action to update the site selection background paper to make clearer how agricultural land grades are being taken into account. A further issue identified in the same section related to brownfield and infill development. The Council will update the character area development potential (windfall / infill) study.

Feedback from the Wareham consultation event held on 14th June 2016

140. The Council hosted a consultation event at the Corn Exchange and welcomed feedback on post-it notes. Please note that this event covered West Wareham, as well as land being promoted in North Wareham. Feedback relating to North Wareham is discussed in the report for site 6.

141. The issues raised were predominantly in line with those recorded through consultation responses, such as landscape and townscape impacts. Appendix 15 summarises the issues raised. One additional key action was identified.

142. An individual asked where people will be buried, implying that there is not going to be sufficient space. The Council is looking at cemetery provision through the Partial Review infrastructure plan.

Key action: ensure that the Infrastructure Delivery Plan includes consideration of cemetery provision.

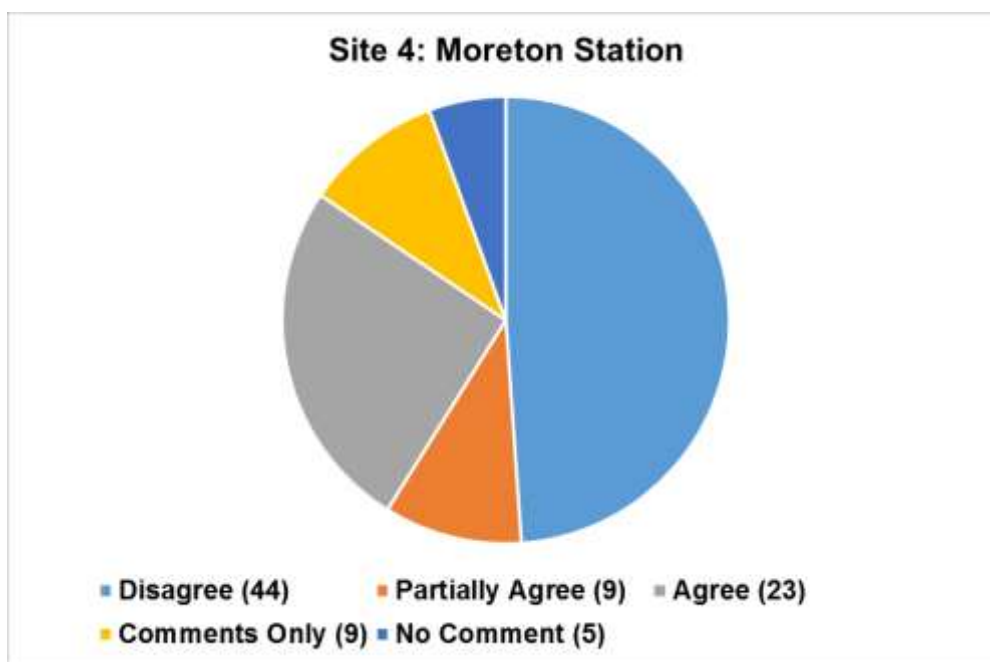
Site 4 – Moreton Station

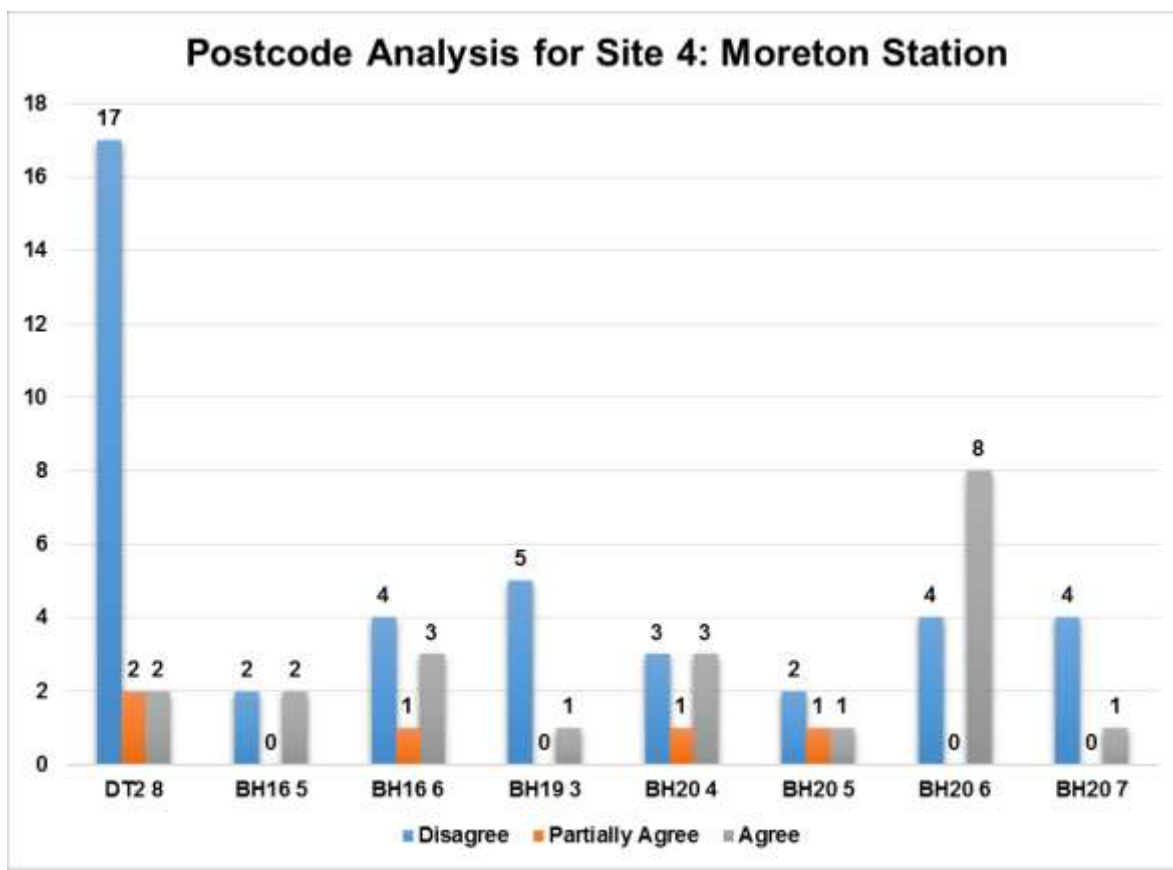
Questions: do you agree or disagree with the Council’s proposals for this settlement?; and

What infrastructure, services and facilities would you like to see alongside the development?

143. In brief, the Council put forward an option for around 500 homes at Redbridge Pit, which might include public open space and various community facilities, services and infrastructure.

Quantitative results





- 144. Agreement or partial agreement came from individuals, agents and two parish councils. Disagreement came from individuals, some parish councils and developers of competing sites. Dorset Wildlife Trust also objected.
- 145. It is also worth mentioning that the Council received a petition on 24th February 2016 (before the consultation started) signed by 169 people from 135 households. The covering note says that 80% of households believe that the Council should only expand Moreton by 10%, but it states that Moreton Parish Council believes this figure should be increased to 13.2%, or 22 homes.

Comments

- 146. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendices 16 and 17. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
- 147. Some of the key issues raised included the number proposed, compared with the size of the existing settlement; the amount of development in the locality arising from housing and employment at Crossways in West Dorset and minerals sites; and the sustainability credentials of Moreton. Infrastructure provision is a key concern. All these issues are discussed below. It is worth noting that section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.

Key issues and actions

148. There are frequent references in the tables below to the production of a site template. A recurring theme was various suggestions around subjects such as design; tree issues; landscaping; SANG, etc. Should this site be taken forward, the Council would include a site template as part of the Partial Review, detailing key requirements. These requirements will also detail infrastructure, services and facilities. The development would then have to comply with the site template.

Key action: should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.

149. Dorset County Council has submitted comments in its capacity as minerals and highway authority. These advise on various requirements. In addition, First Group says the local bus service through Crossways will need to be extended to serve the new development. It would require pump prime revenue funding for the extension of the local bus service.

Key action: use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

150. Dorset County Council Education's comment includes the range of housing numbers consulted on during the issues and options consultation (200-900 homes) and does not relate specifically to the 350 in this proposal.

Clarify Dorset County Council Education's position on 350 homes at Moreton Station. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

151. In addition, Dorset County Council is the lead local flood authority and submitted comments that flood risk and specifically surface water management need to be fully considered to prevent flood risk to the site and any off site worsening. The developer has submitted various technical studies as part of this consultation, but nothing in respect of flooding. This is a key issue that will need to be addressed.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

152. Dorset County Council Highways notes that it may be preferable to also allocate development on the south side of the B3390 towards the railway line (the caravan site) as this would facilitate improved access to the station (SHLAA reference 6/17/1306). Through this consultation, the developer has submitted comments that unbeknown to the Council, the Moreton Estate and the Caravan Club have been in discussions about relocating the club to the north of the settlement to a more suitable site. Discussions with the Council's tree officer show that some trees could be lost (they are not protected). The developer believes the site would be well located for additional station parking. This has been confirmed by the Caravan Club's request for the present club

site to be allocated for development and the club relocated to more suitable land to the north of the settlement. The current Caravan Club site needs a considerable (and costly) upgrade, its facilities are limited and it does not need to be so close to the station.

Key action: reconsider the caravan site's suitability for development through the SHLAA (reference 6/17/1306) and consider relocating the caravan site.

153. Dorset County Council, West Dorset District Council, various parish councils and individuals noted the particular importance for planning comprehensively in the area, given the range of planned and potential development, e.g. housing and minerals.

Key action: continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively planned, and cumulative impacts are fully taken into account.

154. Dorset Wildlife Trust raised concerns about how much of the development appears to lie in the Site of Nature Conservation Interest and that development would prevent a previously agreed restoration scheme from being implemented, which would represent a significant loss of habitat. Although part of the potential SANG area falls within the Site of Nature Conservation Interest, the exact extent of the development area and the SANG are yet to be finalised. Natural England has previously indicated that the concept SANG plan provides the scope for substantial improvement.

Key action: involve Dorset Wildlife Trust in discussions about the potential SANG area, to ensure that impacts on the Site of Nature Conservation Interest can be mitigated.

155. The RSPB says that potential impacts on water quality within the Frome catchment require assessment before this proposal can be commented on fully. This is something that needs to be taken into account in the Council's Habitats Regulations Assessment.

Key action: ensure that the Habitats Regulations Assessment fully takes river pollution into account.

156. Submissions were received about the lack of spread of development around the district. Land availability and constraints mean that spreading development across the district would not be possible. However, it is worth re-looking at potential for infill development to see if there are any additional opportunities. Plus, the Council will be exploring additional potential through options for settlement boundaries (see 'possible additional option – rounding off settlement boundaries').

Key action: update character area development potential (windfall / infill) study.

157. An agent believes that the site is not going to be available for another 10 years and it would take around seven to build, so it should be phased late into the plan period. Information from the developer indicates that workings on the site should end around December 2022. The Council will continue to work with the developer to ensure appropriate phasing.

Key action: include a housing trajectory in the Partial Review pre-submission document to set out how development will be phased and to demonstrate how the Council will maintain a five-year supply.

Feedback from the Moreton consultation event held on 13th June 2016

158. The Council hosted a consultation event at Moreton village hall and welcomed feedback on post-it notes. No comments were received that identified any additional issues or key actions.

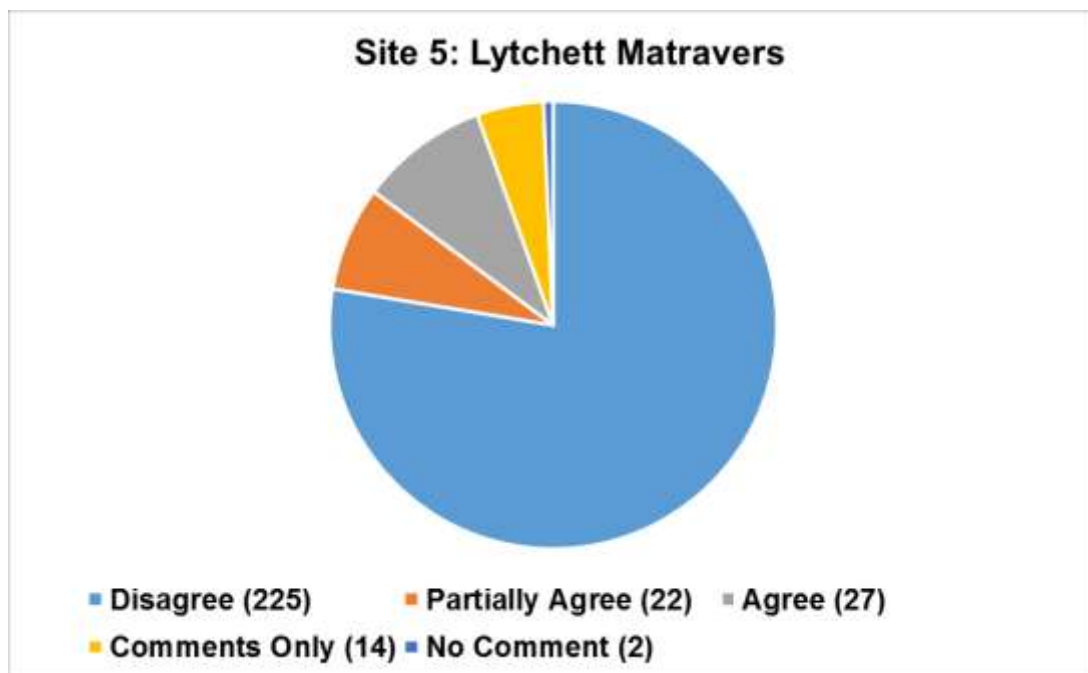
Site 5 – Lytchett Matravers

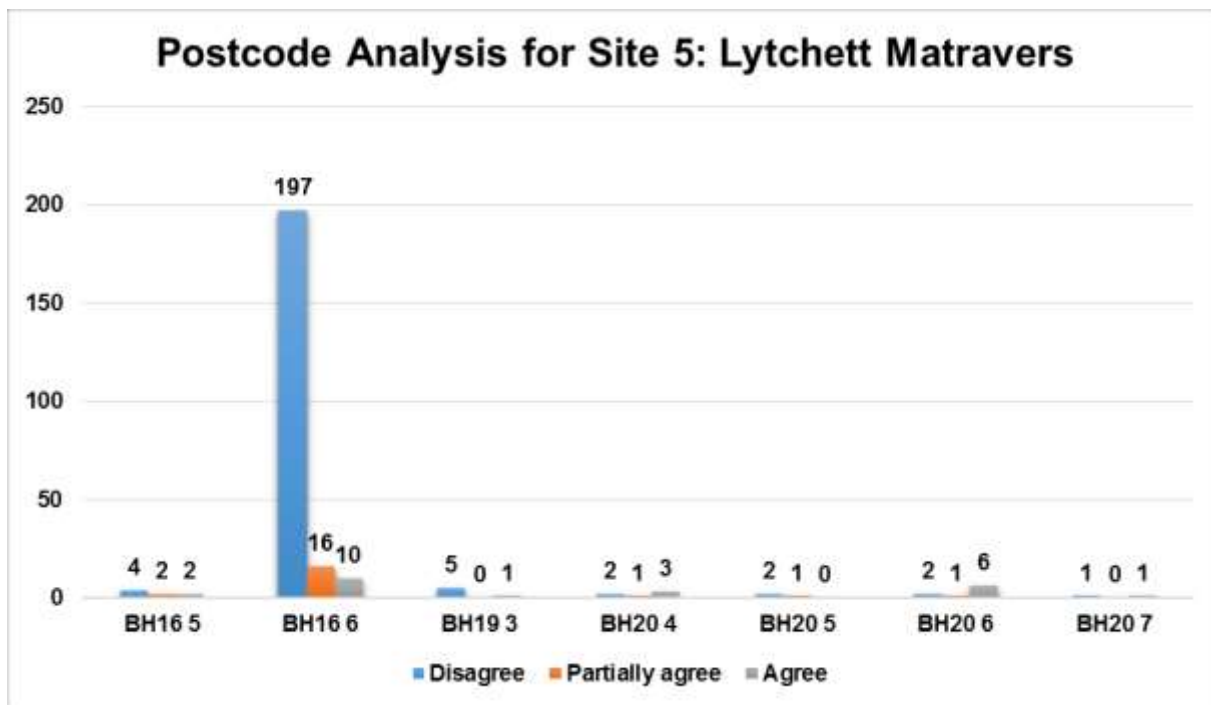
Do you agree or disagree with the Council’s proposals for this settlement?

What infrastructure, services and facilities would you like to see alongside the development?

159. The Council has put forward an option for around 90 homes in north east Lytchett Matravers and around 240 in the south, which totals 330 homes in this location. The Council did not consult on these sites at the Issues and Options stage and therefore currently has less information about their likely infrastructure requirements.

Quantitative results





160. Most of the responses to this proposal came from individual consultees with the majority objecting. Objections to the site were also noted from a selection of parish councils and the Lytchett Matravers Neighbourhood Plan group. There was support from Wareham St Martin Parish Council with partial support from the Dorset Wildlife Trust. Other statutory consultees that commented on this proposal did not chose to respond to this quantitative element of the question.

Comments:

161. The consultation drew out several key substantive issues and actions with regards to the proposed development at Lytchett Matravers. These are summarised below. For a full summary of other issues raised, please see appendices 18 and 19. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

162. In general, a number of objections were focussed on the volume of homes proposed being out of keeping with the existing village in relation to the proposed density of development and rural setting, as well as concerns over the provision of a SANG for the proposed homes in the south of the village. There was also a concern that any existing or proposed infrastructure would not be able to support such a proposal and if it were able to it would completely change the character of the area. The Council has a district-wide housing target that has to be delivered in the context of constraints and Lytchett Matravers is one of the least constrained areas of Purbeck. However, the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need' has resulted in actions that could result in implications for housing numbers. This could have implications for individual sites and therefore the Council has not taken any decisions on the proposals for Lytchett Matravers as yet.

Key issues and actions:

163. One of the concerns raised by consultees was the visual impact that the proposed housing would have on the village and surrounding area, and the secondary impact that this may have on tourism. Some consultees felt the proposed housing numbers are excessive and out of proportion for the village, and would fundamentally change the village's character and rural community. Some of the sites were mentioned in particular due to their raised elevation compared to the surrounding area and the visible impact this may have. With this in mind consultees stated that any development should enhance the environment and that development should take a garden village approach with green spaces, landscaping and planting. Given the individual proposed sites are under separate ownerships there was also concern that this could result in disjointed developments which do not tie in with the village or each other. There was also concern on the effects on the nature of the tree lined roads and mature trees that bound some of the sites.

Key action: ensure the design and landscaping of the proposed development ties in with the existing village and rural setting, should these sites be taken forward.

164. Concerns were raised about meeting the national 'exceptional circumstances' test for the release of Green Belt land. When reviewing Green Belt boundaries, and considering the development of that land, local planning authorities should take account of the need to promote sustainable patterns of development. The Council believes the sites proposed have strong sustainability benefits. Green Belt release is touched upon in the SHLAA and Site Selection Background Paper and in particular through the Green Belt Review. However, the Green Belt test could benefit from being set out more clearly in either an update to the Green Belt Review, or a new background paper. The Council should also consider identifying safeguarded land for future growth so the Green Belt boundary does not need to be altered at the end of the plan period. While the Council has not identified any safeguarded land for future growth this can be considered before progression onto the next stage of the Partial Review process.

Key action: update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

165. Consultees raised their concerns at the loss of fields currently used for recreation purposes. Though the proposed housing would result in the loss of these fields, SANGs would be provided for both the northern and southern sites which would be open greenspaces for residents to use for recreational purposes to attract users away from the protected SPA sites. With regards to the proposed SANGs, Natural England confirm that the north east residential proposals have an acceptable and linked SANG solution. The proposals to the south have no SANG provision but have an in-combination effect meaning a SANG will be required. However, consultees have stressed that opening up access to Green Belt is not sufficient justification for building on it elsewhere. It is important to stress that the provision of a SANG is to attract residents away from international protected heathland, it is not intended to be a form of compensation for the loss of Green Belt land. Consultees have suggested that any SANG provided to the south of the village will be effected by flooding and with this in mind discussions are ongoing with Natural England to establish the most suitable location for the SANG for the proposals to the south. The north east residential proposals may need to secure

nitrogen neutrality whilst the southern proposals will definitely require such an assessment before progressing.

Key action: establish the most suitable location of the SANG in consultation with Natural England and confirm the location for nitrogen neutrality, should these sites be taken forward.

166. With regards to environmental impacts of the proposed developments consultees suggested that the proposed sites have species of newts and brown hare on and if considering road network improvements Wareham Road cannot be widened due to the impact on the species rich hedgerows. Dorset Wildlife Trust has stated that there are no direct concerns relating to Sites of Nature Conservation Interest or DWT Reserves but before the proposed developments are progressed further a full ecological survey and evaluation should be undertaken for the proposed sites and potential SANGs. These should be done at various times of the year to reflect seasonal changes in wildlife interest.

Key action: ensure appropriate ecological surveys have been conducted on site.

167. Consultees that were in support of this proposed site stated that there are no major flooding issues. However, other responses to the consultation raised concerns that the proposed development would increase runoff of water to the lower valley and Lytchett Minster which already suffers from flooding issues. Specific mention was also made to the Flowers Drove site which was stated has a spring in it and during heavy rain the road is flooded. With these potential issues in mind Dorset County Council, the lead local flood authority, has advised that surface water management needs to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with developers to ensure appropriate flood mitigation measures are delivered, should these sites be taken forward.

168. A further issue raised by consultees was that the drainage and sewerage system is already inadequate and needs improving. Particular attention was drawn to properties in south of Lytchett Matravers which experience gurgling toilets/baths following heavy rainfall. Wessex Water has stated that agreed points of connection with local upsizing works for supply and waste services will be needed. The foul sewage pumping station will need to be upgraded with emergency storage and downstream upsizing works also necessary. All sites will require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the lead local flood authority.

Key action: liaise with appropriate bodies with regards to the provision of water supply, sewerage and drainage systems. Ensure that appropriate requirements are set out clearly within the Partial Review, should this site be taken forward.

169. One of the most prevalent points raised by consultees in response to the proposed development at Lytchett Matravers was with regard to transport implications. While some consultees have suggested that the existing transport infrastructure would be able to cope with such growth and that proximity to the conurbation makes the proposal

beneficial with regards to sustainable travel distances, a number of consultees expressed the overarching concern that the existing road network is unable to support such levels of growth. Concerns are that this will result in greater levels of congestion in the area, particularly the impact of parking around school times, and given the nature of the rural roads with insufficient footpath provision having a detrimental impact on the safety of pedestrians. In relation to this, consultees have suggested adopting traffic calming measures with alternative cycle ways and footpaths to key amenities. Access to the proposed sites has also been an issue that consultees have raised, as well as access improvements to the school at pick up and drop off times.

170. Improved public transport provision was also a requested necessity and the size of the proposed development may make delivering public transport more financially viable. Parking and bike storage facilities requirements will also be met in accordance with established guidelines. Dorset County Council has stated that with regards to highways there are no objections in principle to development in this location subject to improvements to pedestrian, cycle and public transport links into Lytchett Minster, Lytchett Minster School, Upton and Poole town centre. A transport assessment will be required to assess the traffic impact of the development.

Key action: ensure appropriate transport mitigation measures are provided alongside the development, should these sites be taken forward.

171. In addition to concerns over transport the issue of school places was also raised by consultees. While individual consultees highlighted their concern that local schools were at capacity this was also supported by Dorset County Council, the lead authority for pupil place planning. They stated that the increase in pupil number brought about by the development would contribute towards a new primary school at Lytchett Minster, as well as towards the Lytchett Minster School. The Council will carefully factor the provision of schools places, and supporting school infrastructure, into the delivery of the development should this site be taken forward.

Key action: set out requirements for school provision in the Partial Review, should these sites be taken forward.

172. As well as the infrastructure requirements already discussed a number of other infrastructure priorities were also identified by consultees. These included improved medical facilities, care services, facilities for young people, shops, community and leisure facilities. Some consultees also demonstrated their concern that improved infrastructure would be to the detriment of existing residents or that it would not even be delivered. The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach to benefit both the new and existing residents.

Key action: outline infrastructure requirements for the proposed development in the Partial Review accompanied by a comprehensive viability assessment, should these sites be taken forward.

173. Finally, with regards to provision of employment uses consultees suggested providing light industrial units for employment to accompany any proposed development as there were insufficient employment opportunities in the village. Some small scale employment may be available in the village but proximity to the conurbation and employment sites

within the district means employment opportunities are available within sustainable travel distances. Nevertheless, the necessary employment requirements will be established for the development when a site template is created.

Key action: outline employment requirements for the proposed development, should these sites be taken forward.

174. Though there were consultees who were not in favour of any housing development there were others who were in favour of development but not to the scale proposed given the rural setting, and questioned the validity of the SHMA methodology. The final proposed housing numbers will be put forward in the pre-submission document once all sites have been analysed and the most up to date findings considered. This is considered in the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need'.

Key action: consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

175. Consultees also stressed that the proposed housing should be for local families at affordable prices/rents. Whilst the Council has no control over who buys the homes, the SHMA has identified the types of homes that are required.

Key action: encourage developers to provide an appropriate housing mix as identified by the SHMA.

176. Consultees questioned why the north-west of the district had not been allocated a similar proportion of housing to the north-east, in particular Bere Regis. In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.

Key action: commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.

Feedback from the Lytchett Matravers consultation event held on 15th June 2016

177. The Council hosted a consultation event at Lytchett Matravers village hall and welcomed feedback on post-it notes.

178. No additional issues or key actions were identified.

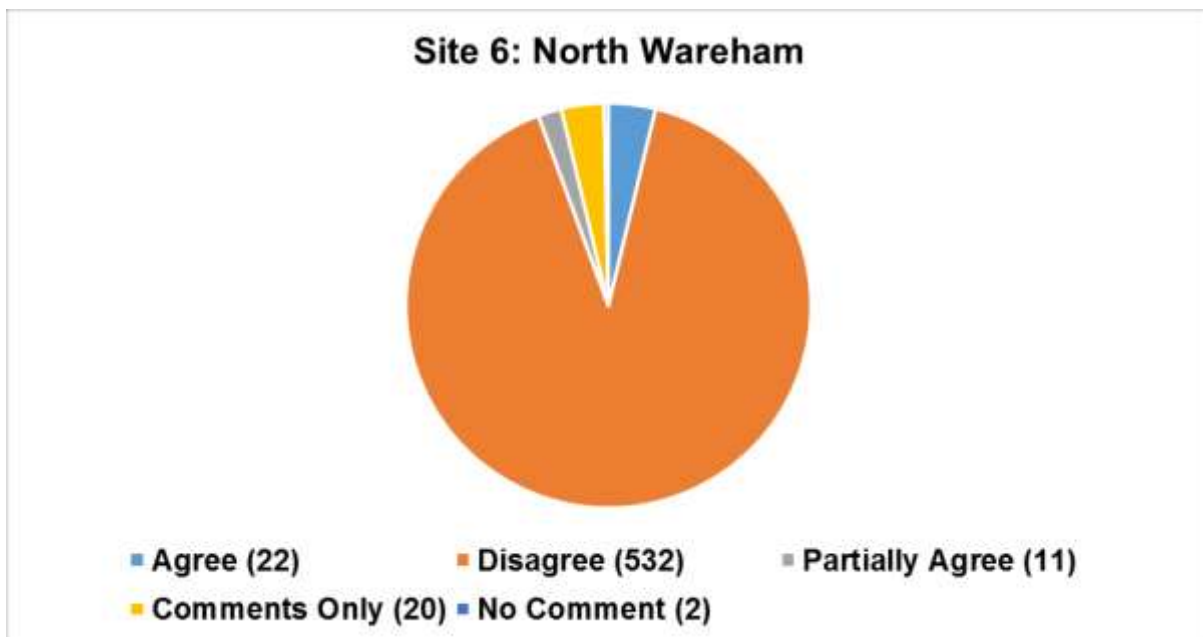
Site 6 – North Wareham

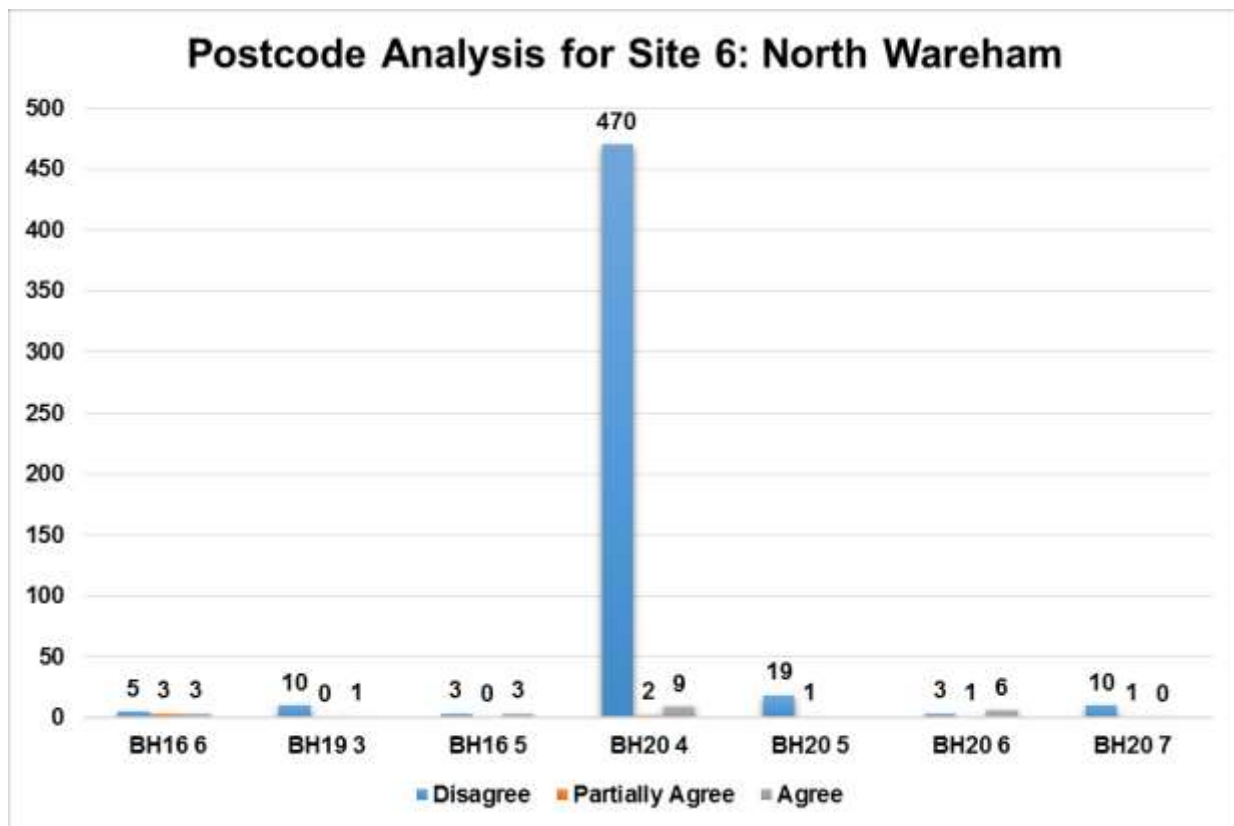
Do you agree or disagree with the Council’s proposals for this settlement?

What infrastructure, services and facilities would you like to see alongside the development?

179. The Council has put forward an option for around 205 homes on the northern edge of Wareham with any allotments lost as a result of this development needing to be replaced. A SANG would also need to be provided and there could be potential for additional employment land.

Quantitative results





Comments

180. The consultation drew out several key substantive issues and actions with regards to the proposed development at North Wareham. These are summarised below. For a full summary of other issues raised, please see appendices 20 and 21. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

181. In general, the most common concern was the loss of the allotments, or relocation, which consultees felt would be just as detrimental given the benefits of the existing site. There was also a concern that any existing or proposed infrastructure would not be able to support such a proposal and if it were able to it would completely change the character of the area. The Council has a district-wide housing target that has to be delivered in the context of constraints. However, the analysis of ‘Preferred Option 2 – Meeting Objectively Assessed Housing Need’ has resulted in actions that could result in implications for housing numbers. This could have implications for individual sites and therefore the Council has not taken any decisions on the proposals for North Wareham as yet.

Key issues and actions

182. One of the most prevalent points raised in response to the North Wareham proposed site is the uncertainty over the future of the allotments. Natural England has objected to the proposed eastern extent of the allocation as it extends into the allotment site. Numerous other objections were also made regarding the potential loss or relocation of the allotments on a number of grounds, as follows:

- Removal of allotments will ruin years of hard work and destroy community spirit.
- Allotments must be located centrally and accessible by foot.
- Allotments are an important source of locally produced food.
- Relocation cannot guarantee quality of land at a different allotment site.
- Gardening through keeping allotments benefits both physical and mental health.
- Keeping allotments where they are is vital to maintain public amenities and open spaces.
- Allotments provide a habitat for the reptiles that live there.
- The existing allotments site is secure and largely contained within housing.

Key action: consider the appropriate extent of the site and the potential impact of the allotments' relocation.

183. Dorset County Council has stated that land south of the A352 and north-west of the railway is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA). On the safeguarded areas developers would be required to undertake an assessment of the potential for mineral development on this site and the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development. The Council will ensure that the developer is aware of this.

Key action: ensure the necessary assessment is carried out by the developer.

184. The consultation response from the Wareham Neighbourhood Plan group suggests that the allocation next to the Household Recycling Centre would be more suited to employment uses and housing for local people could be located on a site not proposed in the plan adjoining Carey Road. The Wareham Neighbourhood Plan group are currently consulting on these options. It will be important to hold discussions with the Wareham Neighbourhood Plan group to ensure the policies being delivered through the respective documents are not contradictory.

Key action: liaise with the Wareham Neighbourhood Plan group with regards to most appropriate use of land in North Wareham.

185. It was suggested that until the current Westgate development on Worgret Road has been completed and the impact has been properly assessed there should be no consideration for further large scale developments. While it is difficult to assess the direct impact of a development, occupancy data may be able to be assessed to gain an understanding of the breakdown of residents occupying the new homes.

Key action: consider assessing occupancy data of the Westgate development.

186. With regards to the general volume of housing proposed, consultees have stated while housing is needed in the district, that the numbers in general are too high and Wareham's share would destroy the character of the town. Consultees have stressed

that just because land is made available does not mean it is in the right place and should therefore be built. With regards to actual housing need and delivery it was suggested that appropriate infill has been adequately seeing the town grow in recent years and large developments on the outskirts are not needed. While some consultees welcome the delivery of housing on smaller sites, primarily through infill/windfall, this would mean the identified housing need would not be met and the district could become susceptible to planning by appeal. Windfall development is included within the housing figures for the Purbeck Local Plan Part 1 up to 2027, and this will be updated to the end of the new plan period.

187. Issues concerning the SHMA methodology have also been raised. The final proposed housing numbers will be put forward in the pre-submission document once all sites have been analysed and the most up to date findings considered. This is considered in the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need'.

Key action: consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

188. With regards to the type of housing being delivered consultees have highlighted a desire for low cost social housing for local people so that young people brought up locally can remain in the area. Other consultees have suggested housing should be terraced to enable more to fit on a smaller site at a lower cost and attractive for first time buyers and families. Ensuring properties are accessible to users with disabilities has also been highlighted by consultees. Whilst the Council has no control over who buys the homes, the SHMA has identified the types of homes that are required.

Key action: encourage developers to provide an appropriate housing mix as identified by the SHMA.

189. The existing importance of trees has been an issue raised by consultees. A particular point of note was that the existing belt of protected oak trees and hedgerow are the natural boundary to the current estate providing a strong edge which if breached would appear encroaching. If housing development were to take place consultees are concerned that these trees will be sandwiched between homes, affecting both the feeding grounds of birds and the trees themselves. Consultees were also concerned that the development of this site would affect the landscape setting of Wareham as the steep slope of the site may be difficult to integrate into the natural topography.
190. Issues were also raised with regards to the industrial estate which is adjacent to the proposed site. The proposed development would mean that Westminster Road Industrial Estate would be totally enclosed by housing and which could result in noise and traffic disturbance which may not be able to be restricted as planning consents go back a number of years. Consultees were concerned that the sustainability appraisal has not addressed this issue. With this in mind the design and layout of any proposed housing will have to be carefully considered so that the wellbeing of future residents is not compromised by their proximity to the existing industrial estate.
191. Consultees stated that Wareham's attraction is that it has small town facilities and atmosphere, and is very close to calm and peaceful countryside. The combination effect

of issues such as those discussed above has had consultees expressing their fear that Wareham will lose its character and become a faceless town. The design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing town and rural surroundings.

Key action: ensure the design and landscaping of the proposed development ties in with the existing town and rural setting. Consider issues of noise and traffic disturbance through a Sustainability Appraisal.

192. There are concerns that the proposed development will have an adverse impact on protected areas and protected species in and near to Wareham Forest. In order to counteract any potential adverse impacts, the site for a SANG has been proposed. However, consultees have raised concerns with the proposals for the SANG stating that it is split by a busy road which has raised fears over the safety of crossing. Residents may also be detracted from walking via the industrial estate to access the SANG if the option of accessing Wareham Forest on foot from Tantinoby Farm is a much more appealing option. As well as the attractiveness of the SANG there are also concerns over whether it will be large enough to draw people to as opposed to nearby protected sites. This is also highlighted in the HRA which raises uncertainty surrounding the general appeal of the proposed SANG given its location next to landfill.
193. Consultees highlighted that the HRA suggests proximity of existing housing is already having a negative impact on the wildlife of protected Wareham Forest sites. With an increase in housing the fear is that this disturbance to wildlife will increase particularly as a result of dog walking. The RSPB has stated that they object to this allocation on the basis that impacts on the nearby SPA cannot be adequately mitigated and further detailed assessment is needed to address these concerns.
194. The land promoter has stated that suitable SANG solutions can be provided given the benefit of significant land holdings. No nitrogen neutrality assessment has been made but this is likely to be delivered by the promoter.

Key action: establish the most suitable location, size and functionality of the SANG in consultation with Natural England and to confirm the location for nitrogen neutrality, should this site be taken forward.

195. Natural England has previously agreed with the promoter that the area east of Bere Road will not extend as far as proposed because of the risk of access into Wareham Forest which will be both closer and more accessible than the SANG. This requires further resolution if the site is to come forward in an acceptable form.

Key action: consider the extent of the proposed housing site to ensure limited impact on protected sites, should this site be taken forward.

196. Consultees have raised concerns that the proposed site is in close proximity to an old tip which has since been covered and has pipes installed to control the gases which are being created underneath. It was stressed that the development is dangerously close to this hazardous environment. With this in mind, environmental health assessments may need to be carried out onsite to ensure there are no possible associated health risks with the nearby former tip.

Key action: discuss with colleagues in Environmental Health if an environmental health assessment is required.

197. With regards to environmental impacts of the proposed developments consultees stated nightjars and bats have been seen and probably live in the farm buildings or the protected oak trees on the boundary of the allotments. It will be important to conduct ecological surveys to establish any possible protected species which may exist on site.

Key action: ensure appropriate ecological surveys have been conducted on site.

198. It has been highlighted that the site, with particular regard to the field at the rear of the industrial estate often floods in heavy rain. Dorset County Council, the lead local flood authority, have advised that surface water management needs to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

199. In relation to water supply and drainage systems concern has been raised at the drainage of surface water from the golf course as well as stressing that the sewerage system is already working to capacity and needs upgrading. With regards to such issues Wessex Water has stated that the site will require separate systems of drainage with surface water disposals to land drainage systems subject to flood risk measures agreed and approved by the Lead Local Flood Authority. The site will also need agreed points of connection with local upsizing works for supply and waste services and capacity at Wareham sewerage treatment works will need review for the period 2020 – 2025.

Key action: liaise with appropriate bodies with regards to the provision of water supply and drainage systems.

200. Whilst considering water related issues, the RSPB has stated that any potential impacts on water quality within the Frome catchment will require full assessment before this proposal can be commented on fully.

Key action: ensure that an appropriate assessment is carried out on water quality impacts within the Frome catchment.

201. Though some consultees have recognised Wareham as a sustainable location given its transport links, transportation issues have been raised as a concern by residents and its resultant impact on air pollution levels. Consultees stated that more housing would add to the already extremely congested A351 and increase the existing traffic and parking issues on the Northmoor estate.

202. Access issues have also been highlighted with concerns that Seven Barrows Road and Fairway Drive are unsuitable access roads as they are currently designed as cul-de-sacs and too narrow in parts. It has been suggested that traffic should access the proposed development directly from Bere Road, not Northmoor Way. Consultees have

also stated that proposed extensions of Northmoor have been refused in the past on impact on existing residents due to vehicular movements and access.

203. While consultees were concerned that there was no capacity for any transport infrastructure improvements others have suggested that the whole road system from Wareham to the Bakers Arms Roundabout needs rethinking such as a bypass from the railway roundabout to the Bakers Arms roundabout.
204. Comments regarding public transport services have also been noted in consultees responses stressing that the Northmoor estate has seen services withdrawn and that a more varied and frequent service to the estate is needed. Given the number of homes proposed this will mean that providing improved public transport services to the Northmoor area may become more financially viable due to the greater number of people using the service. Focusing further on non-car based travel consultees have stressed the importance of high quality and safe cycle and pedestrian links to central Wareham as being essential, and preferably away from roads. Given the distance of the development from the town centre consultees are keen to see these improvements to give suitable alternatives to car based travel.
205. Dorset County Council has stated that there are no objections on transportation grounds subject to improvements to pedestrian, cycle and public transport links into the existing network and town centre, Purbeck School and the railway station, and creation of a new 30mph gateway into Wareham. A Transport Assessment will be required to assess the traffic impact of development, and consultees have stressed that it is important these are done at the busiest times. Dorset County Council Highways has confirmed that the site could be developed satisfactorily in transport terms.

Key action: ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.

206. Related to these transportation concerns is that of accessibility and connectivity. Consultees have stated that access to the town centre is poor with the barriers of the bypass and railway line, in conjunction with the subway being susceptible to flooding during high rainfall. There is a concern that Northmoor will become even more separated if the rail crossing is closed stressing that a proper crossing for the railway is needed for all users to connect North Wareham to the rest of town and that no decision should be made on housing until the future of the crossing is finalised.
207. In response to this Network Rail has stated its key concern is taking forward plans to remove the level crossing on the London side of the station and replace it with a fully accessible alternative. It is important that this is resolved so that any future risk that growth in the area brings to the level crossing is mitigated against and with this in mind discussions are currently ongoing with Dorset County Council.

Key action: ensure the proposed housing site is safely accessible to key areas and that any future risk that growth in the area brings to the level crossing is mitigated against.

208. In addition to concerns over transport and accessibility the issue of school places was also raised by consultees. While individual consultees highlighted their concern that local schools were at capacity this was also supported by Dorset County Council, the

lead authority for pupil place planning. It stated that additional school provision will be necessary suggesting that Wareham St Mary Primary School could be expanded on its existing site and that there would be an impact on numbers at Purbeck School.

Key action: set out requirements for school provision in the Partial Review, should this site be taken forward.

209. As well as the infrastructure requirements already discussed a number of other infrastructure priorities were also identified by consultees. These included improved telecommunications connections, medical facilities, care services, facilities for young people, shops, community and leisure facilities. Some consultees also demonstrated their concern that improved infrastructure would be to the detriment of existing residents or that it would not even be delivered. It was also highlighted that while improvements to the retail offer were suggested this should not detract from retail provision in the town centre. The Council will ensure that the delivery of housing will be supported by the delivery of necessary infrastructure to provide a cohesive and sustainable approach to benefit both the new and existing residents.

Key action: outline infrastructure requirements for the proposed development and consider their effective delivery.

210. Historic England has highlighted that a Bronze Age Round Barrow cemetery lies approximately 166 metres north of the proposed urban extension. The proposed allocation falls within its setting and due consideration is required prior to the principle of development being agreed in the Local Plan. In accordance with NPPF Paragraph 9 and 157 (final bullet point), Historic England has suggested whether there might be an opportunity for development to contribute to potential improvements to these monuments including their condition, interpretation and access, and has advised that the County Archaeologist may be able to assist further.

Key action: liaise with the County Archaeologist to seek opportunities for development to contribute towards potential improvements to scheduled ancient monuments, including their condition, interpretation and access.

211. Consultees questioned why Bere Regis had not been allocated a proportion of housing. In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.

Key action: commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.

212. Concerns were raised about meeting the national 'exceptional circumstances' test for the release of Green Belt land. When reviewing Green Belt boundaries, and considering the development of that land, local planning authorities should take account of the need to promote sustainable patterns of development. The Council believes the sites proposed have strong sustainability benefits. Green Belt release is touched upon in the SHLAA and Site Selection Background Paper and in particular through the Green Belt

Review. However, the Green Belt test could benefit from being set out more clearly in either an update to the Green Belt Review, or a new background paper. The Council should also consider identifying safeguarded land for future growth so the Green Belt boundary does not need to be altered at the end of the plan period. While the Council has not identified any safeguarded land for future growth this can be considered before progression onto the next stage of the Partial Review process.

Key action: update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

213. It was stressed that distances to utilities should be more accurately described, with measurements provided, as comments could be misleading to decision makers.

Key action: consider including approximate distance measurements in future reports.

214. The land promotor stressed that the final detail of the allocation boundary should be reviewed following consideration of the benefits of including additional land in the same ownership to the north, which can improve the site access, increase the capacity of the allocation and enable the relocation of the existing allotments. If this site is taken forward, the extent of the proposed housing site, including the future of the allotments, will be carefully considered before being finalised in the pre-submission document.

Key action: consider additional land to the north if this has not already been considered.

215. Wareham Town Council has stated that land further south (either side of Carey Road) was originally included in the 2015 SHLAA but is not included in the 2016 update on landscape grounds, despite not being in the AONB.

Key action: consider revisiting the SHLAA to address landscape comments and consider whether any further assessment is need.

216. It was highlighted that the reasons for rejecting plans of an extension in the past still exist today. It is important to establish whether or not this is the case.

Key action: establish reasons for rejecting past plans and whether they are still applicable today.

217. A consultee proposed a new site on the north side of Carey Road within a valley that could be used for housing for local needs.

Key action: investigate Carey Road site further to consider the potential suitability of the site.

218. The response from Wareham Town Council stated that the Sustainability Appraisal has not been thorough enough as aspects such as the impact on the allotments and possible issues siting housing close to existing employment have not been highlighted.

Key action: consider updating the Sustainability Appraisal to reflect the points raised.

Feedback from the Wareham consultation event held on 14th June 2016

219. The Council hosted a consultation event at Wareham Corn Exchange and welcomed feedback on post-it notes.

220. No additional issues or key actions were identified.

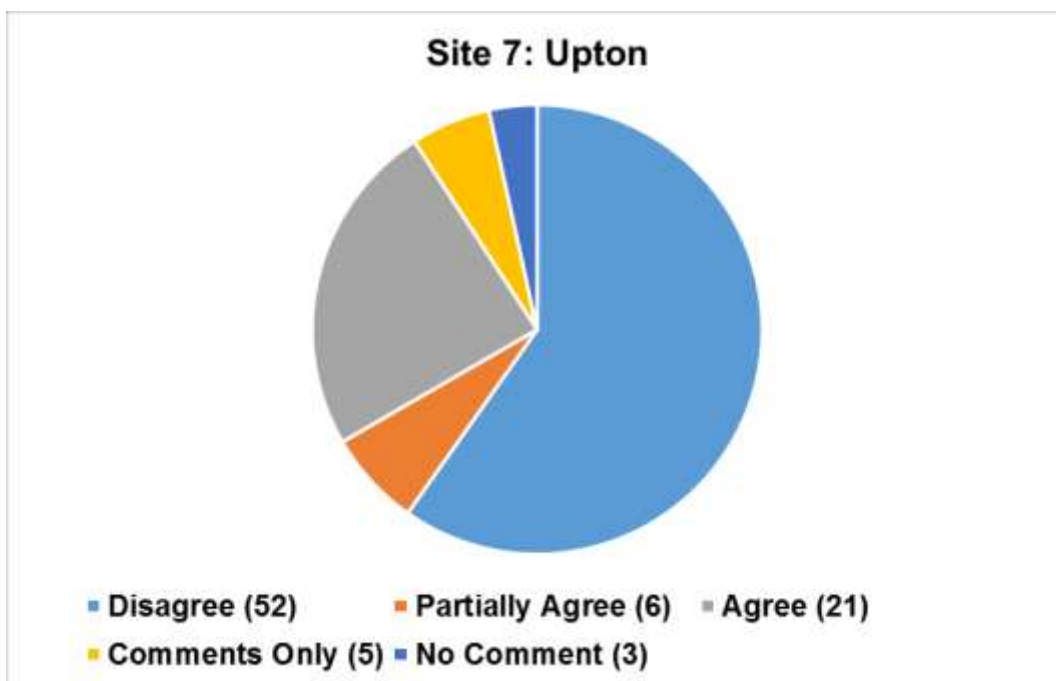
Site 7 – Upton

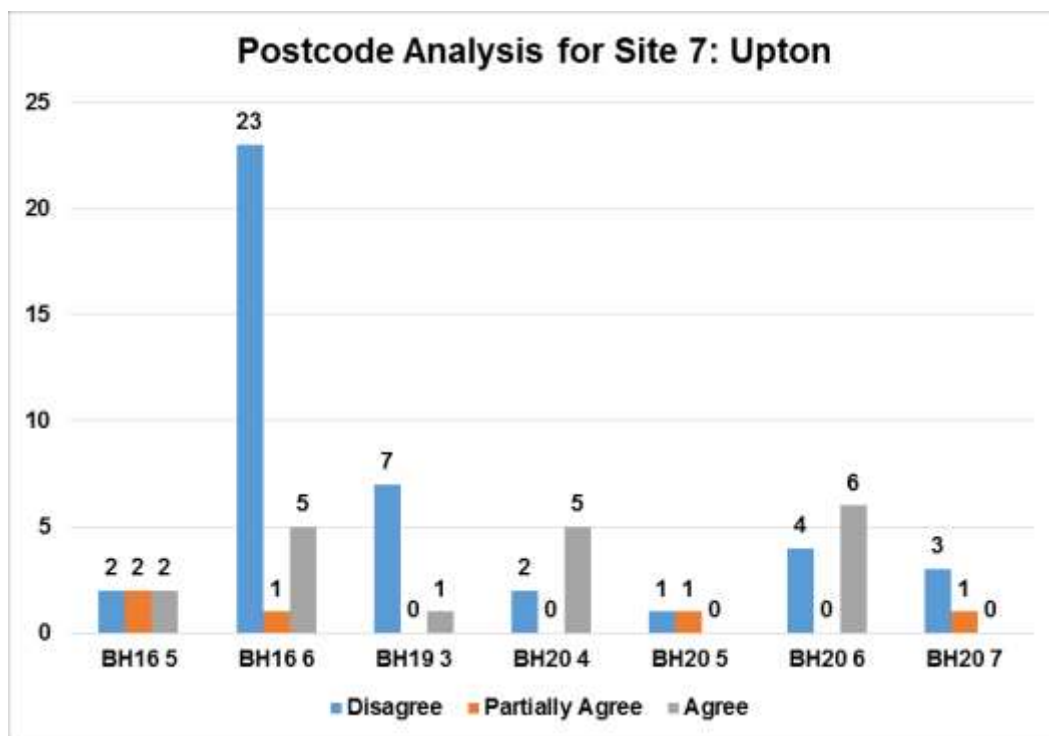
Do you agree or disagree with the Council’s proposals for this settlement?

What infrastructure, services and facilities would you like to see alongside the development?

221. The Council has put forward an option for around 100 homes which would adjoin an existing site to the north, which is already allocated through the Purbeck Local Plan Part 1 for 70 homes. The Council did not consult on this site at the Issues and Options stage and therefore currently has less information about their likely infrastructure requirements.

Quantitative results





222. Most of the responses to this proposal came from individual consultees with the majority objecting. Objections to the site were also noted from a selection of parish councils and CPRE. There was support from Wareham St Martin Parish Council and from the Dorset Wildlife Trust. Other statutory consultees that commented on this proposal did not chose to respond to this quantitative element of the question.

Comments:

223. The consultation drew out several key substantive issues and actions with regards to the proposed development at Upton. These are summarised below. For a full summary of other issues raised, please see appendices 22 and 23. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

224. In general, concerns were raised with regards to the proximity of the site to the bypass and the detrimental effect this could possibly have, as well as causing Upton to encroach further into the countryside and closer to Lytchett Minster. There was also a concern that any existing or proposed infrastructure would not be able to support such a proposal and if it were able to it would completely change the character of the area. The Council has a district-wide housing target that has to be delivered in the context of constraints. However, the analysis of ‘Preferred Option 2 – Meeting Objectively Assessed Housing Need’ has resulted in actions that could result in implications for housing numbers. This could have implications for individual sites and therefore the Council has not taken any decisions on the proposals for Upton as yet.

Key issues and actions

225. Consultees have raised their concerns at the visual impact of the site and the character of the area being affected by the proposed development. The affect that this could have on the tourist appeal of Purbeck has also been highlighted given the westward spread

of the conurbation to the detriment of the visual impact of the gateway to the Purbecks. To mitigate any potential detrimental impact of the development, the design and landscaping of the proposed housing will be carefully considered so that it ties in with the existing rural surroundings.

Key action: ensure the design and landscaping of the proposed development ties in with the existing rural setting, should this site be taken forward.

226. Concerns were raised about meeting the national 'exceptional circumstances' test for the release of Green Belt land. When reviewing Green Belt boundaries, and considering the development of that land, local planning authorities should take account of the need to promote sustainable patterns of development. The Council believes the sites proposed have strong sustainability benefits. Green Belt release is touched upon in the SHLAA and Site Selection Background Paper and in particular through the Green Belt Review. However, the Green Belt test could benefit from being set out more clearly in either an update to the Green Belt Review, or a new background paper. The developer, Wyatt Homes, has suggested that the Council should consider identifying safeguarded land for future growth so the Green Belt boundary does not need to be altered at the end of the plan period. While the Council has not identified any safeguarded land for future growth, this can be considered before progression onto the next stage of the Partial Review process.

Key action: update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

227. With regards to employment space it was questioned whether any employment use is required given the rate at which offices are turning to flats in Poole. Given the conversion of office space to flats the provision of employment space is an important consideration. However, the allocation is in close proximity to employment opportunities in the conurbation.

Key action: consider the proportion of employment space required, should this site be taken forward.

228. The relationship between the proposed development and the adjacent bypass was also highlighted by consultees. It was mentioned that the development should be appropriately screened from the bypass through tree planting and that the mitigation of noise and air pollution should also be carefully considered.

Key action: ensure any possible noise and pollution impacts from the bypass are mitigated against and to ensure appropriate screening is established, should this site be taken forward.

229. Various issues concerning the SANG were raised by consultees. Firstly, it was stressed that there were few open spaces left in Upton. The provision of a SANG will provide a large area of open green space which new and existing residents will be able to utilise for recreational purposes. Approaching the SANG from a differing perspective consultees also highlighted the importance of habitat creation accompanying the

proposed development. Taking this into consideration Dorset Wildlife Trust stated that the SANG has significant potential to enhance the existing wildlife interest in the area. Consultees also stressed that the SANG should be in an appropriate useable condition prior to occupation of the development. The developer, Wyatt Homes, through its consultation response, has assured the Council that the SANG provision will be well established prior to first occupation. The developer has also stated that given the proximity of the development to the conurbation it would be logical to extend the development to include land between the proposed site and the proposed SANG so that it is adjacent to the development, and in turn the proposed SANG can be extended to the east. While it has been questioned whether the SANG can successfully mitigate for both the existing consented scheme and the proposed allocation, Natural England has confirmed that the site can come forward with further details to be agreed regarding the SANG and nitrogen neutrality arrangements.

Key action: assess whether extending the site is necessary and to establish the most suitable extent of the SANG in consultation with Natural England and to confirm the location for nitrogen neutrality, should this site be taken forward.

230. Linked to SANG provision and its role in attracting people away from protected sites, the RSPB and individual consultees raised their concern at the risk of increased public access and resultant disturbance to the Poole Harbour SPA due to its proximity to the development. As a result of this the RSPB would look to restrict public access to areas where impacts can be avoided or successfully mitigated.

Key action: liaise with the RSPB with regards to public access to the SPA.

231. The RSPB has also stated that the site includes land that is used occasionally by passage and over-wintering birds associated with the Poole Harbour SPA. Concern has also been raised by consultees on the loss of the existing parkland fields and their associated wildlife.

Key action: ensure appropriate ecological surveys have been conducted on site and liaise with appropriate organisations to carry out an assessment of over-wintering birds on the site.

232. Consultees highlighted the issue of flooding stressing that the site was susceptible to different forms of flooding and that any proposed development will exacerbate this. A suggestion through the consultation was that the land level should be raised to prevent new properties being flooded. The Council has been advised by Dorset County Council, the lead local flood authority, that surface water management needs to be fully considered to prevent flood risk to these sites, and any off site worsening.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered, should this site be taken forward.

233. One of the issues raised in response to this site was the possibility of a new sewage pumping station being required. Whilst Wessex Water has offered comments on most of the sites, it has not made any comments with regards to this proposed allocation.

The Council will ensure that the necessary sewerage infrastructure works are established prior to the site being progressed further.

Key action: liaise with Wessex Water to establish any sewerage infrastructure implications, should this site be taken forward.

234. With regards to infrastructure provision, one of the key issues raised was with regards to transport. Consultees stressed that public transport links would need to be made to the proposed site. With this in mind the proposed development provides an opportunity to support sustainable development principles given the proximity to the Bournemouth-Poole conurbation putting less pressure on the A351. This would mean a greater likelihood of using alternatives to the car (bus, bicycle) due to the shorter distances involved. Consultees also raised their concerns that the delivery of housing will not be supported by the delivery of necessary transport infrastructure improvements. The Council will ensure that a transport assessment is carried out to assess the traffic impact of the development, including suitable points of access, and as a result outline transport infrastructure requirements for the proposed development. Parking requirements will also be met in accordance with established parking guidelines.

Key action: ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.

235. As well as concerns regarding the road network, the pedestrian network and its usability and accessibility to certain areas has also been highlighted by consultees. One particular concern was the difficulty in crossing the railway line and the desire to have a railway crossing with safe pedestrian walkways. It was also suggested that the bridge under the A31 at the end of Slough Lane and Watery Lane needs opening up to allow residents to walk along the by-way to Lytchett Minster.

Key action: seek opportunities to enhance walkable connections to neighbouring settlements and ensure the proposed housing site is safely accessible to key areas, should this site be taken forward.

236. In addition to concerns over transport, the issue of school places was also raised by consultees. While individual consultees highlighted their concern that local schools were at capacity this was also supported by Dorset County Council, the lead authority for pupil place planning. It stated that a new primary school would be needed to support the housing coming forward in Lytchett Minster and Upton. The Council will carefully factor the provision of schools places, and supporting school infrastructure, into the phased delivery of the development.

Key action: set out requirements for school provision in the Partial Review, should this site be taken forward.

237. As well as the infrastructure requirements already discussed, a number of other infrastructure priorities were also identified by consultees. These included improved medical facilities, care services, shops, community and leisure facilities. Some consultees also demonstrated their concern that improved infrastructure would be to the detriment of existing residents or that it would not even be delivered. The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106

agreement to ensure a cohesive and sustainable approach to benefit both the new and existing residents.

Key action: outline infrastructure requirements for the proposed development in the Partial Review accompanied by a comprehensive viability assessment, should this site be taken forward.

238. Though there were consultees who were not in favour of any housing development there were others who were in favour of development but not to the scale proposed given the rural setting, and questioned the validity of the SHMA methodology. The final proposed housing numbers will be put forward in the pre-submission document once all sites have been analysed and the most up to date findings considered. This is considered in the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need'.

Key action: consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

239. Wyatt Homes discussed the Sustainability Appraisal and stressed that SANG provision will be well established prior to first occupation and it is not clear why it has scored a minus in the short term. It was also stated that a minus rating was not justified for landscape or Green Belt either. It was questioned whether the Sustainability Appraisal's scoring had failed to take account of the approved bund facing across the dual carriageway to Lytchett Minster. It was also stressed that the slight minus rating for pollution and consumption of natural resources should not be equal to sites located further from local facilities and the conurbation as a whole.

Key action: review the Sustainability Appraisal and consider whether any changes are needed in light of the points raised.

Feedback from the Lytchett Minster and Upton consultation events held on 20th and 27th June 2016

240. The Council hosted a consultation event at Lytchett Minster Rugby Club and St Dunstan's Church and welcomed feedback on post-it notes.

241. No additional issues or key actions were identified.

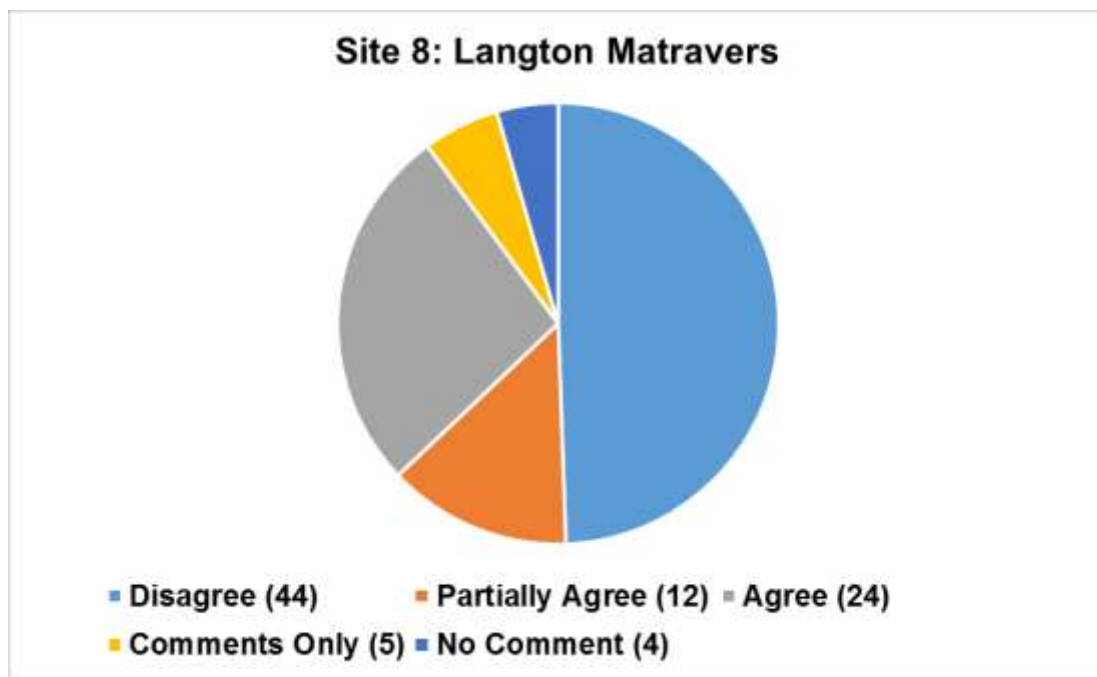
Site 8 – Langton Matravers

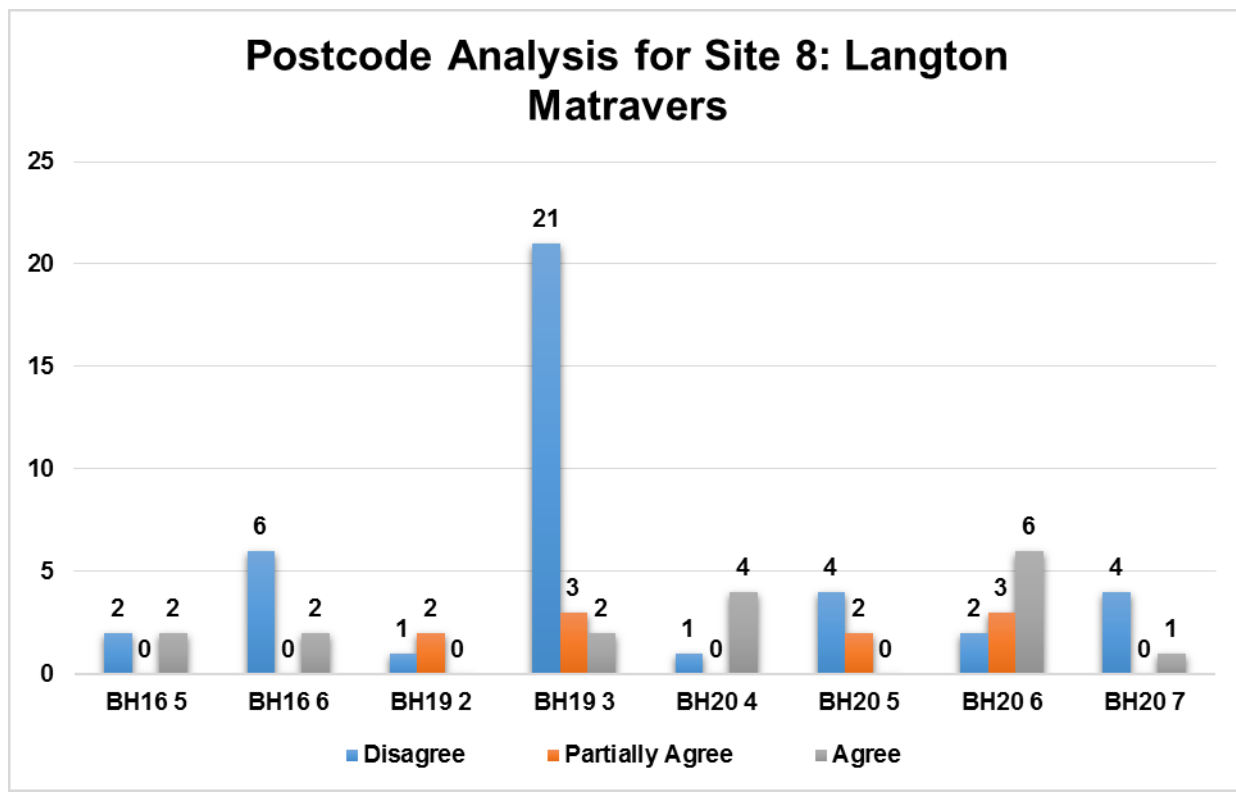
Questions: do you agree or disagree with the Council’s proposals for this settlement?; and

What infrastructure, services and facilities would you like to see alongside the development?

242. The Council put forward an option for around 40 homes in this location.

Quantitative results





243. Those in agreement were mostly individuals. Several individuals partially agreed, as did the Dorset Wildlife Trust and the Dorset AONB Team. Objections were received from individuals and several town / parish councils.

Comments

244. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendices 24 and 25. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

245. In general, concerns were raised over wildlife, building in the AONB, drainage and infrastructure. All these issues are discussed in more detail below. It is worth noting that section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.

Key issues and actions

246. There are frequent references in the text below to the production of a site template. A recurring theme was various suggestions around subjects such as landscaping and trees. Should this site be taken forward, the Council would include a site template as part of the Partial Review, detailing key requirements. These requirements will also detail infrastructure, services and facilities. The development would then have to comply with the site template.

Key action: should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.

247. Dorset County Council has submitted comments in its capacity as education, minerals and highway authority. These advise on various requirements.

Key action: use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

248. In addition, Dorset County Council is the lead local flood authority and submitted comments that flood risk and specifically surface water management need to be fully considered to prevent flood risk to the site and any off site worsening. The developer has submitted various technical studies as part of this consultation, but nothing in respect of flooding. This is a key issue that will need to be addressed.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

249. AONB is a key issue here and the Council recognises that it will need to demonstrate to an inspector it has considered if the national exceptional circumstances tests for releasing AONB land apply. This will be done through a separate background paper. In particular, the AONB paper should cite recent inspectors' reports and case law and their implications for AONB development. There is a planning history associated with this site with refusals relating to impacts on the AONB, but to date these have not been tested at appeal. The most recent refusal cites the excessive amount and form of development as harmful to the AONB, not an outright objection in principle. The AONB Team has voiced concerns, but it would be difficult to rule out the site on AONB grounds at this stage, particularly when the team responded to the quantitative question on this issue with 'partially agree', indicating that development here could be possible. Furthermore, the Council has not received a view through this consultation from Natural England in its landscape capacity. Its expertise would be useful in making a judgment on this site. In addition, the Dorset AONB Team has concerns over the relationship of land to the south of The Hyde with the nearby footpath network. It is important that development should not affect this transition. The developer should demonstrate how this could be resolved.

Key actions: request a view from Natural England on the principle of developing in this AONB location. Require the developer to demonstrate the appropriate density for the site. Require the developer to demonstrate how the land to the south of The Hyde could be developed without harming the transition from the village to the surrounding countryside. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

250. The Council's Habitats Regulations Assessment recognised that further work needs to be carried out to ascertain what mitigation is required for the SAC (protected heathland). Natural England reinforces this point and Dorset Wildlife Trust notes anecdotal information that there is protected wildlife within the site and requests a full ecological survey.

Key action: work with Natural England and the developer to ascertain what level of heathland mitigation would be required for development in this location.

251. Several individuals feel that there are other more suitable sites around the village that should be considered. The Council has to judge submitted sites on their merits, but will consider any submitted site through the Strategic Housing Land Availability Assessment. However, it is worth re-looking at potential for infill development across Purbeck to see if there are any additional opportunities.

Key action: approach Langton Matravers Parish Council to identify possible available sites. Update character area development potential (windfall / infill) study.

252. Wessex Water advised that points of connection to local supply mains and sewers are required, as well as separate systems of drainage with surface water disposals to land drainage systems. This is subject to flood risk measures agreed and approved by the Lead Local Flood Authority.

Key action: use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

253. Elsewhere in the consultation, individuals have raised concerns over the loss of agricultural land. The response was that the Council will update its site selection background paper to make clearer how agricultural land grades are being taken into account.

Feedback from the Langton Matravers consultation event held on 16th June 2016

254. The Council hosted a consultation event at Langton Matravers village hall and welcomed feedback on post-it notes. The key points raised largely reflected those submitted through the consultation and no other issues were raised.

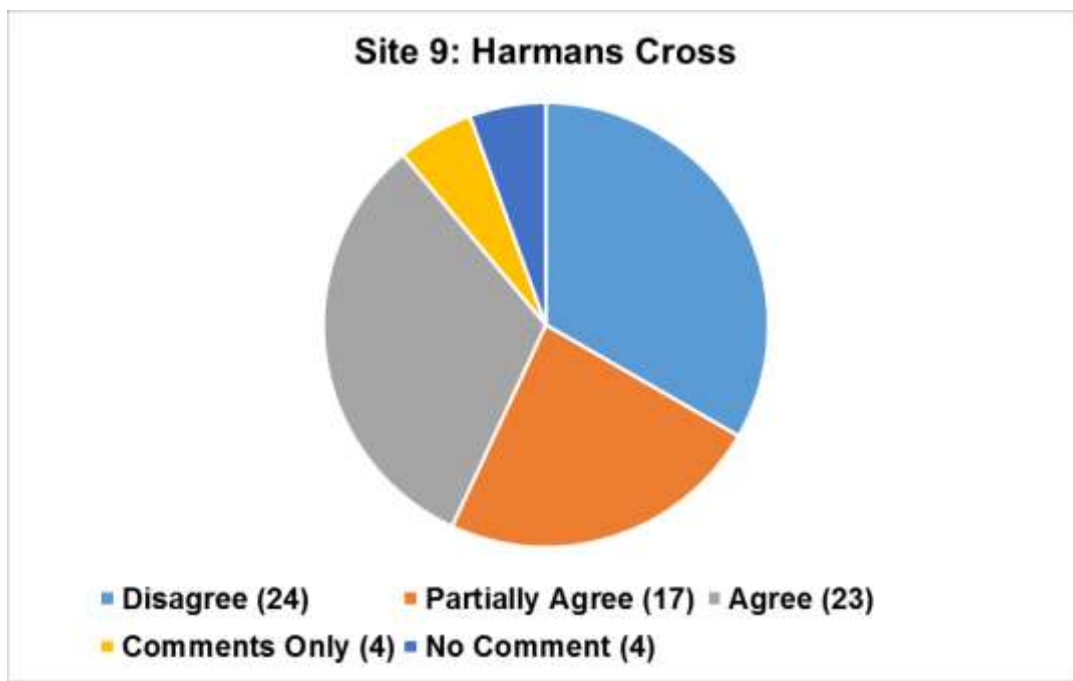
Site 9 - Harmans Cross

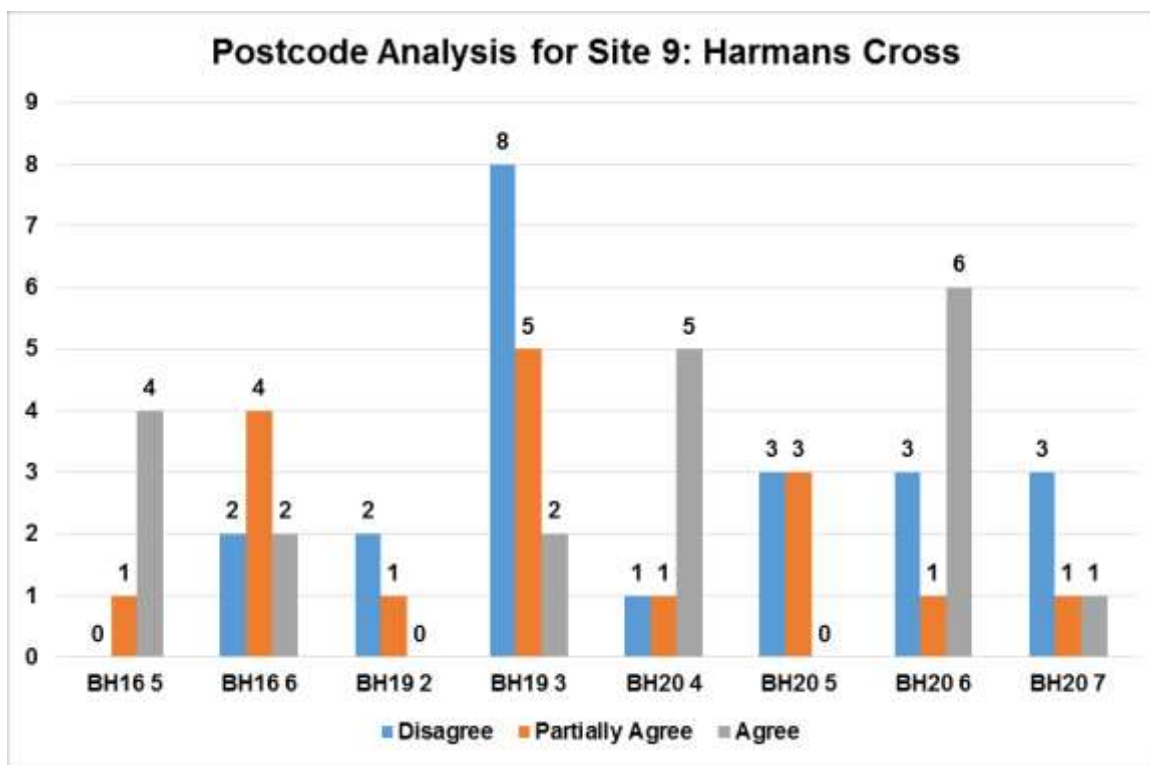
Question: do you agree or disagree with the Council’s proposals for this settlement?; and

What infrastructure, services and facilities would you like to see alongside the development?

255. The Council put forward an option for around 20 homes on the edge of Harmans Cross.

Quantitative results





256. Those in agreement with this option included individuals, Dorset Wildlife Trust and the Dorset AONB Team. Several parish councils agreed or partially agreed. Objections were received from individuals and several town and parish councils. No other statutory consultee stated their agreement or disagreement with this proposal.

Comments

257. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendices 26-28. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

258. In general, issues raised were fairly minor, with some concerns over infrastructure, landscape impact and density. All of these can be mitigated in theory. All these issues are discussed in more detail below. It is worth noting that section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.

Key issues and actions

259. There are frequent references in the text below to the production of a site template. A recurring theme was various suggestions around subjects such as landscaping and trees. Should this site be taken forward, the Council would include a site template as part of the Partial Review, detailing key requirements. These requirements will also detail infrastructure, services and facilities. The development would then have to comply with the site template.

Key action: should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.

260. Dorset County Council has submitted comments in its capacity as highway authority. It advises on various requirements.

Key action: use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

261. In addition, Dorset County Council is the lead local flood authority and submitted comments that flood risk and specifically surface water management need to be fully considered to prevent flood risk to the site and any off site worsening. The developer has submitted various technical studies as part of this consultation, but nothing in respect of flooding. This is a key issue that will need to be addressed.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

262. The Dorset AONB Team considers the site to have a fairly good relationship with the existing pattern of development. Although it would increase the overall visual impact of housing at Harmans Cross, careful design would mean it would unlikely result in a significant detrimental effect on the AONB. Development would have to mitigate adverse impacts on public views. Nevertheless, the Council should consider whether or not the exceptional circumstances tests set by national policy apply, in order to demonstrate to an inspector the issue has been considered. This will be done through a separate background paper. In particular, it should cite recent inspectors' reports and case law and their implications for AONB development.

Key action: require site to mitigate adverse impacts on public views, if site is taken forward. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

263. Wessex Water advised that the site would require separate systems of drainage with surface water disposals to land drainage systems. This is subject to flood risk measures agreed and approved by the Lead Local Flood Authority.

Key action: use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

Feedback from consultation events held on 13th and 21st June 2016

264. The Council received post-it notes from attendees at consultation events at Langton Matravers village hall on 16/06/16 and Swanage Emmanuel Baptist Church on

21/06/16. The issues raised reflected the formal consultation responses, with one additional comment and key action:

265. A member of the public suggested that the hedge and trees along the road should be retained. The Council will ensure that all appropriate trees and hedges are retained.

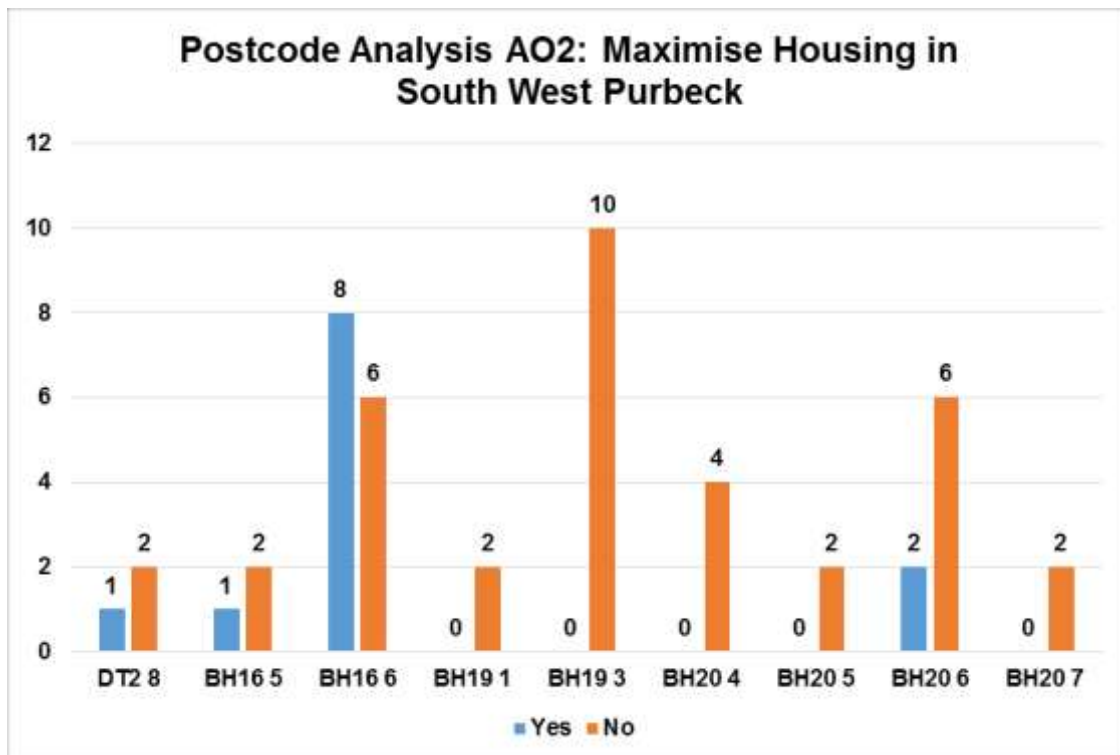
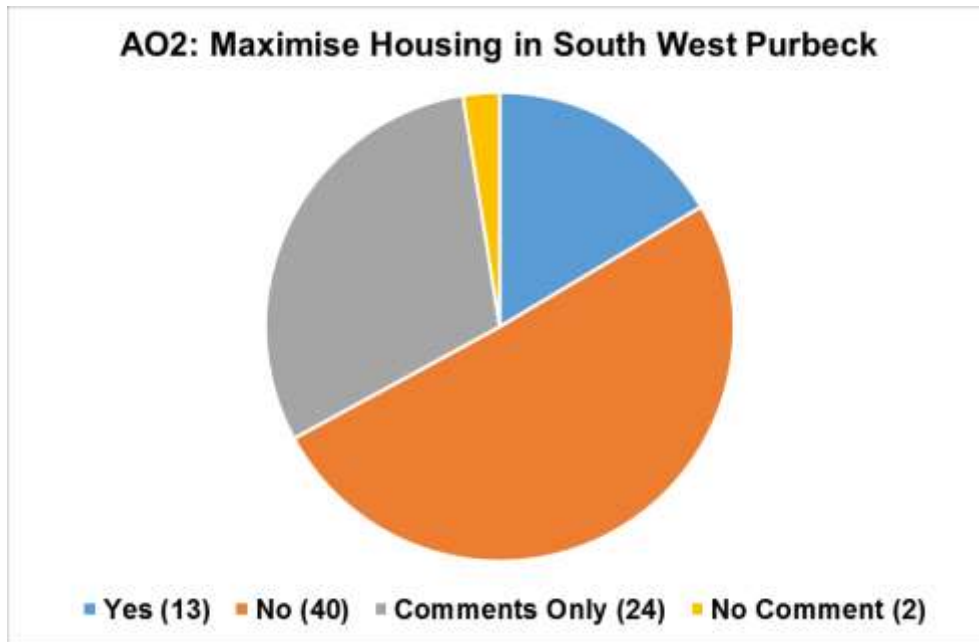
Key action: identify which trees and hedges would require retention and protect specimens with TPOs.

Alternative Option 2: maximise housing in south west Purbeck

Question: as an alternative to the site allocations in the preferred development strategy, do you think that the Council should consider alternative option 2 instead?

266. In brief, this option differed from Preferred Option 3 (development strategy) by reducing the amount of housing proposed in north east Purbeck at Lytchett Matravers in favour of additional housing at Moreton, which was raised from 350 to 600 dwellings.

Quantitative results



267. Support was generally from individuals, though it is worth noting that their postcodes tended to be from the BH16 area in north east Purbeck, where the number of homes would be reduced through this option. The majority of individuals were not in support. The Council received objections from agents, but these tended to be promoting sites in north east Purbeck.

Comments

268. The consultation drew out one key substantive issue and action. This is summarised below. For a full summary of other issues raised, please see appendix 29. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

269. In general, issues raised were focussed on the merits of Moreton Station as an area for development, e.g. its sustainability credentials and infrastructure. Such issues are addressed under the specific site options for Moreton Station in site 4 and site 10.

Key issues and actions

270. An issue raised elsewhere in the consultation, e.g. through the preferred development strategy (PO3), was the loss of productive agricultural land. In the case of this option, the developer notes that development at Moreton would not lead to the loss of productive agricultural land. This raises a general point that agricultural land grades are touched upon in the site selection background paper, but could benefit from being made clearer.

Key action: update site selection background paper to make clearer how agricultural land grades are being taken into account.

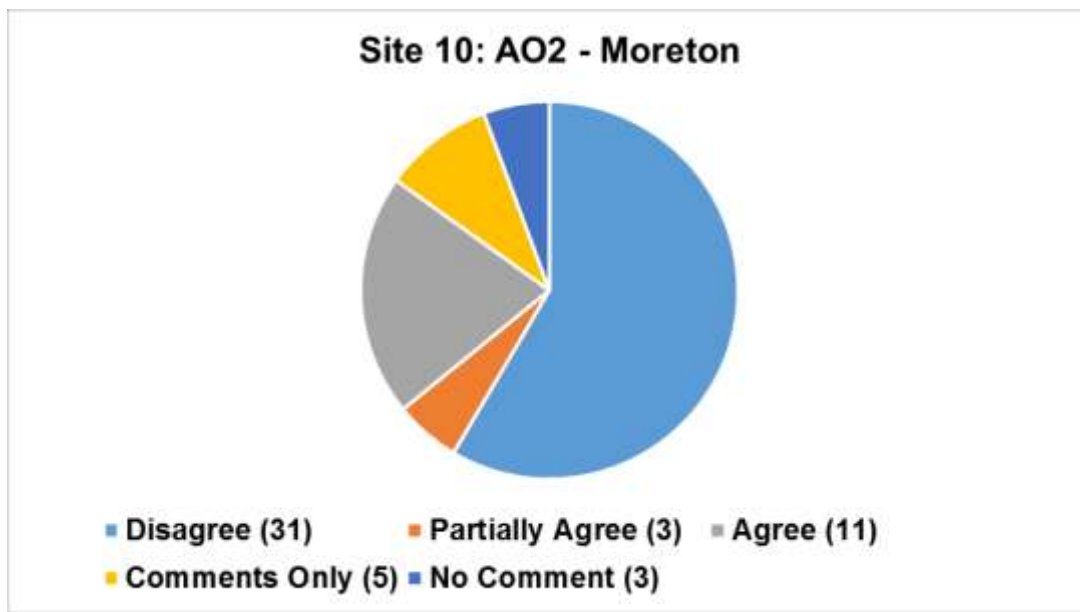
Site 10: AO2 - Moreton

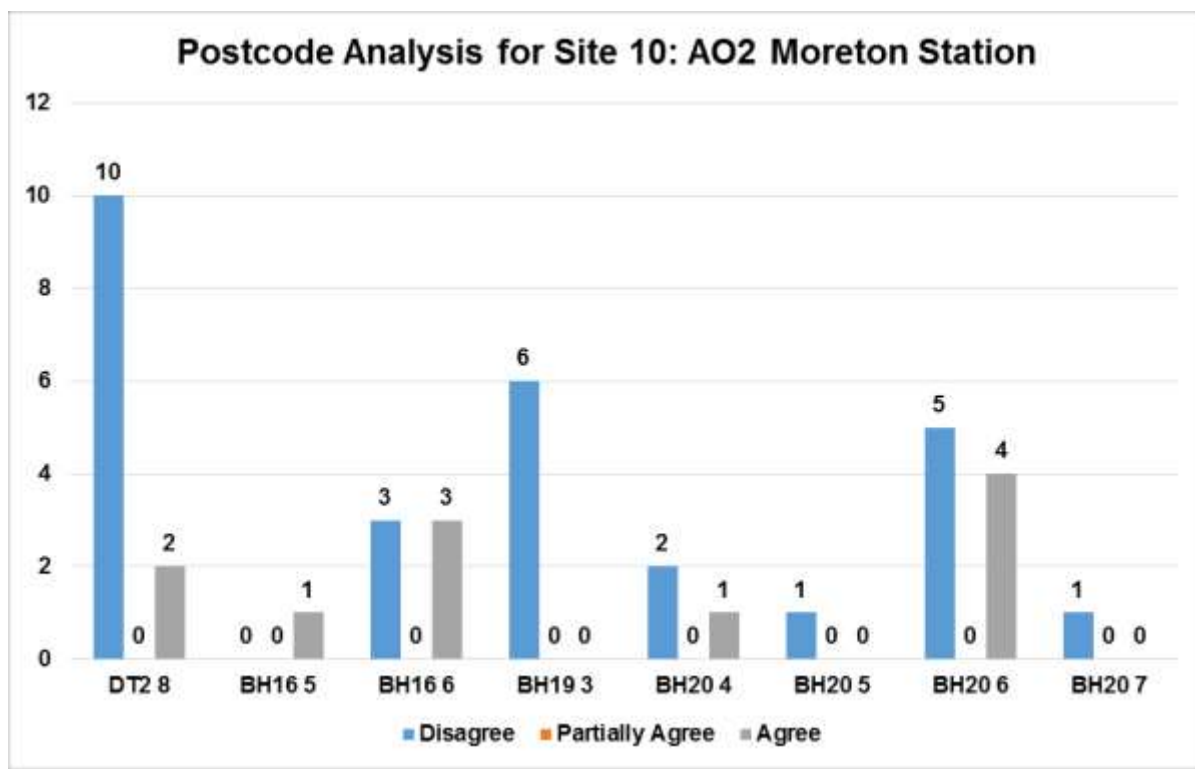
Questions: do you agree or disagree with the Council’s proposals for this settlement?; and

What infrastructure, services and facilities would you like to see alongside the development?

271. This option would focus development more to the south west of the district and deliver around 600 homes across two sites at Moreton Station. These would be Redbridge Pit and land to the north of Moreton Station settlement.

Quantitative results





272. In agreement were mostly individuals. Most disagreement was from individuals, as well as some parish councils and Dorset Wildlife Trust.

273. It is also worth mentioning that the Council received a petition signed by 169 people from 135 households. 80% of households believe that the Council should only expand Moreton by 10%, but it states that Moreton Parish Council believes this figure should be increased to 13.2%, or 22 homes.

Comments

274. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendices 30 and 31. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

275. The main issues raised largely reflected those of site 4 in terms of the number proposed, compared with the size of the existing settlement; the amount of development in the locality arising from housing and employment at Crossways in West Dorset and minerals sites; and the sustainability credentials of Moreton. Infrastructure provision is a key concern. All these issues are discussed below. It is worth noting that section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.

276. The actions largely mirrored site 4, the option for 350 homes at this location. These related to making sure the developer takes account Dorset County Councils highway and minerals comments; clarification from education it has considered the number of homes under this option; mitigating surface water drainage; reconsidering the existing

caravan site through the SHLAA; involving Dorset Wildlife Trust in discussions about the potential SANG area; updating character area development potential (windfall / infill) study to see if there are additional infill opportunities across the district.

Key additional issues and actions

277. There are frequent references in the tables below to the production of a site template. A recurring theme was various suggestions around subjects such as design; tree issues; landscaping; SANG, etc. Should this site be taken forward, the Council would include a site template as part of the Partial Review, detailing key requirements. These requirements will also detail infrastructure, services and facilities. The development would then have to comply with the site template.

278. A concern was raised over the loss of farmland (the site to the north of Moreton Station). The Council can take agricultural land grade into account. However, it is not an absolute constraint to development. This is touched upon in the site selection background paper, but could benefit from being made clearer.

Key action: update site selection background paper to make clearer how agricultural land grades are being taken into account.

Feedback from the Moreton consultation event held on 13th June 2016

279. The Council hosted a consultation event at Moreton village hall and welcomed feedback on post-it notes.

280. No additional issues or key actions were identified.

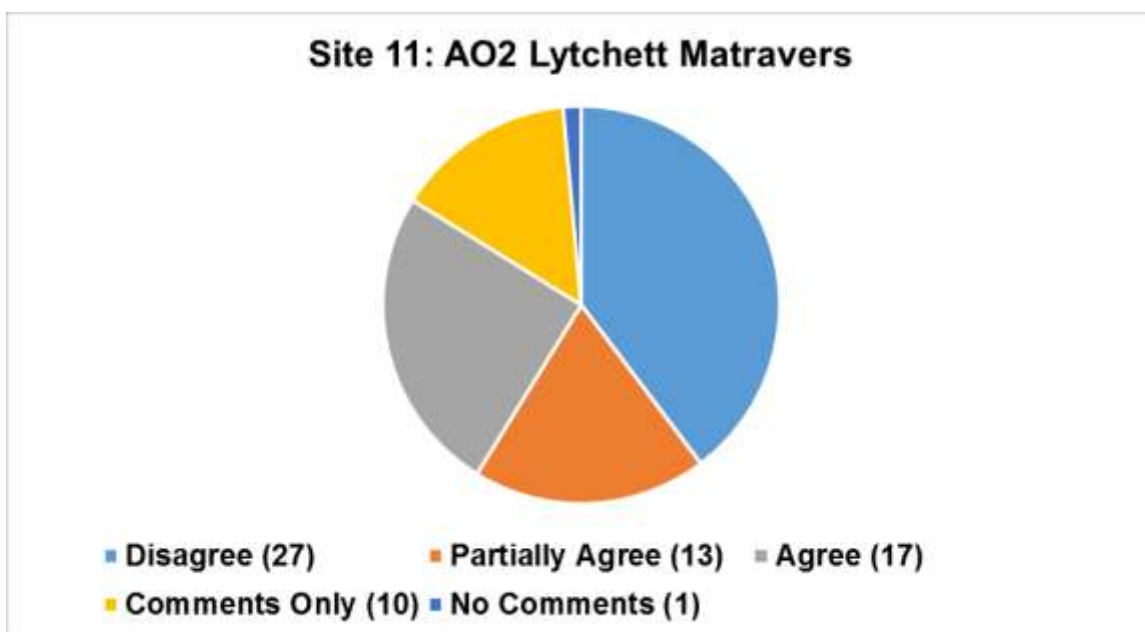
Site 11: AO2 - Lytchett Matravers

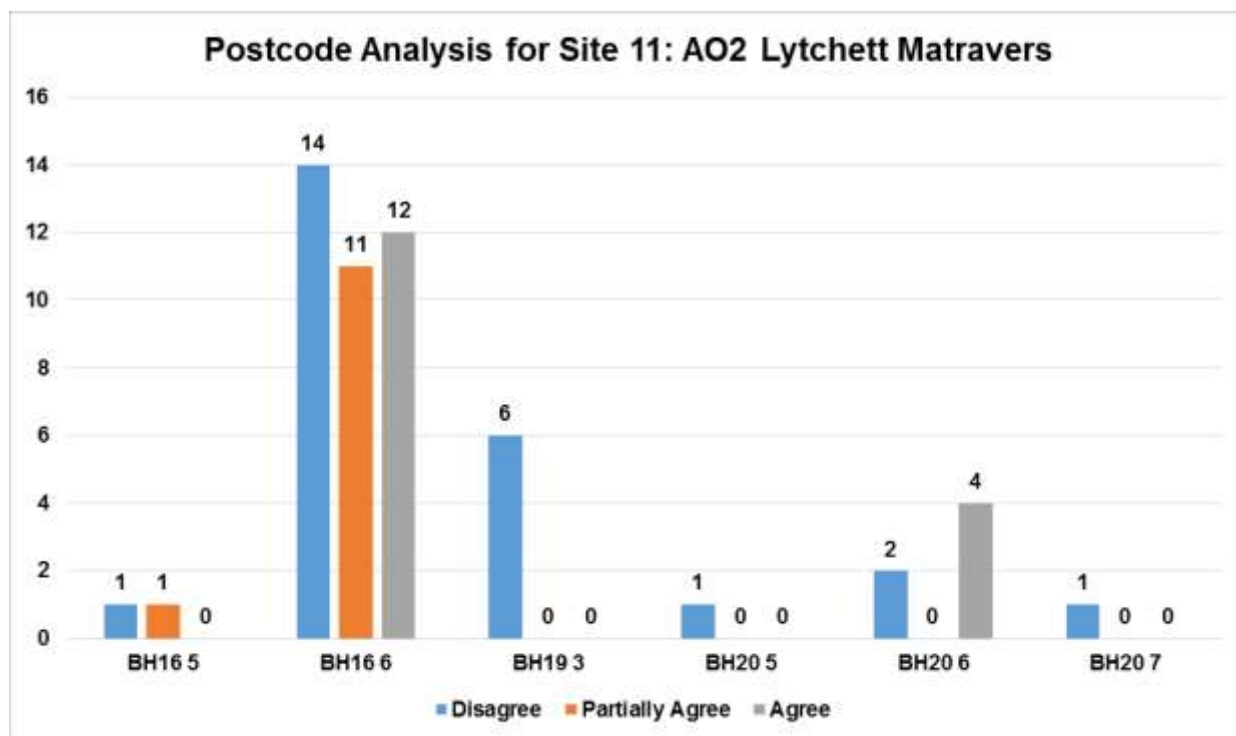
Do you agree or disagree with the Council’s alternative proposals for this settlement?

What infrastructure, services and facilities would you like to see alongside the development?

281. As opposed to the 330 dwellings proposed through the preferred option as ‘Site 5 – Lytchett Matravers’ this option would only include the allocation of land to the north east of Lytchett Matravers at Flowers Drove and Blaneys Corner for around 90 homes. This forms part of the proposal for ‘Alternative Option 2 – Maximise Housing in South West Purbeck’ which instead of an allocation of over 300 dwellings at Lytchett Matravers will see the Moreton Station allocation increase to 600.

Quantitative results





282. Most of the responses to this proposal came from individual consultees. While 27 consultees disagreed with the proposal, 30 consultees either agreed or partially agreed. Objections to the site were also noted from a selection of parish councils with partial support from the Dorset Wildlife Trust. Other statutory consultees that commented on this proposal did not choose to respond to this quantitative element of the question.

Comments:

283. The consultation drew out several key substantive issues and actions with regards to the alternative proposed development at Lytchett Matravers. These are summarised below. For a full summary of other issues raised, please see appendices 32 and 33. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

284. Many of the key issues raised in response to ‘Site 5 – Lytchett Matravers’ were also highlighted through responses to this alternative option. The following key actions discussed in the analysis of ‘Site 5 – Lytchett Matravers’ are also relevant and a fair representation of the issues raised in response to this alternative option at Lytchett Matravers:

- encourage developers to provide an appropriate housing mix as identified by the SHMA.
- consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
- ensure the design and landscaping of the proposed development ties in with the existing village and rural setting, should these sites be taken forward.

- establish the most suitable location of the SANG in consultation with Natural England and confirm the location for nitrogen neutrality, should these sites be taken forward.
- ensure appropriate ecological surveys have been conducted on site.
- update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority and work closely with developers to ensure appropriate flood mitigation measures are delivered, should these sites be taken forward.
- liaise with appropriate bodies with regards to the provision of water supply, sewerage and drainage systems. Ensure that appropriate requirements are set out clearly within the Partial Review, should this site be taken forward.
- outline infrastructure requirements for the proposed development in the Partial Review accompanied by a comprehensive viability assessment, should these sites be taken forward.

285. In addition, the following key issues and actions merit their own commentary regarding this alternative option at Lytchett Matravers.

Key issues and actions

286. A number of transportation issues were raised in response to this alternative option. Dorset County Council has stated that omitting development at Lytchett Matravers in favour of Moreton makes less sense in transport terms as Lytchett Matravers is closer to the conurbation and will have less impact on the already congested A351. Given the lesser number proposed, some consultees deem the proposal acceptable given the existing low service levels of public transport. However, the size of the proposed development may make delivering public transport more financially viable.
287. Despite the fewer homes proposed through this option, consultees have still raised some concerns, notably that the roads are not designed to take any more traffic and would require major improvement. With regards to this, particular mention was made to Wareham Road and Wimborne Road and their respective junctions with the A350. Consultees have also raised their concern at the increased number of commuters, however, given the proximity to the conurbation commuting is anticipated in this sustainable travel location and is therefore not seen as a major hindrance.
288. Other concerns were also highlighted such as traffic congestion issues around school drop off and pick up times and insufficient cycle ways and footpaths to facilities. It was also suggested that 20mph speed limits should be introduced along with other traffic calming measures. Parking and cycle storage requirements will also be met in accordance with established guidelines.

Key action: ensure appropriate transport mitigation measures are provided alongside the development, should these sites be taken forward.

289. With regards to the impact of the proposal on school places, Dorset County Council has not provided any comments on pupil place provision for this proposal. It will be important to seek its opinion on this smaller proposal for Lytchett Matravers given the potential impact on primary and secondary schools with the proposed development in

the Lytchett area as a whole. The Council will seek the County Council's opinion on this proposal.

Key action: ensure sufficient school places are available in the area prior to a new phase of housing becoming occupied.

290. With regards to the reference to both of the proposed sites in the Green Belt Review, the document concludes both sites to be suitable for release with the caveat that the Blaneys Corner allocation does not breach the field boundary/line of trees to the south of the Royal British Legion on Wimborne Road.

Key action: update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Feedback from the Lytchett Matravers consultation event held on 15th June 2016

291. The Council hosted a consultation event at Lytchett Matravers village hall and welcomed feedback on post-it notes.

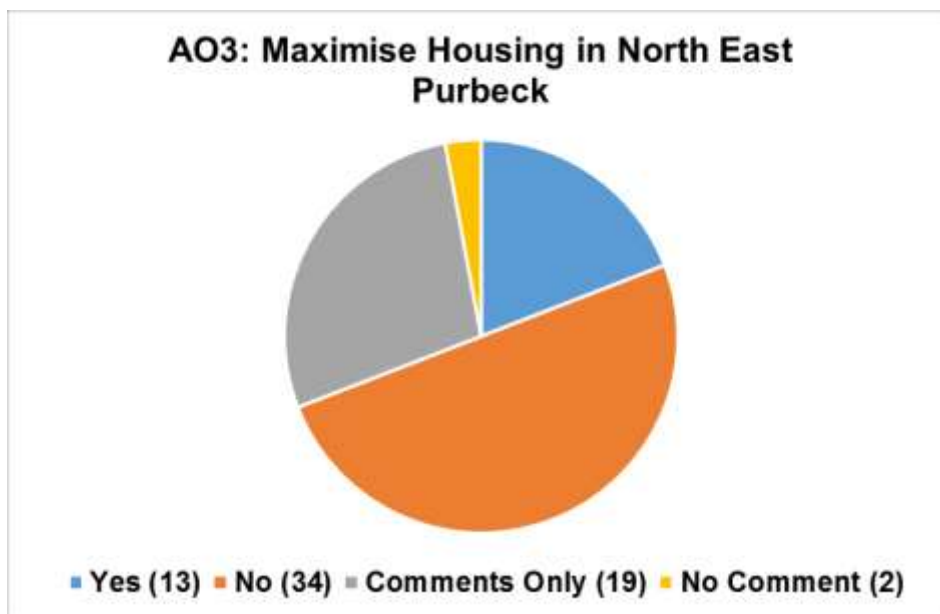
292. No additional issues or key actions were identified.

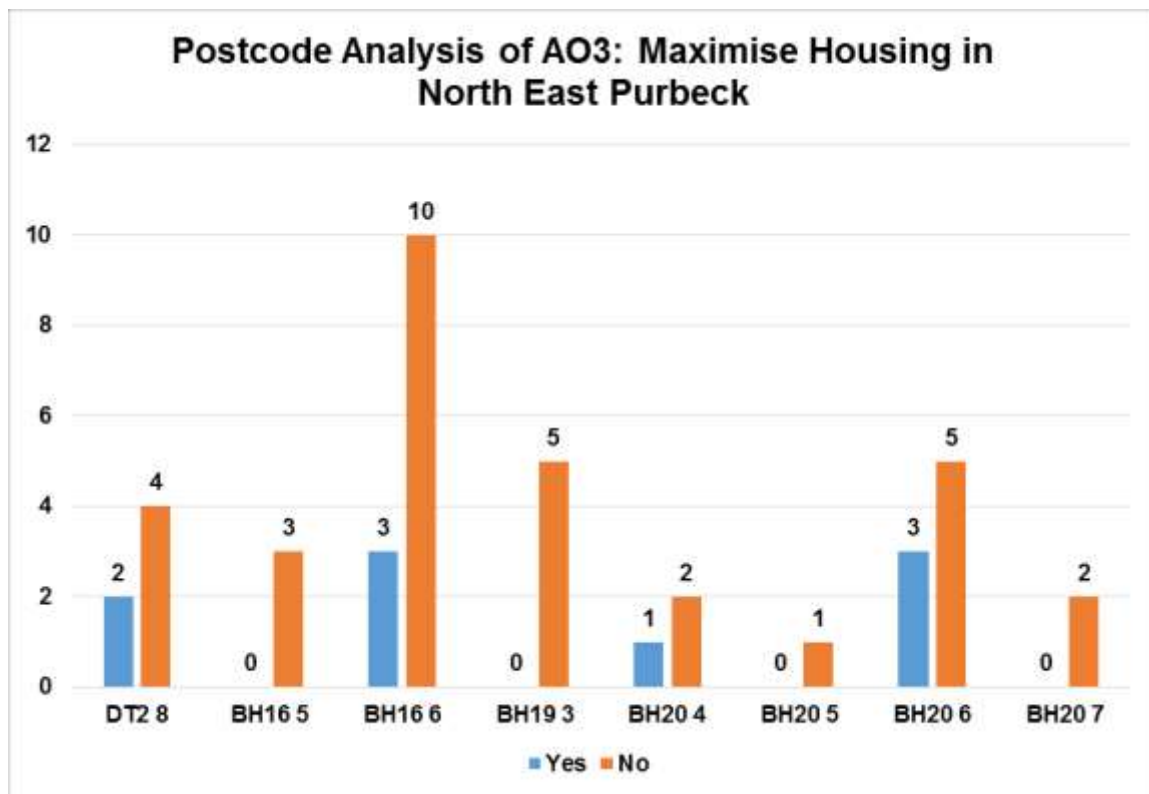
Alternative Option 3 – Maximise housing in north east Purbeck

As an alternative to the site allocations in the preferred Development Strategy, do you think that the Council should consider alternative option 3 instead?

293. This alternative option intends to maximise housing in north east Purbeck, with any shortfall of the housing target being met in line with Policy LD. The key changes, compared with the Preferred Option and Alternative Option 2 are that there would be no development at Moreton or Harmans Cross, and Langton Matravers would be reduced, resulting in the housing allocation in Lytchett Matravers totalling approximately 600 dwellings.

Quantitative results





Comments

294. The consultation drew out several key substantive issues and actions with regard to this alternative option to maximise housing in north east Purbeck. These are summarised below. For a full summary of other issues raised, please see appendix 34. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

295. In general, despite recognition from some consultees that the proximity of such growth to the Bournemouth-Poole conurbation was a logical approach, a number of objections were focussed on the volume of homes proposed being out of keeping with the existing area in relation to the proposed intensity of development and rural setting in the Green Belt. There was also a concern that any existing or proposed infrastructure would not be able to support such a proposal and if it were able to, it would completely change the character of the area. The Council has a district-wide housing target that has to be delivered in the context of constraints and the north-east of the district is one of the least constrained areas of Purbeck. However, the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need' has resulted in actions that could result in implications for housing numbers. This could have implications for individual sites and therefore the Council has not taken any decisions on the proposals for the north-east as yet.

Key issues and actions

296. While consultees recognised the sustainability benefits of maximising housing in north east Purbeck given the proximity to the conurbation some concerns were also raised with regards to the impact that this may have. One of these issues was that a significant increase in housing numbers would detract from the rural character of the area. The

Council is very aware of the unique character of Purbeck and with this in mind the design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural community and surroundings.

Key action: ensure the design of the proposed developments tie in with the existing communities and rural setting.

297. The general standard of infrastructure was raised as a concern amongst consultees in response to this alternative option. This was with regards to existing infrastructure being unable to sufficiently support the proposed levels of growth. The delivery of housing will be supported by the delivery of necessary infrastructure set out in a S106 agreement to ensure a cohesive and sustainable approach to benefit both the new and existing residents.

Key action: outline infrastructure requirements for the proposed developments.

298. Though there were consultees who were not in favour of any housing development there were others who were in favour of development but not to the scale proposed given the rural setting, and questioned the validity of the SHMA methodology. The final proposed housing numbers will be put forward in the pre-submission document once all sites have been analysed and the most up to date findings considered. This is considered in the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need'.

Key action: consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

299. Consultees questioned why Bere Regis had not been allocated a proportion of housing. In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.

Key action: commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.

300. Concerns were raised about meeting the national 'exceptional circumstances' test for the release of Green Belt land. When reviewing Green Belt boundaries, and considering the development of that land, local planning authorities should take account of the need to promote sustainable patterns of development. The Council believes the sites proposed have strong sustainability benefits. Green Belt release is touched upon in the SHLAA and Site Selection Background Paper and in particular through the Green Belt Review. However, the Green Belt test could benefit from being set out more clearly in either an update to the Green Belt Review, or a new background paper. The Council should also consider identifying safeguarded land for future growth so the Green Belt boundary does not need to be altered at the end of the plan period. While the Council has not identified any safeguarded land for future growth this can be considered before progression onto the next stage of the Partial Review process.

Key action: update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

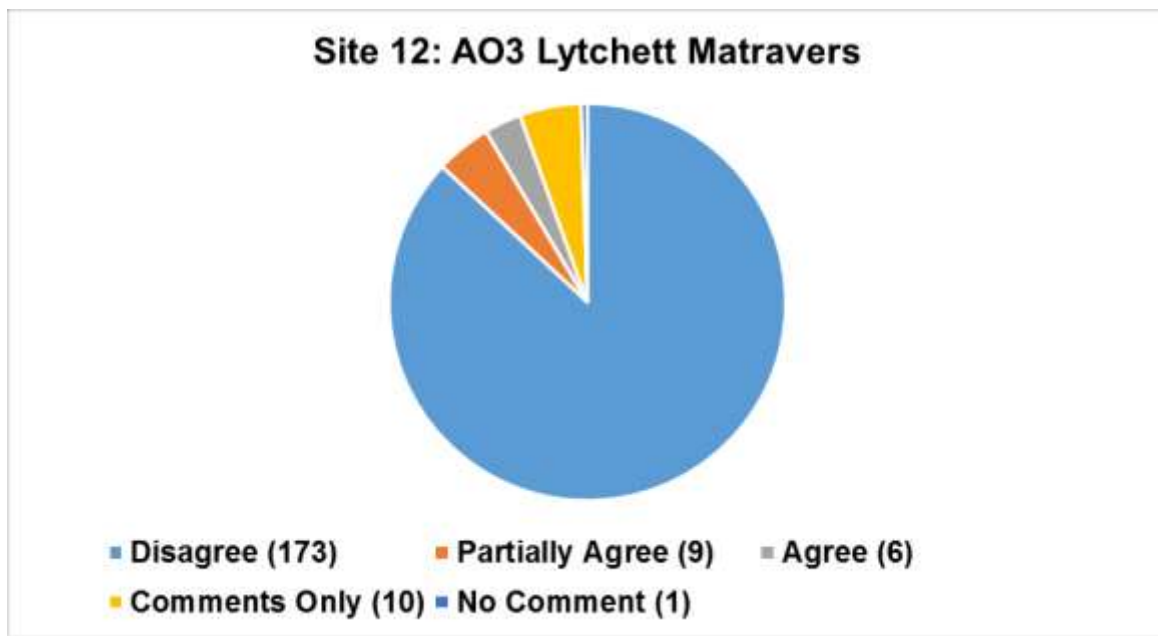
Site 12: AO3 - Lytchett Matravers

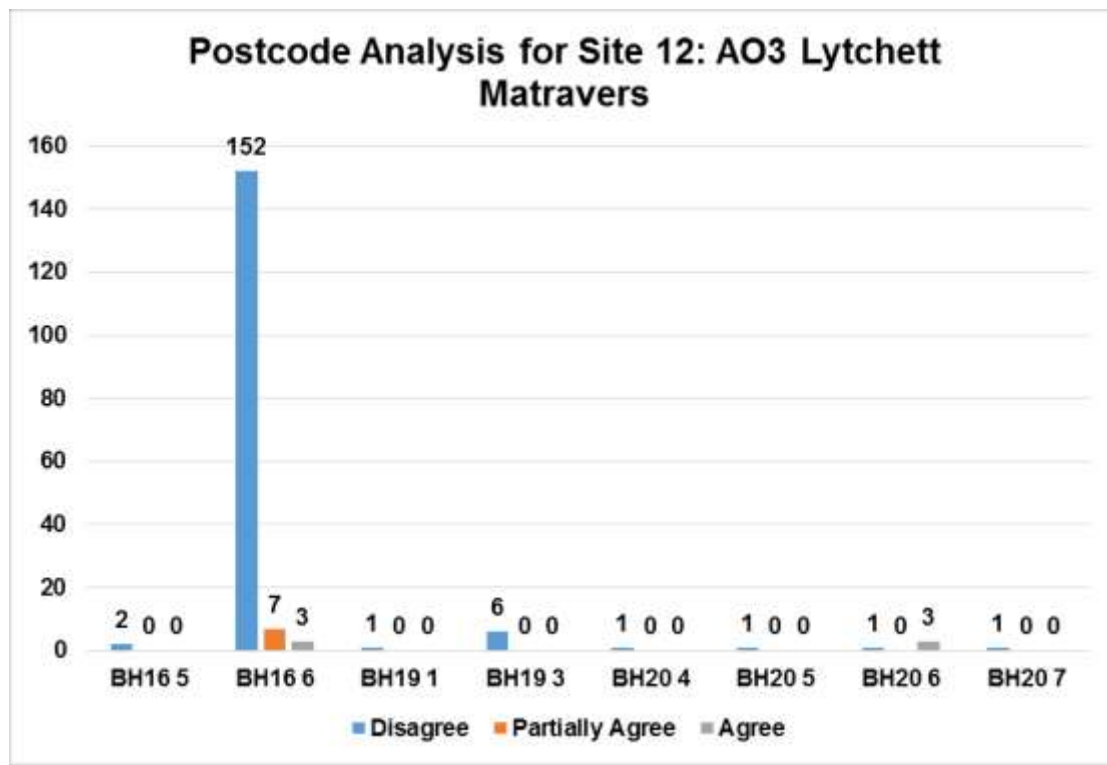
Do you agree or disagree with the Council’s alternative proposals for this settlement?

What infrastructure, services and facilities would you like to see alongside the development?

301. As opposed to the 330 dwellings proposed through the preferred option as ‘Site 5 – Lytchett Matravers’ this option would include the allocation of more sites around the village to increase the proposed allocation to 600 dwellings. This would form a part of the alternative approach to maximise housing in the north east, meaning no housing would be allocated at Moreton Station. These additional sites would need to provide heathland mitigation through a SANG and additional primary school provision will also be required in north east Purbeck.

Quantitative results





Comments

- 302. The consultation drew out several key substantive issues and actions with regards to the alternative proposed development at Lytchett Matravers. These are summarised below. For a full summary of other issues raised, please see appendices 34 and 35. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
- 303. In general, a number of objections were focussed on the volume of homes proposed being out of keeping with the existing village in relation to the proposed density of development and rural setting, as well as concerns over the provision of a SANG for the proposed homes in the south of the village. This was much the same as the concerns addressed through responses to site 5 for 330 new homes at Lytchett Matravers, except in this instance the concern was heightened given the greater numbers proposed. There was also a concern that any existing or proposed infrastructure would not be able to support such a proposal and if it were able to it would completely change the character of the area. The Council has a district-wide housing target that has to be delivered in the context of constraints. However, the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need' has resulted in actions that could result in implications for housing numbers. This could have implications for individual sites and therefore the Council has not taken any decisions on the proposals for Lytchett Matravers as yet.

Key issues and actions

- 304. The concern was raised by consultees that the delivery of housing and its associated infrastructure, will change the character of the village to that of a town. It was stressed that the villages low density housing and village lanes void of street lighting were

features that should not be lost or jeopardised. There was also the concern that any changes may have a detrimental impact on the local tourism trade if the village's character were to be modernised. It is important that the design and landscaping of any proposed housing will be carefully considered so that it ties in with the existing rural surroundings. This was recognised by consultees with the suggestion that any proposed development should take on the concept of a garden village approach with plenty of green spaces, landscaping and planting.

Key action: ensure the design and landscaping of the proposed development ties in with the existing village and rural setting, should these sites be taken forward.

305. Concerns were raised about meeting the national 'exceptional circumstances' test for the release of Green Belt land. When reviewing Green Belt boundaries, and considering the development of that land, local planning authorities should take account of the need to promote sustainable patterns of development. The Council believes the sites proposed have strong sustainability benefits. Green Belt release is touched upon in the SHLAA and Site Selection Background Paper and in particular through the Green Belt Review. However, the Green Belt test could benefit from being set out more clearly in either an update to the Green Belt Review, or a new background paper.
306. The representatives of the Middle Road site have stated that should the site not be formally allocated for development it would be reasonable to release it from the Green Belt to round off the settlement boundary, as it has a stronger relationship with the settlement than with the countryside, and provide for the opportunity for a windfall development to be brought forward. A suggestion that has been put forward by other consultees is to consider identifying safeguarded land for future development to prevent the release of further Green Belt land at the end of the plan period. It is appropriate to consider this representation in that vein if safeguarding land were to be explored further.

Key action: update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

307. With regards to SANG provision as an appropriate form of mitigation for protected sites consultees were concerned that the proposed housing sites were too close to the international designations. This was a concern that was shared by the Dorset Wildlife Trust who, along with the RSPB, also had reservations regarding the size and position of the proposed SANG which appears to be isolated from the majority of the new housing areas. While it is hoped a SANG solution can be reached, Natural England stress there is no evidence that the parties involved could reach a suitable agreement to deliver the necessary SANG and nitrogen neutrality to secure the required avoidance and mitigation measures.

Key action: establish the most suitable location and extent of the SANGs in consultation with Natural England and to confirm the location for nitrogen neutrality.

308. The valley south of Deans Drove and the hedgerows lining Wareham Road have been specifically highlighted by consultees with regards to their habitat benefits. Dorset

Wildlife Trust has stressed that before the proposed developments are progressed further a full ecological survey and evaluation should be undertaken for the proposed sites and potential SANGs. These should be done at various times of the year to reflect seasonal changes in wildlife interest.

Key action: ensure appropriate ecological surveys have been conducted on site.

309. Consultees have stated that while the flood risk is not as great as in Lytchett Minster, further development in Lytchett Matravers could increase surface water runoff to Lytchett Minster. In terms of danger areas in Lytchett Matravers consultees have highlighted surface runoff onto Foxhills Lane and the steep sloping valley south of Deans Drove which has a stream running through it as areas of concern regarding surface water flooding. Dorset County Council as the lead local flood authority has stated that surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

310. Consultees have stressed that sewerage infrastructure will need major improvements as properties at the bottom of Wareham Road after a heavy rainfall experience air bubbles coming up through their toilets and are unable to flush them as a result. It is important to establish Wessex Water's view on this as it has yet to offer any comments with regards to this proposed allocation.

Key action: liaise with Wessex Water to establish any drainage and sewerage infrastructure implications.

311. Transport implications were a common theme in responses from consultees. Concerns were raised that the road network would not be able to cope with the increase in road users. Consultees also raised concerns about the quality of the roads and their maintenance particularly during winter months when icy conditions make the country lanes dangerous. However, it was also stressed that the traditional lanes are a feature of the village and are a part of its character which should not be changed, and as a result further housing should not be delivered. Access points with the main road network were also highlighted as being a major problem and that through the village traffic calming measures should be utilised. The improvement of public transport provision was also a suggestion and the size of the proposed development may make delivering public transport more financially viable.

312. Consultees have highlighted the issue of parking, not only as part of the development, but the additional parking pressures this may put on parking provision within the existing village itself. Particular attention was also paid to the parking issues and resultant traffic and safety implications that occur around school drop off and pick up times. As well as parking provision, the issue of accessibility was also raised with regards to residents being able to freely move throughout the village and pedestrian/cycle linkages will be important to incorporate into any proposed development to ensure connectivity to the village centre in particular.

313. Dorset County Council has stated that it has no highway objections in principle to the proposal subject to improvements to pedestrian, cycle and public transport links into Lytchett Minster, Lytchett Minster school, Upton and Poole town centre. A Transport Assessment will be required to assess the traffic impact of development. It has also stressed that the proposals make sense in terms of taking the pressure off the A351, but the Moreton development fits well with the whole sustainable development picture in terms of proximity to a railway station and the large development at Crossways.

Key action: ensure appropriate transport mitigation measures are provided alongside the development, should these sites be taken forward.

314. With regards to the impact of the proposal on school places, consultees have stressed that existing schools are at capacity. Dorset County Council has stated that the proposed additional housing numbers will contribute to a new primary school in Lytchett Minster, as well as from a secondary school perspective to the Lytchett Minster School.

Key action: set out requirements for school provision in the Partial Review, should these sites be taken forward.

315. As well as the infrastructure requirements already discussed, a number of other infrastructure priorities were also identified by consultees. These included improved telecommunications connections, medical facilities, care services, facilities for young people, restaurants, shops, community and leisure facilities. Some consultees also demonstrated their concern that improved infrastructure would be to the detriment of existing residents or that it would not even be delivered. The Council will ensure that the delivery of housing will be supported by the delivery of necessary infrastructure to provide a cohesive and sustainable approach to benefit both the new and existing residents.

Key action: outline infrastructure requirements for the proposed development and consider their effective delivery.

316. Consultees also stressed that the proposed housing should be for local families at affordable prices/rents. Whilst the Council has no control over who buys the homes, the SHMA has identified the types of homes that are required.

Key action: encourage developers to provide an appropriate housing mix as identified by the SHMA.

317. Though there were consultees who were not in favour of any housing development there were others who were in favour of development but not to the scale proposed given the rural setting, and questioned the validity of the SHMA methodology. The final proposed housing numbers will be put forward in the pre-submission document once all sites have been analysed and the most up to date findings considered. This is considered in the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need'.

Key action: consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

318. Consultees questioned why Bere Regis had not been allocated a proportion of housing. In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.

Key action: commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.

319. It was highlighted by a consultee that the Dorset Landscape Change Strategy identifies the landscape in the area of moderate to high sensitivity.

Key action: identify appropriate landscape mitigation measures if this option is taken forward.

320. It was stated by a consultee that the Sustainability Appraisal assesses the totality of development not the individual issues which differ by site.

Key action: consider whether any amendments are needed to the Sustainability Appraisal in light of the comments raised.

Feedback from the Lytchett Matravers consultation event held on 15th June 2016

321. The Council hosted a consultation event at Lytchett Matravers village hall and welcomed feedback on post-it notes.

322. No additional issues or key actions were identified.

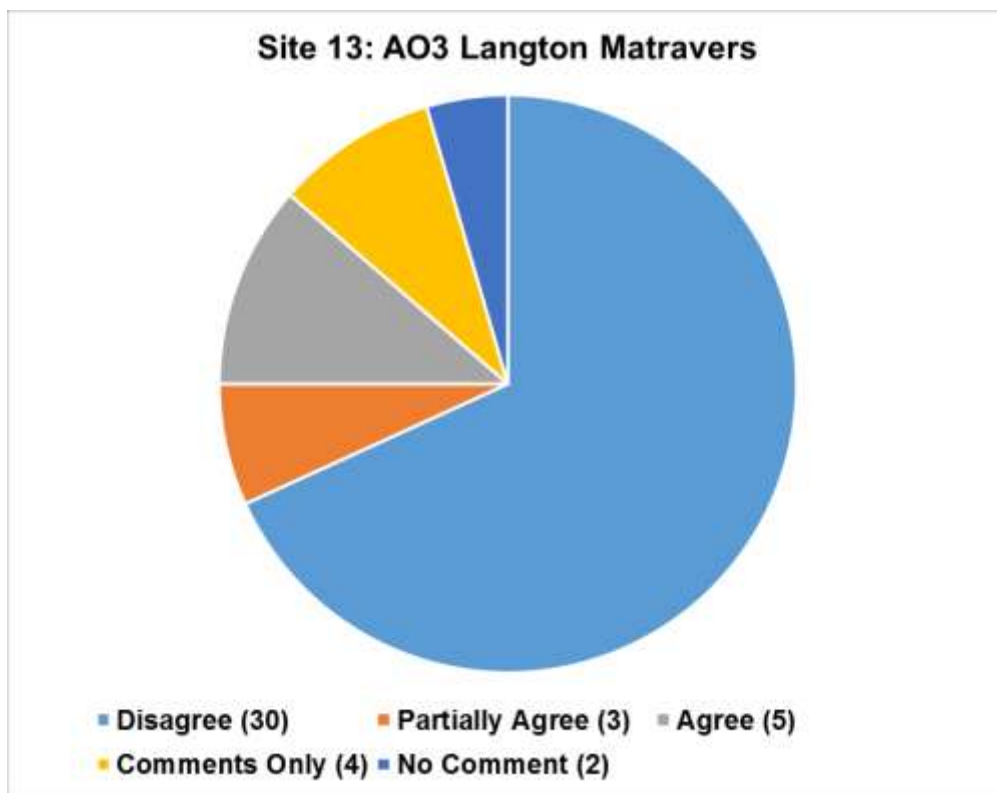
Site 13: AO3 - Langton Matravers

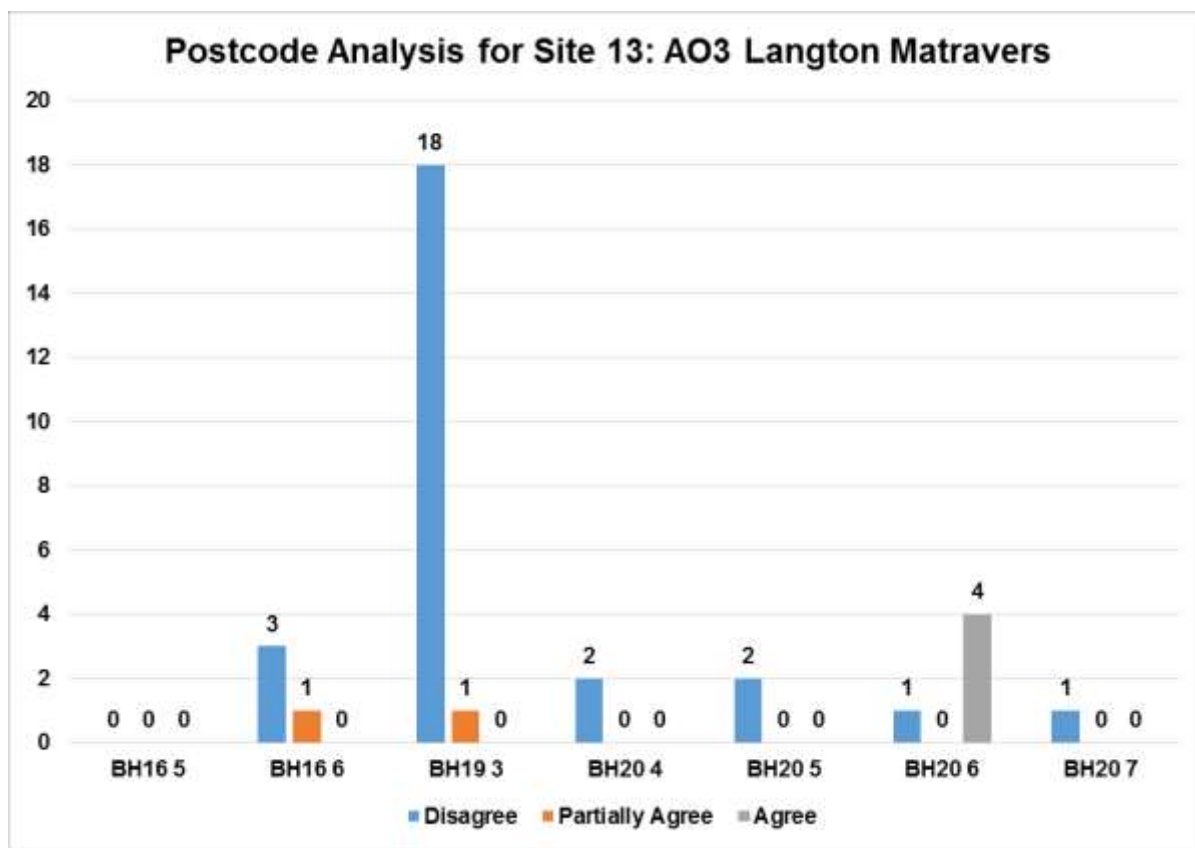
Questions: do you agree or disagree with the Council’s proposals for this settlement?; and

What infrastructure, services and facilities would you like to see alongside the development?

323. In brief, the Council put forward an option for 28 homes in this location, rather than the 40 homes proposed under Preferred Option 3 (Development Strategy) under site 8.

Quantitative results





324. Agreement came from individuals and partial agreement included Dorset Wildlife Trust. Disagreement was mostly from individuals and parish councils. No other statutory consultee stated their agreement or disagreement with this proposal.

Comments

325. The consultation drew out several key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendices 37 and 38. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

326. In general, concerns reflected those raised under site 8, such as wildlife, building in the AONB, drainage and infrastructure. All these issues are discussed in more detail below. It is worth noting that section PO2 of this report discussed the housing target and resulted in actions that could result in implications for housing numbers. This could therefore have implications for individual sites. In other words, the Council has not taken any decisions on this site yet.

Key issues and actions

327. There are frequent references in the tables below to the production of a site template. A recurring theme was various suggestions around subjects such as landscaping and trees. Should this site be taken forward, the Council would include a site template as part of the Partial Review, detailing key requirements. These requirements will also detail infrastructure, services and facilities. The development would then have to comply with the site template.

Key action: should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.

328. Dorset County Council has submitted comments in its capacity as education, minerals and highway authority. These advise on various requirements. One area of clarification required, however, relates to education. The department's comments repeated those submitted for site 8, which related to 40 homes, rather than this option for 28.

Key action: use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward. Clarify Dorset County Council Education's position for 28 dwellings at Langton Matravers.

329. In addition, Dorset County Council is the lead local flood authority and submitted comments that flood risk and specifically surface water management need to be fully considered to prevent flood risk to the site and any off site worsening. The developer has submitted various technical studies as part of this consultation, but nothing in respect of flooding. This is a key issue that will need to be addressed.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

330. The Council's Habitats Regulations Assessment recognised that further work needs to be carried out to ascertain what mitigation is required for the SAC. Natural England and Dorset Wildlife Trust reinforce this point.

Key action: Work with Natural England and the developer to ascertain what level of heathland mitigation would be required for development in this location.

331. It is unclear if this site would be acceptable in principle in AONB terms. Natural England has not provided comments in respect of the AONB. The site has a planning history involving refusal of planning permission on AONB grounds (but not tested at appeal). The Dorset AONB Team has objected in its response to 40 dwellings here (see site 8), so comments from NE in its landscape capacity will be necessary. The Council recognises that it should set out to an inspector that it has considered if the national exceptional circumstances for developing AONB land apply. This will be done through a separate background paper. In particular, it should cite recent inspectors' reports and case law and their implications for AONB development.

Key action: request a view from Natural England on the principle of developing in this AONB location and clarify the Dorset AONB Team's position on this site. Require the developer to demonstrate the appropriate density for the site. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

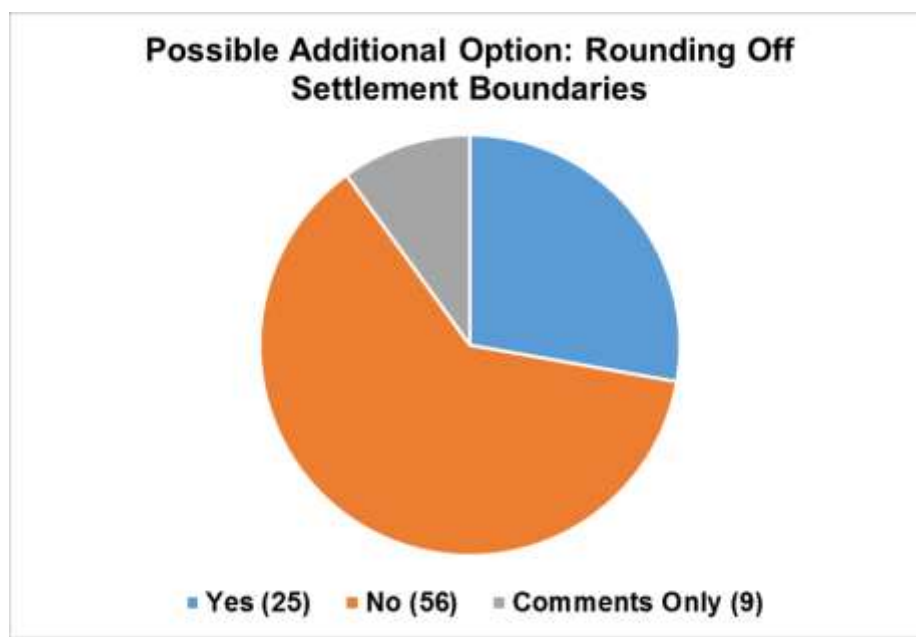
Langton Matravers public consultation event 16/06/16

332. The Council received post-it notes from attendees at the consultation event. No additional issues or key actions were identified.

Possible Additional Option – Rounding off settlement boundaries

Question: do you think the Council should explore rounding off settlement boundaries further?

Quantitative results



333. Support was generally from agents. More town and parish councils support than object to the suggestion. No other statutory consultee indicated a preference.

Comments

334. The consultation drew out several key issues and actions. These are summarised below. For a full summary of other issues raised, please see appendix 39. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

335. In general, many respondents felt that it diluted the purpose of settlement boundaries, which have been set according to the appropriate delineation between settlements and the countryside. This led to objections in terms of a danger of sprawl and landscape harm. Other concerns relate to the delivery of mitigation, e.g. heathland mitigation, as small developments could cause cumulative impacts. All of these issues are discussed below.

Key issues and actions

336. It is clear that further information is required in order for the Council to consider this option further. At the stage of the recent consultation, the Council had not undertaken any investigative work to see the range of potential sites and windfall numbers this option could provide. Before ruling it out or taking it forward, the Council should consider it objectively.

Key action: produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing with key relevant consultees (e.g. Natural England), as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this would deliver. Present the background paper to the Council's Partial Review Advisory Group with an appropriate recommendation.

337. Swanage Town Council would support such an approach, but only if the relevant town / parish council is supportive.

Key action: consider how best to involve town and parish councils in any adjustments to settlement boundaries.

338. The only other key issue reflects one already identified under PO3 (development strategy), where Morden Parish Council requested consideration for a housing allocation. In response to this issue, the agent working on behalf of the Charborough Estate said it would like to work with the Council to identify a settlement boundary / suitable sites around Morden.

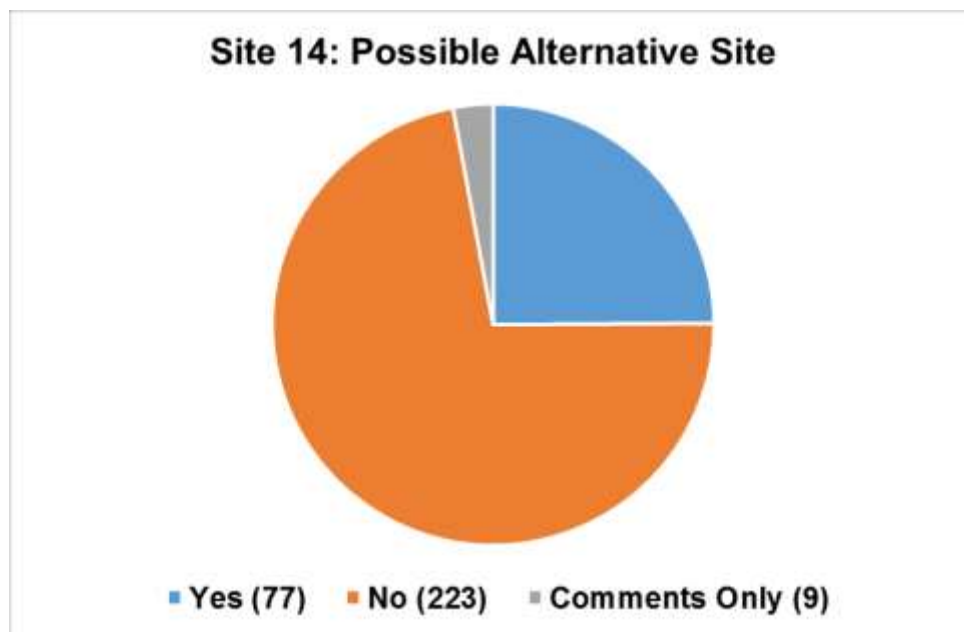
Key action: work with Morden Parish Council and the local landowner to identify suitable land for an allocation or a rural exception site.

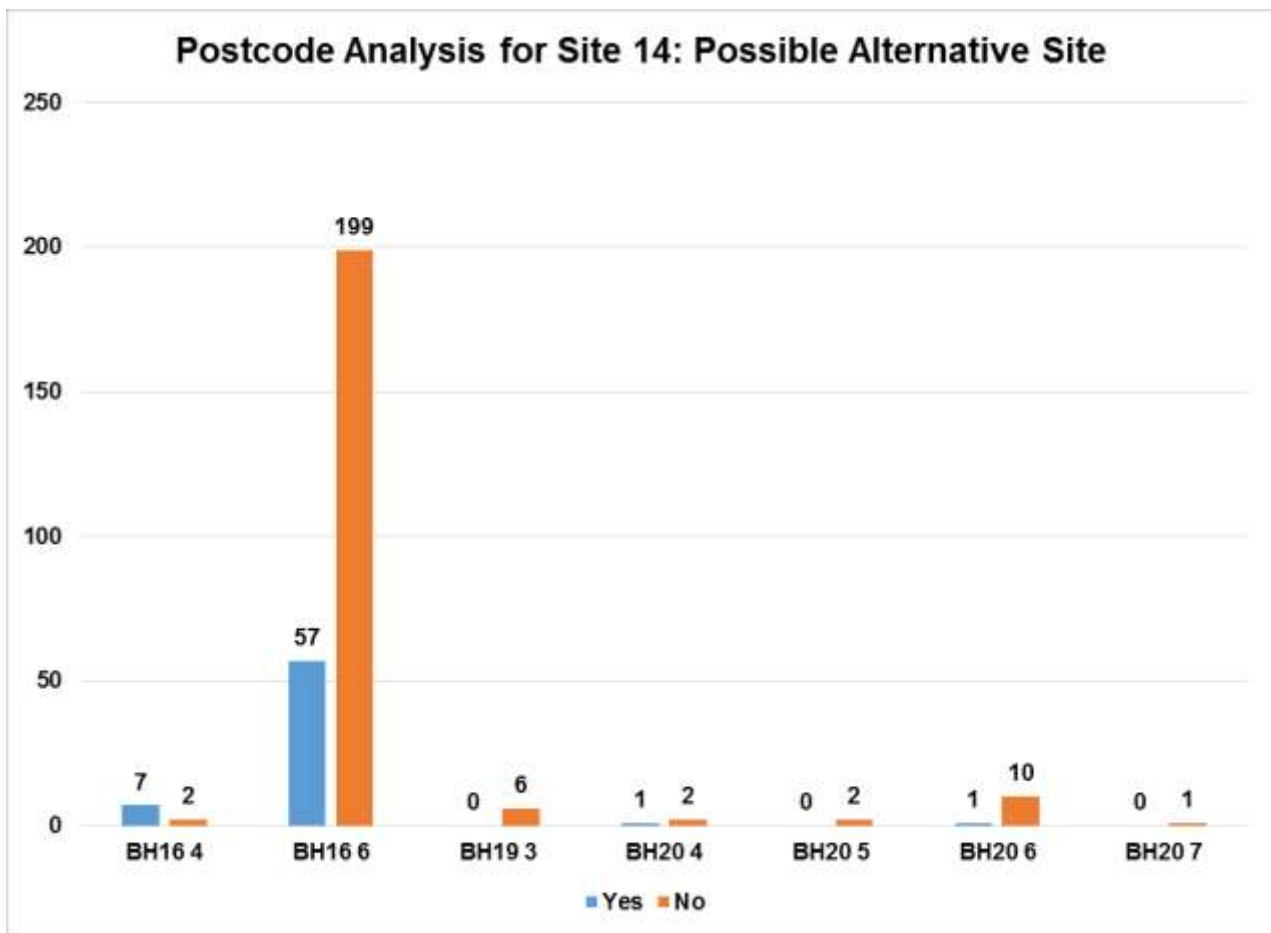
Site 14 – Possible Alternative Site

Do you think the Council should explore the alternative site between Lytchett Minster and Lytchett Matravers further?

339. The landowner promoting land at Lytchett Minster for 650 homes is considering an alternative site further west, to the south of Lytchett Matravers. This could provide a new village. The Council is yet to investigate the merits of this suggestion, but will be able to if land is submitted to the Council formally through the SHLAA process. The Council would need to discuss the SANG area further with Natural England, should this alternative option be taken further.

Quantitative results





340. Most of the responses to this proposal came from individual consultees with the majority objecting. Objections to the site were also noted from a selection of parish councils and the Lytchett Matravers Neighbourhood Plan group. There was support from Wareham St Martin Parish Council. Other statutory consultees that commented on this proposal did not chose to respond to this quantitative element of the question.

Comments:

341. The consultation drew out several key substantive issues and actions with regards to the possible alternative site between Lytchett Minster and Lytchett Matravers. These are summarised below. For a full summary of other issues raised, please see appendix 40. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

342. In general, a number of objections were focussed on the volume of homes proposed being out of keeping with the existing area in relation to the proposed size of the development and rural setting, as well as concerns over the possible merging effect with Lytchett Matravers in the future. There was also a concern that any existing or proposed infrastructure would not be able to support such a proposal and if it were able to it would completely change the character of the area. The Council has a district-wide housing target that has to be delivered in the context of constraints and further assessment of this site will establish those constraints. However, the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need' has resulted in actions that could result in implications for housing numbers. This could have

implications for individual sites and therefore the Council has not taken any decisions on the proposals for this site as yet.

Key issues and actions

343. Consultees stressed that the inclusion of this possible alternative site has ignored the work of the Lytchett Matravers Neighbourhood Plan group with regards to addressing current and future development possibilities. It will be important to hold discussions with the Lytchett Matravers Neighbourhood Plan group to ensure the policies being delivered through the respective documents are not contradictory.

Key action: liaise with the Lytchett Matravers Neighbourhood Plan group with regards to development opportunities.

344. Consultees in Lytchett Matravers have raised their concerns that as the site falls within Lytchett Minster Parish then Lytchett Minster would get the benefits from infrastructure contributions, despite development potentially having a greater impact on Lytchett Matravers. However, the developer has suggested that any strategic site in this location be exempted from CIL allowing for the suitable provision of site specific infrastructure.

Key action: to investigate whether there may be other ways to provide an element of funding to parishes, where low CIL rates are proposed for large strategic sites.

345. Dorset County Council has stated that the south-western part of this potential development area is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA). Developers would be likely to be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.

Key action: ensure the necessary minerals assessment is carried out by the developer.

346. Consultees stressed that the development of this site would have a severe impact on the setting of Lytchett Matravers and the surrounding countryside. There was also a fear expressed that such development would eventually see the Lytchett villages merge into one dormitory town for the conurbation. Consultees were concerned that given the proximity of the site to the main road through Purbeck that this would deter tourists from visiting the area. The design and landscaping of any proposed housing, including supporting infrastructure, will be carefully considered so that it ties in with the existing rural surroundings including taking account of any listed buildings which may exist on or adjacent to the proposed site.

Key action: ensure the design and landscaping of the proposed development ties in with the rural setting and is sympathetic to the setting of any listed buildings, should this site be taken forward.

347. Natural England has raised concerns that the site is substantially closer to designated sites at Morden than other proposed options with the location and extent of the land

indicated as SANG not likely to provide the necessary certainty that the SANG would be both of sufficient size or in a suitable location to attract users. Natural England is therefore doubtful whether a site in this location will be able to provide sufficient detailed information to demonstrate its acceptability within the necessary timescale. While some consultees felt the SANG was sufficient, the concerns of Natural England were shared by other consultees too.

Key action: establish the most suitable location and extent of the SANG in consultation with Natural England, should this site be taken forward.

348. Consultees have highlighted their concern that the site has been proposed without sufficient time for appropriate consideration and that despite its late inclusion should receive the same attention/research as the other proposed sites. This includes carrying on site assessment including ecological surveys and ornithological assessments.

Key action: ensure this possible alternative site is subject to the same assessment as the other proposed sites, including being assessed through the Green Belt Review.

349. Consultees have stated that while the flood risk is not as great as in Lytchett Minster there may be surface water issues given the clay consistency of the ground. Dorset County Council as the lead local flood authority has stated that surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

350. Consultees have stated that there does not appear to be a significant drainage issue as there is no actual river system running through the site. However, there is still a concern at the capacity of sewerage infrastructure as properties at the bottom of Wareham Road after a heavy rainfall experience air bubbles coming up through their toilets and are unable to flush them as a result. Dorset Wildlife Trust has highlighted that there is a wetland bird interest on the site which suggests that there might be drainage issues relating to this site. It is important to establish Wessex Water's view on this as it has yet to offer any comments with regards to this proposed allocation.

Key action: liaise with Wessex Water to establish any drainage and sewerage implications.

351. Consultees again raised their concerns regarding transport implications. The impact on and access to the adjacent A35 was highlighted along with the general increase in the volume of traffic. The provision of public transport services was also raised and the size of the proposed development may make delivering public transport more financially viable. Parking was also raised as a factor that should not be underestimated as consultees felt it has been in the Lytchett area to date.

352. Dorset County Council has stated that this possible alternative site makes sense in sustainable transport terms given the proximity to the conurbation with less impact on the A351 resulting in shorter travel times and a greater chance of using non-car options.

Highways improvements which are likely to be required include provision of pedestrian, cycle and public transport links to and through Upton, Hamworthy and Poole town centre. There may also be requirements for improvements to Bakers Arms roundabout, measures to improve visibility at Huntick Road / Randalls Hill junction, and pedestrian / cycle access into Upton over the bypass (Watery Lane link).

Key action: ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.

353. With regards to the impact of the proposal on school places, consultees have stressed that existing schools are at capacity. Dorset County Council has stated that the development could possibly have to contribute towards provision of a new primary school as existing primary schools at Upton and Lytchett Matravers are already at or near capacity. It also highlighted that Lytchett Minsters secondary school is already on a constrained site and would need additional accommodation and playing fields. Land to the north-east of the school site would be the ideal location for playing fields, which would be essential if pupil numbers were to rise.

Key action: set out requirements for school provision in the Partial Review, should this site be taken forward.

354. As well as the infrastructure requirements already discussed a number of other infrastructure priorities were also identified by consultees. These included improved telecommunications connections, medical facilities, and facilities for young people. Some consultees also demonstrated their concern that improved infrastructure would be to the detriment of existing residents or the new housing would be dependent upon other villages' infrastructure. The Council will ensure that the delivery of housing will be supported by the delivery of necessary infrastructure to provide a cohesive and sustainable approach to benefit both the potential new settlement and existing residents.

Key action: outline infrastructure requirements for the proposed development and consider their effective delivery.

355. Consultees questioned why Bere Regis had not been allocated a proportion of housing. In response to this consultation Highways England has made a comment regarding its requirements for further information about transport implications generally. The Council will provide this information which should include additional analysis of sites around Bere Regis to assess their potential.

Key action: commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.

356. Consultees also stressed that the proposed housing should be for local families at affordable prices/rents. Whilst the Council has no control over who buys the homes, the SHMA has identified the types of homes that are required.

Key action: encourage developers to provide an appropriate housing mix as identified by the SHMA.

357. Though there were consultees who were not in favour of any housing development there were others who were in favour of development but not to the scale proposed given the rural setting, and questioned the validity of the SHMA methodology. The final proposed housing numbers will be put forward in the pre-submission document once all sites have been analysed and the most up to date findings considered. This is considered in the analysis of 'Preferred Option 2 – Meeting Objectively Assessed Housing Need'.

Key action: consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.

358. The availability of farmland north of Lytchett Matravers for development was questioned, as a site is currently up for sale with access to the A350. The possibility of development to the north-west of the village was also highlighted with the attraction of joining the village with the church.

Key action: investigate these sites further and approach the respective landowners if either site has potential for consideration.

359. Natural England stressed that this location was considered through the South West Regional Spatial Strategy where it was rejected for a number of reasons which are equally applicable currently e.g. transportation requirements.

Key action: consider previous site assessments when undertaking the detailed site assessment for this site.

Feedback from the Lytchett Matravers, Lytchett Minster and Upton consultation events held on 15th, 20th and 27th June 2016

360. The Council hosted consultation events at Lytchett Matravers village hall, Lytchett Minster Rugby Club and St Dunstan's Church and welcomed feedback on post-it notes.

361. No additional issues or key actions were identified.

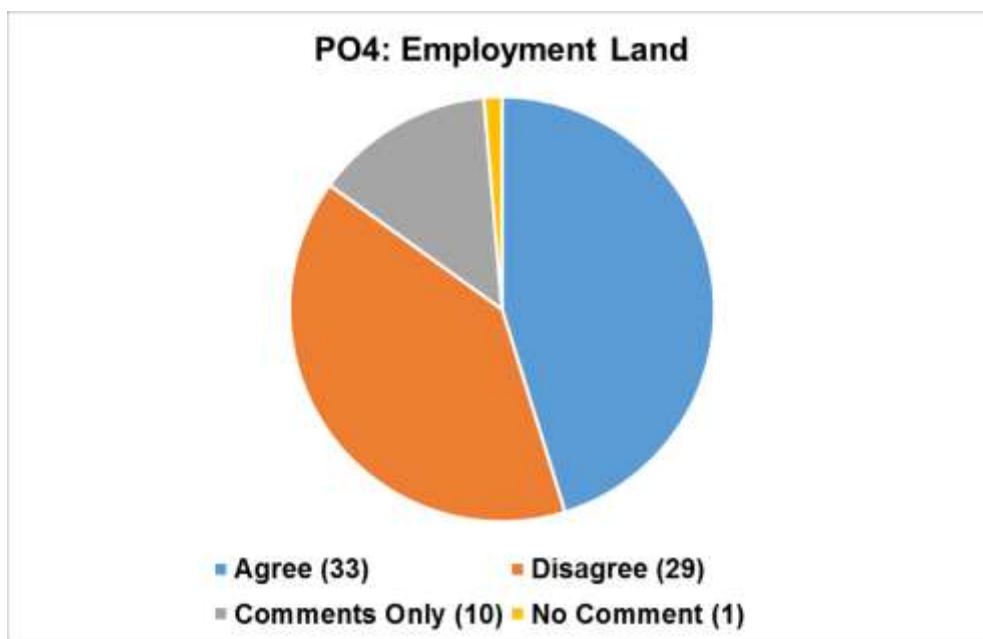
Preferred Option 4 – Employment Land

362. The Council consulted on a proposal to allocate additional employment land at the following sites:

- Expansion of Holton Heath Trading Park (5.9 hectares)
- Expansion of Sandford Lane Industrial Estate (1 hectare)
- Corfe Castle Depot (0.6 hectares)

Question: Do you agree or disagree with the Council's proposal to allocate additional employment land as set out in the document?

Quantitative results



Comments

363. Some of the comments received highlighted the importance of providing jobs, and of providing housing in close proximity to employment sites. Others were concerned that jobs would not actually be delivered, particularly at Dorset Green, which has a long history of attempts at providing additional employment. Respondents highlighted a number of issues which will need to be considered if these sites are taken forward, including ensuring appropriate design, providing any necessary supporting infrastructure, ensuring appropriate transport assessments and ecological surveys are carried out, and investigating any potential impacts in relations to safeguarded minerals land.

364. The key substantive issues and actions arising from the consultation are summarised below. For a full summary of other issues raised, please see appendix 41. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

365. It was highlighted the excessive use of land at the end of Watery Lane, associated with the proposed housing allocation at Upton, will spoil local walks. The design and landscaping of any proposed employment sites will be carefully considered so that it ties in with the existing rural surroundings.

Key action: to ensure the design of the proposed employment sites tie in with the existing rural setting.

366. The provision of supporting infrastructure for any proposed employment sites has been raised as a concern. The delivery of these employment sites will be supported by the delivery of any necessary infrastructure.

Key action: to outline infrastructure requirements for the proposed employment sites.

367. Consultees have stressed their concern at possible traffic implications with increased pressure on the road network being brought about by additional employment activity in the district. Areas that have been mentioned in particular include Corfe Castle, Wool, Holton Heath, Sandford, and Wareham. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.

Key action: to ensure a transport assessment is carried out to assess the traffic impact of the development.

368. The RSPB has recommended that all sites require detailed ecological assessment due to proximity to sensitive habitats, including national and European protected sites. These proposed allocations have undergone/will undergo ecological surveys to establish any possible protected species which may exist on site.

Key action: to ensure appropriate ecological surveys have been conducted on site.

369. As the Mineral Planning Authority, Dorset County Council has stated that issues relating to minerals and safeguarded land should be taken into account and it can provide additional information and advice on impacts and further actions as required.

Key action: to liaise with Dorset County Council with regards to impacts and further actions related to minerals.

370. An agent highlighted the potential for small scale employment at the potential Lytchett Minster housing site (site 2). This is something which the Council could explore if the housing site is taken forward.

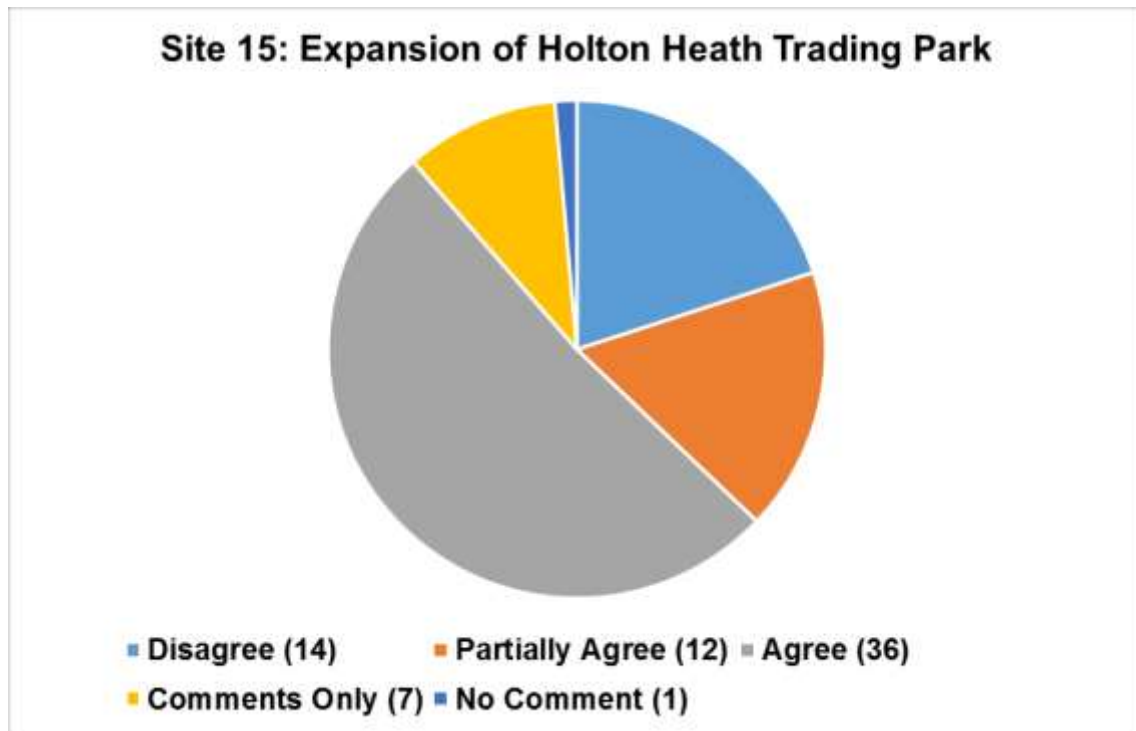
Key action: to consider potential to provide an element of employment provision on proposed housing sites.

Site 15 – Expansion of Holton Heath Trading Park

371. The Council consulted on a proposal to provide 5.9 hectares of additional employment land at Holton Heath.

Question: Do you agree with the Council's proposal for this site?

Quantitative results



Comments

372. Some respondents suggested that land at Holton Heath should be used for housing, as this would benefit from nearby employment opportunities. However, Holton Heath is located within the 400 metre heathland buffer zone, and as such, no net new residential dwellings can be permitted.
373. Other comments highlighted a number of issues which will need to be considered if this site is taken forward, including ensuring appropriate design, undertaking site safety surveys, assessing impacts on the historic environment, ensuring appropriate transport mitigation is provided, and ensuring that any development includes appropriate flood mitigation measures.
374. Dorset County Council highlighted that this is a key location being explored through the Waste Plan for a waste transfer facility / vehicle depot, and this is something which the District Council will discuss further with the County Council as the Partial Review progresses.
375. The key substantive issues and actions arising from the consultation are summarised below. For a full summary of other issues raised, please see appendix 42. To see

responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

376. It was highlighted that the proposal must take account of residents, the old trees screening Admiralty Park, the reservoir and the protected Beech Avenue. The design and landscaping of the proposed employment site will be carefully considered so that it ties in with the existing rural surroundings.

Key action: to ensure the design of the proposed employment site ties in with the existing rural setting.

377. Given the proximity to the cordite factory it was stressed that the past disposal of waste products from the factory must be taken sufficient account of such as the disposal of cordite and explosives. Appropriate site surveys with regards to safety will need to take place before development of the site.

Key action: to ensure appropriate site surveys are conducted prior to development to ensure site safety.

378. Historic England has stated that the proposed allocation is not supported by evidence to demonstrate how the Council has addressed national planning policy for the historic environment and as a result an appropriate historic environment assessment is required. While Historic England stressed there is an opportunity for any future development here to contribute to potential improvements, it also emphasized that it is important to recognise that heritage concerns need to be addressed at the plan making stage and not deferred to a later planning application stage. This is an important issue that Historic England considers affects the relative soundness of the plan.

Key action: to conduct an appropriate historic environment assessment prior to deciding whether to confirm the allocation of the site.

379. The increased pressure on the road network has been raised as a concern in response to this site. Dorset County Council has highlighted the potential impact on A351 and has stressed that HGV traffic should use the main access and maintain no HGV access via Station Road. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary. Both Dorset County Council and Borough of Poole have highlighted the need for a travel plan for the site.

Key action: to ensure a transport assessment is carried out to assess the traffic impact of the development, and a resultant travel plan is produced.

380. A number of consultees have highlighted the benefit of having the railway station at Holton Heath. Network Rail has stated that it is working with Dorset County Council to understand the way in which rail can provide an integrated and sustainable part of the public transport network across Dorset and how this can support economic growth.

Key action: to liaise with Dorset County Council to establish intentions regarding the rail network.

381. Dorset County Council has also highlighted that this is a key location being explored through the Waste Plan for a waste transfer facility / vehicle depot. The Waste Options document is subject to a Sustainability Appraisal and endorsement by relevant committees in advance of consultation. It is not considered this proposed use would conflict with B1, B2 and B8 uses which are required for the site.

Key action: to liaise with Dorset County Council as to the possibility of delivering a waste transfer facility/vehicle depot on the proposed site.

382. Dorset County Council, as the lead local flood authority, has stated that flood risk and surface water management must be addressed and that a statement addressing this is added to the policy when it is produced.

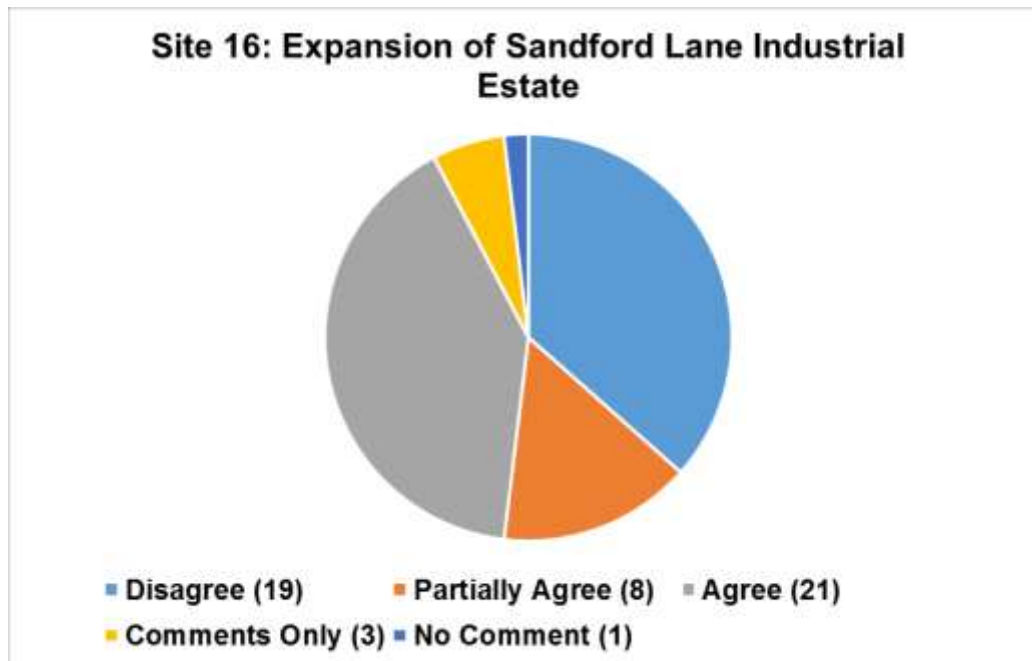
Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

Site 16 – Expansion of Sandford Lane Industrial Estate

383. The Council consulted on a proposal to provide 1 hectare of additional employment land as an extension to Sandford Lane Industrial Estate.

Question: Do you agree with the Council's proposal for this site?

Quantitative results



Comments

384. Comments highlighted a number of issues that will need to be considered if this site is taken forward, including ensuring that appropriate parking and access arrangements are provided, alongside appropriate flood mitigation measures and any other infrastructure requirements. The site promoter has suggested that the proposed allocation does not reflect the full parcel of land available, and should be amended accordingly. These are all matters which the Council will explore further as the Partial Review progresses.

385. The key substantive issues and actions arising from the consultation are summarised below. For a full summary of other issues raised, please see appendix 43. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

386. The land promoter has stressed that the proposed allocation does not reflect the full parcel of land available and should be amended accordingly.

Key action: to liaise with developer to discuss the extent of the site.

387. The concern was raised that infrastructure through Holton Heath / Corfe Castle / Sandford / Wareham would not be sufficient to support extra vehicles. It is important to note that this proposal is for a relatively small (1 hectare) extension to an existing employment site, and as such, it is unlikely that significant infrastructure improvements could be required alongside the development. However, the Council will investigate this further if this site is taken forward, and will ensure that any additional employment land is supported by the delivery of any necessary supporting infrastructure.

Key action: to outline infrastructure requirements for the proposed employment sites.

388. Dorset County Council has highlighted the potential highways impact on the A351 and has highlighted that improved cycle links and public transport to the site will be required. The issue of accessibility was also raised, particularly to and from the railway station, in addition to the required increased provision of adequate parking provision on site. The benefits of being located close to Wareham station was highlighted by both Dorset County Council and Borough of Poole as a sustainable commuting option. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary. Both Dorset County Council and Borough of Poole have highlighted the need for a travel plan for the site.

Key action: to ensure a transport assessment is carried out to assess the traffic impact of the development, including parking provision and suitable points of access, and a resultant travel plan is produced.

389. Consultees highlighted that some of the proposed site falls within the flood zone and as a result flood risk and surface water management must be addressed and a statement addressing this be added to the policy when it is produced.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered, and work with the lead local flood authority to agree appropriate policy wording.

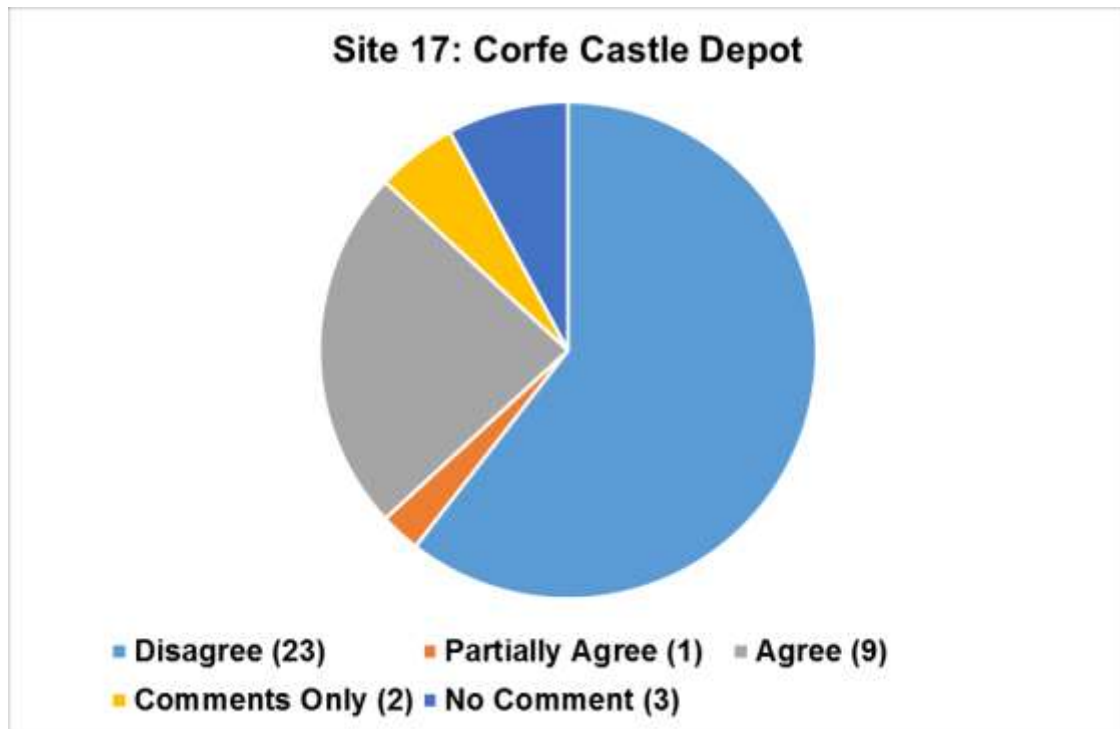
Site 17 – Corfe Castle Depot

Site 17 - Corfe Castle Depot

390. The Council consulted on a proposal to allocate 0.6 hectares of employment land at Corfe Castle Depot.

Question: Do you agree with the Council's proposal for this site?

Quantitative results



Comments

391. The consultation drew out several concerns about the proposed employment allocation, including the fact that a large part of the site is located in the flood zone, and the site is located within the AONB. The Council will need to be confident that appropriate flood mitigation measures and landscape mitigation can be provided if this site is taken forward. Respondents also raised concerns about highway safety and access issues, increases in traffic, impacts on tourism and a lack of supporting infrastructure.

392. The key substantive issues and actions arising from the consultation are summarised below. For a full summary of other issues raised, please see appendix 44. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

393. The tourism offer of Corfe Castle was highlighted as a key attraction to the area which cannot be jeopardised. The design and landscaping of any proposed employment site will be carefully considered so that it ties in with the existing historic setting.

Key action: to ensure the design of the proposed employment site ties in with the existing historic setting, if this site is taken forward.

394. There was a concern that infrastructure provision in the area is not sufficient. It is important to note that this proposal is for a relatively small (0.6 hectare) employment site, and as such, it is unlikely that significant infrastructure improvements could be required alongside the development. However, the Council will investigate this further if this site is taken forward, and will ensure that any additional employment land is supported by the delivery of any necessary supporting infrastructure.

Key action: to outline infrastructure requirements for the proposed employment sites.

395. A number of transport issues were raised in response to this employment site including existing parking issues due to the tourist pull of the location, increased traffic volume resulting in highway safety concerns, and site access issues. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary and establish the most appropriate points for access to and from the site.

Key action: to ensure a transport assessment is carried out to assess the traffic impact of the development, including suitable points of access and adequate parking provision.

396. The location of the proposed employment site was deemed as being inappropriate by some consultees due to its location within the AONB and in flood zones. The site is partly located within flood zones 2 and 3 and flood prevention measures are likely to be required. As it is within the AONB, any planning application will need to demonstrate that it would not cause adverse harm to this designation.

Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered. Liaise with the Dorset AONB Team to ensure that development would not harm the AONB. The Council will need to be confident that these issues can be addressed if this site is to be taken forward into the Partial Review.

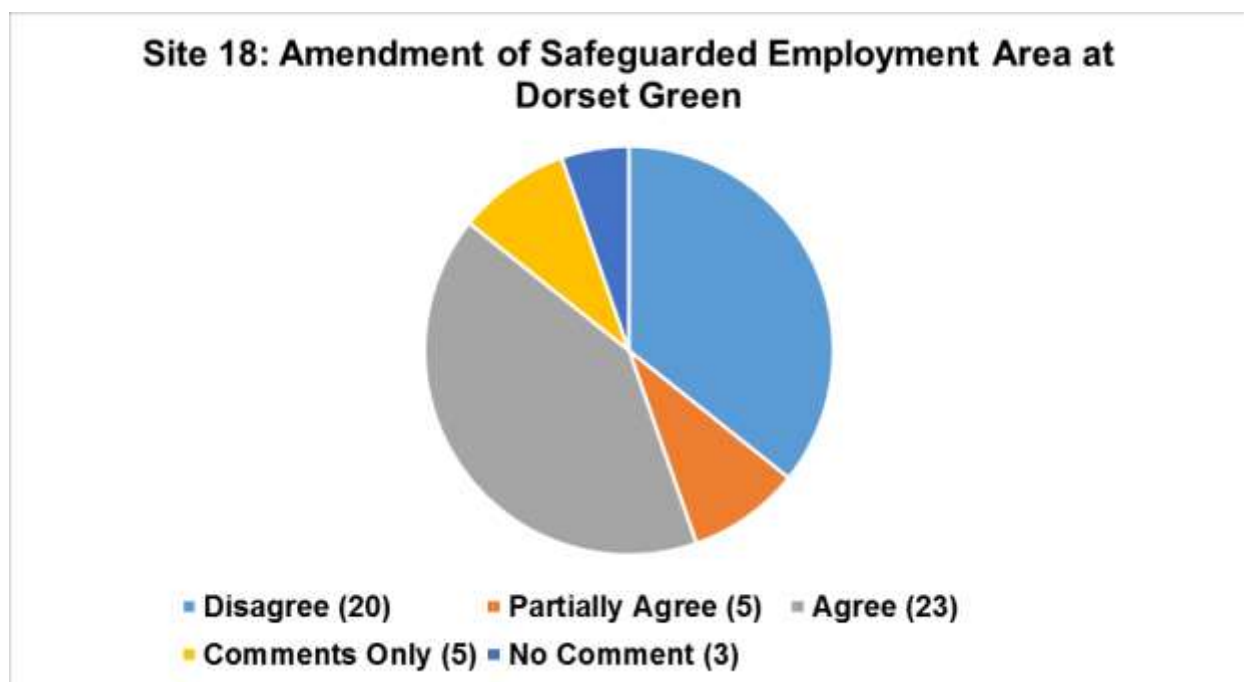
Site 18 – Amendment of safeguarded employment area at Dorset Green

Site 18 - Amendment of safeguarded employment area at Dorset Green

397. The Council consulted on a proposal to amend the boundary of the safeguarded employment area at Dorset Green to match the boundary of the Enterprise Zone.

Question: Do you agree with the Council's proposal for this site?

Quantitative results



Comments

398. Overall, response to this question was mixed, with a relatively even split between those who agreed and disagreed with the proposals. Those who disagreed with the proposals raised concerns about the site's relatively remote location, and there were also suggestions that there is no evidence that the additional jobs will be provided, particularly as there have been various previous attempts to encourage development at the site. A number of respondents suggested that this site should be considered for housing.

399. The key substantive issues and actions arising from the consultation are summarised below. For a full summary of other issues raised, please see appendix 45. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

400. The point was raised that various schemes in this area have tried to regenerate the employment area over the past decade. It was suggested that the new Enterprise Zone

status will not change this and the site should be revisited for mixed use with housing. It is sensible to assess the growth and success of the Enterprise Zone as time goes on. However, it would not be appropriate to presume the Enterprise Zone status will not result in economic growth at this stage.

Key action: to assess the performance of the Enterprise Zone on a regular basis.

401. Wool Parish Council referred to work undertaken by the Prince's Trust in 2008, to prepare a masterplan for mixed-use development on the site. It is important to note that circumstances have changed since 2008 (e.g. with the designation of Dorset Green as an Enterprise Zone) but the Council may still be able to use some aspects of the Prince's Trust document.

Key action: to review the Prince's Trust document to help inform the preparation of a site template for the Dorset Green site.

402. Dorset County Council has highlighted that this is a key location being explored through the Waste Plan for a waste transfer facility / vehicle depot. The Waste Options document is subject to a Sustainability Appraisal and endorsement by relevant committees in advance of consultation. It is not considered this proposed use would conflict with B1, B2 and B8 uses which are required for the site.

Key action: to liaise with Dorset County Council as to the possibility of delivering a waste transfer facility/vehicle depot on the proposed site.

403. Savills has suggested that the Council may wish to consider some form of safeguarding of the Police headquarters and adjoining sports pitch for community uses. It was also suggested that consideration should also be given to improvements to linkages to and from Dorset Green Technology Park, and any scope for community use of the football pitch associated with wider growth at Wool.

Key action: to consider safeguarding of the Police headquarters and adjoining sports pitch for community uses, depending on the outcome of the current planning application at the sports pitch.

404. Concern was raised that existing transport infrastructure will not be sufficient to handle any extra vehicles created by the growth of the employment area. With this in mind consideration should be given to improvements to linkages to and from the Enterprise Zone. It was also highlighted that the site is located fairly close to Dorchester which may result in the majority of traffic heading to and from Dorchester as opposed to Poole and Bournemouth. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary. The intention is to plan comprehensively for new employment development at the Enterprise Zone (EZ) through a local development order. The order will include a full transport assessment of the development proposed and any improvement planned to the highway network linked to the EZ development but also the extent of highway credits arising from the historic employment use of the site and the significant extent of recent demolition of redundant buildings on the EZ.

Key action: to ensure a transport assessment is carried out to assess the traffic impact of the development and suitable points of access.

405. Natural England is concerned that the current proposal does not take into account a recent botanical survey and has advised that further work is required to reach agreement about the habitat restoration works proposed in the NDA area as well as the biodiversity requirements for the priority present habitats within the Enterprise Zone. The intention is to plan comprehensively for new employment development at the Enterprise Zone (EZ) through a local development order. The master planning work will consider the retention or translocation of species rich grassland within the site as assets to be retained. This is an advantage of planning comprehensively for new development on the site.

Key action: to liaise with Natural England as to the further work required to reach agreement about the habitat restoration works proposed in the NDA area as well as the biodiversity requirements for the priority present habitats within the Enterprise Zone.

406. Dorset County Council's Flood Risk Management function has confirmed that surface water management is to be fully considered within any subsequent proposals to prevent flood risk to the site and any off site worsening. The flood risk assessment and mitigation proposals are planned to be incorporated into the comprehensive planning proposed for the site through a Local Development Order.

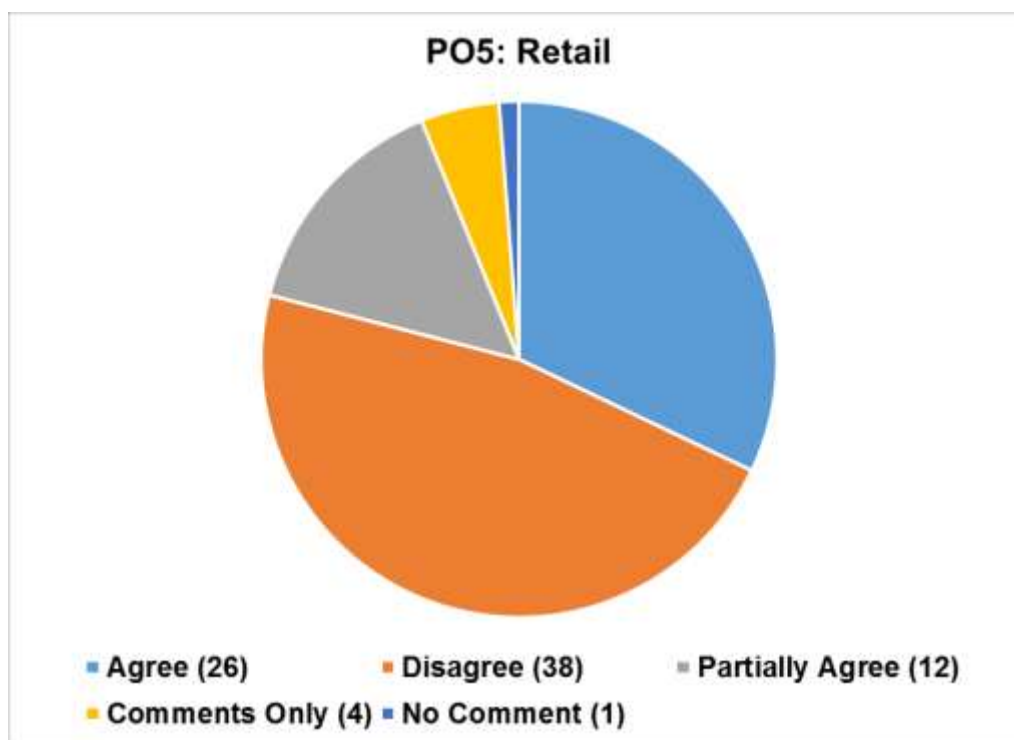
Key action: update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

Preferred Option 5 – Retail

407. The Council consulted on a proposal to provide small-scale local food shops as part of the proposed housing allocations at Wool, Lytchett Minster and West Wareham. These small-scale local shops would contribute towards the provision of around 600 sqm (net) additional food retail floor space in the district, over and above that which is already planned for through the current local plan.

Question: Do you agree with proposal to support the provision of small-scale food shops as part of the proposed housing allocations at Wool, Lytchett Minster and West Wareham?

Quantitative results



Comments

408. Whilst some respondents agreed with this proposal, just under half of those who indicated a preference disagreed with the proposals, and a further 12 respondents only partially agreed.

409. Reasons for disagreeing with the proposals included suggestions that additional housing should not be provided, and hence retail units should not be provided either. There were also some suggestions that current shops are closing, and hence there is no need for additional shops, whilst other respondents suggested that the proposals would not provide enough retail and that small scale food shops would be inadequate.

410. While some consultees expressed a desire not to have a larger scale shop in an accessible location, a number of consultees did request the provision of a large supermarket in the district, with specific mention made to in or around Wareham. Whilst

the Council recognises that there are varying views on this issue, at present the Council does not support provision of an out-of-town supermarket as this would have the potential to adversely impact upon the economy of Swanage and Wareham town centres.

411. The key substantive issues and actions arising from the consultation are summarised below. For a full summary of other issues raised, please see appendix 46. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

412. Consultees stressed that if the possible alternative site was progressed in the Lytchett area then this should also include some form of retail provision.

Key action: to consider the provision of retail space in the possible alternative site 14 if it is progressed.

413. Possible transport implications have also been raised as a concern and traffic modelling will be used to assess implications for the road network to target transport improvements where necessary. The provision of sufficient car parking provision will also be carefully considered and it was stressed that parking provision in Wareham town centre was also inadequate.

Key action: to ensure a transport assessment is carried out to assess the traffic impact of any proposed retail units, including the provision of parking.

414. The provision of a convenience store serving Moreton Station was also suggested as it would benefit the existing community as well as new residents brought about by the proposed housing development.

Key action: to consider the provision of a small-scale food shop to serve Moreton Station.

415. Camp Farm, Sandford was also highlighted as a sustainable and easily accessible location able to accommodate retail provision through the creation of a local centre. It was suggested it could support the delivery of over 600sqm of retail floor space to support the local area.

Key action: to consider the provision of retail space and a local centre at Camp Farm, Sandford.

416. Wareham Town Council highlighted its concern that the proposed location of the small-scale retail units is unlikely to support the town centre and could lead to further pressure for out of town retail growth which may be difficult to resist if incrementally planned. With this in mind it was suggested that alternative options closer to the centre should be considered.

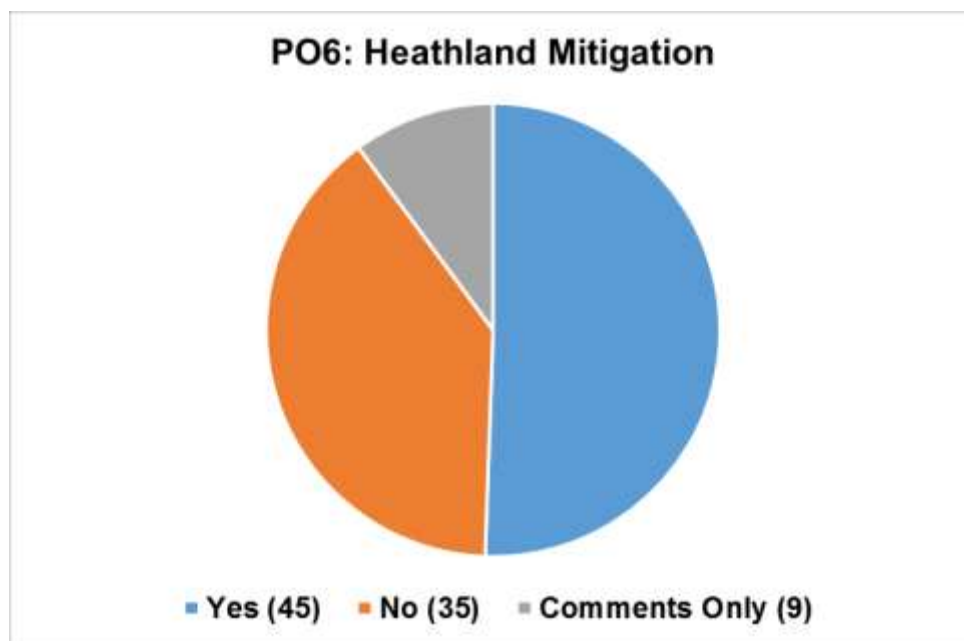
Key action: to consider retail provision closer to Wareham town centre.

Preferred Option 6 – Heathland Mitigation

417. The Council employed a consultant to explore the possibility of an alternative(s) to, the current heathland mitigation strategy in Purbeck, including potential alternatives to the 400m zone and potential alternative mitigation measures for development within the 400m to 5km zone. The report concludes that there appears to be no evidence that mitigation is not required for a net increase in dwellings over the Local Plan period to avoid adverse effects on the Dorset Heathlands SPA, SAC and Ramsar sites. There is also no evidence to support a move away from a 400m. The report identifies that SANGs appear to be an achievable solution for much of the new housing expected. Where SANGs cannot be achieved, there is potential, given the small number of dwellings likely to be affected, to explore opportunities for improving strategic access to the wider countryside as an alternative. Individual proposals for this would require consideration on a case by case basis. Policy DH and the Dorset Heathlands Framework Supplementary Planning Document is flexible to allow the proposed alternative mitigation solution without requiring any change.

Question: Do you agree with the proposal to continue with the current approach to heathland mitigation?

Quantitative results



Comments

418. For a full summary of all issues raised, please see appendix 47. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

419. In general there remains good support for the proposal to continue with the current approach to mitigation. There are, as is to be expected, contradictory views about strengthening the protection and being more flexible. Some of those who support the protection of heathland are keen to increase the protection. The consultation drew out one key substantive issue and a number of other more minor concerns.

420. The key substantive issue is the concern over the potential for weakening the protection of heathlands by highlighting the potential for alternative solutions where a SANG cannot be provided.
421. The emphasis in preferred option 6 is that where the developer cannot deliver a SANG (rather than will not deliver a SANG), the Council will be willing to explore opportunities for improving strategic access to the wider countryside as an alternative to SANG provision. The current Dorset Heathland Framework Supplementary Planning Document allows for alternatives to SANGs where necessary and appropriate. RSPB is concerned that this approach could very quickly become the main form of mitigation proposed for developments under 50 units, as a potentially less onerous and cheaper option available to developers. Generally, developments under 50 units are not expected to provide their own mitigation. Natural England support preferred option 6.

Key action: the Council will continue to work with Natural England to ensure the policy is robustly applied.

422. A number of suggestions were made to extend the protection by increasing the 400m buffer and/or extending the same protection to the 5km zone. Another suggestion is that the quality of the heathland may not meet SSSI standards in some places.
423. The review of the current approach does not indicate any need to change the zones. Currently, Natural England has not indicated a need to review the 400m buffer zone or 5km mitigation zone.

Action: check with Natural England and Footprint Ecology that there is no relevant recent evidence that needs to be considered.

424. Agents have requested flexibility around development within the 400m zone. This includes where existing tourism accommodation would like to modernise what it offers, and applying the principles to re-development of existing sites which straddle the 400m buffer, as laid out in Appendix C of the Dorset Heathland Framework to all sites in the 400m buffer. There was also a suggestion that all development sites in the 400m buffer are considered on a case by case basis, taking into consideration the benefits of the development.
425. Under Habitat Regulations no harm is permissible and it has been demonstrated through a number of studies that it is highly unlikely that harm can be mitigated by standard C3 residential development within the 400m. It is not a balancing act, as suggested it could be. Other forms of development are permitted in the 400m buffer with consultation with Natural England. Appendix C only applies where there is a proposal to split an existing site/curtilage which currently has the 400m buffer dissecting it and addresses under what circumstances new development may be permitted within an existing curtilage where the 400m buffer dissects it. The factors that will be taken into consideration include the general context of the proposal, e.g. the urban/rural and the nature of the land between the site and the protected heathland, access arrangements, alternative greenspace opportunities and Rights of Way.

Action: check with Natural England about any possibility of re-development of existing tourism sites to update their accommodation offer.

426. Concerns have been raised by a town council regarding the continuing damage seen to local heathlands caused by public access for recreational purposes. The Council is not aware of the specific instances referred to.

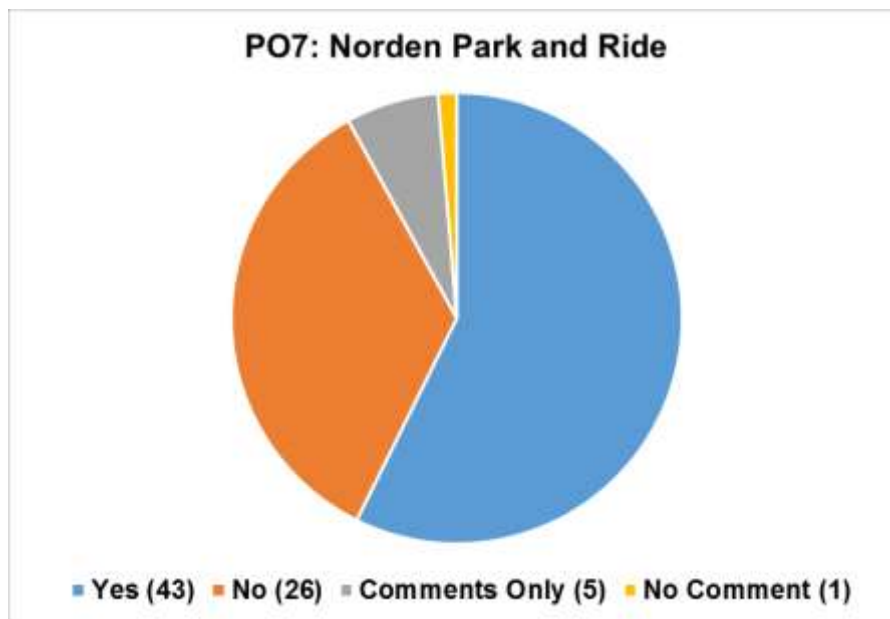
Action: Officer will ask the town council for details of any incidents.

Preferred Option 7 – Norden Park and Ride

427. The Council consulted on a proposal to expand Norden Park and Ride on land located between the railway and the A351, north of Corfe Castle.

Question: Do you agree with the proposal to support the expansion of Norden Park and Ride?

Quantitative results



Comments

428. There was some support for expanding Norden Park and Ride, with 63% of those who responded agreeing with the proposal. Those who disagreed with the proposal questioned whether the expansion was needed, particularly as the park and ride appears to be underutilised at the moment. There were also suggestions that it would be better to locate a new park and ride facility near Wareham station or Holton Heath.

429. The key substantive issues and actions arising from the consultation are summarised below. For a full summary of other issues raised, please see appendix 48. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

430. To enable the success of the proposed park and ride expansion it was stressed that the park and ride will need to be suitably linked to the visitor centre at Corfe Castle and that this is accessible by all users with appropriate pedestrian and cycle links connecting the two locations. As well as linkages to Corfe Castle it was also highlighted that the proposed shuttle bus to Studland would be an attractive feature of the proposal.

Key action: to ensure any park and ride facilities are suitably linked to the necessary locations in the district, are accessible to all possible users and are appropriately linked by cycle and pedestrian routes.

431. In order to sufficiently support the proposal, it was stated that there would need to be better integration of the existing road network, with particular reference made to a new link between Studland Road to Wytch Farm Road. Traffic modelling will be used to assess implications for the road network to target transport improvements where necessary.

Key action: to ensure a transport assessment is carried out to assess the traffic impact of the development.

432. A concern was raised by consultees that the park and ride would have a negative effective upon the setting of Corfe Castle. It was stressed that in landscape and heritage terms weight should be given to the views and setting of the castle and ridgeway when deciding on scale, siting and landscaping of the expansion area.

Key action: to ensure the design of the proposed park and ride site ties in with the existing rural setting.

433. Natural England stated that the proximity of the site to the castle and Purbeck Ridge are likely to make it highly visible in the AONB, as well as a loss of area. With this in mind it suggested that further work should be considered to assess if the proposal would be achievable given the context. The site will be subject to detailed assessments of the likely impacts on landscape, ecology and archaeology, and as it is within the AONB any planning application will need to demonstrate that it would not cause adverse harm to this designation.

Key action: to ensure appropriate assessments are conducted.

434. Although not directly concerning Norden park and ride, it was suggested that parking provision should be expanded at Wareham station to increase use of the rail network. It was also suggested that other sites should be looked at for the provision of park and ride facilities including the Bakers Arms roundabout and Holton Heath.

Key action: to discuss with Dorset County Council as to whether it might be possible to explore a park and ride at Holton Heath and/or Wareham station.

435. Some respondents questioned whether an expansion of the park and ride was needed, particularly as the site appears to be underutilised at present.

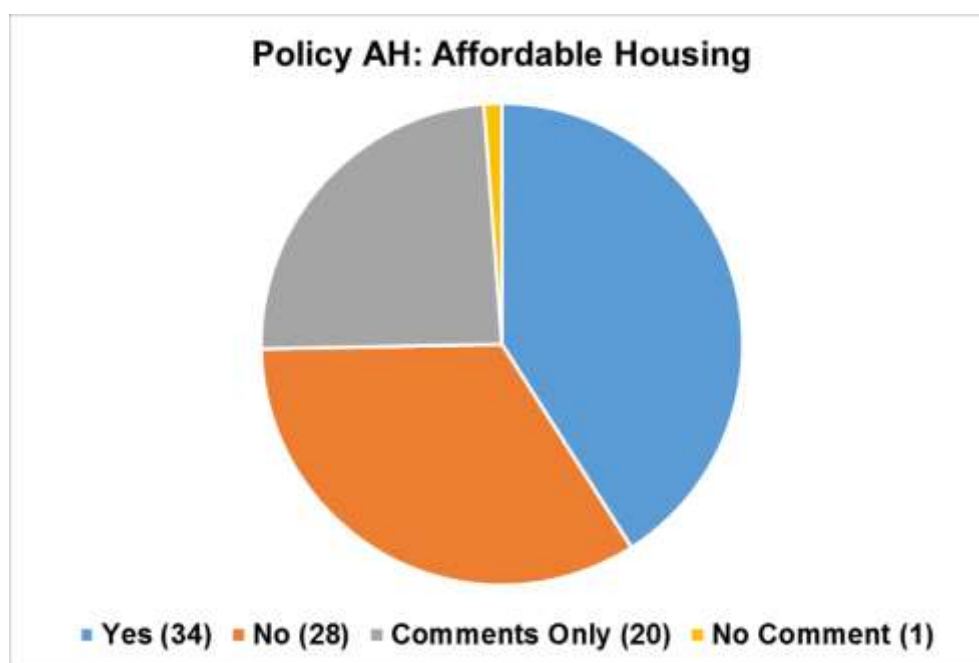
Key action: to liaise with Dorset County Council to ensure that an appropriate assessment of need and demand has been carried out.

Policy AH – Affordable Housing

436. The Council is proposing to update the affordable housing policy to reflect the government's affordable housing threshold of 11 dwellings or over 1,000 sqm floor space before on-site provision can be required and commuted sums for sites between 6 and 10 dwellings in designated rural areas and the AONB. It also reflects updated viability evidence on the ratio of market to affordable housing required.

Question: do you agree with the proposed updates to the policy?

Quantitative results



437. Of the town and parish councils that expressed a preference there was a 50:50 split between agreeing and not agreeing. Of those that didn't support the main concerns included retaining the affordable housing in perpetuity and no affordable housing on small sites.

438. The individuals were more or less equally split, with concerns including focussing around a lack of true affordability, retaining the affordability in perpetuity, the need for more not less affordable homes (the result of the affordable housing threshold) and the need to keep it for local people.

439. Very few agents for landowners replied, some queried the viability of such a proposal, whilst others suggested affordable housing would be better delivered by planning for more housing overall, rather than keeping the policy requirement at 40% and 50%.

Comments

440. In general, there was support for affordable homes as long as they would go to local people. The importance of small starter homes was acknowledged, but concerns were raised about the low salary levels that may mean starter homes (capped at 80% of

market price) and shared equity will still be out of reach. There was concern that the Council will be delivering less affordable housing under the new policy (which reflects the national threshold of 11 that was re-introduced recently) and there was also concern about the ability to retain affordability in perpetuity.

441. For a full summary of issues raised, please see appendix 49. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

442. The Defence Infrastructure Organisation (MOD) says that there may be a future need for military housing and suggests that the first sentence of Policy AH should be amended to exclude military housing from the policy.

Key action: consider amending policy AH to exempt military housing from the requirement to provide general affordable housing.

443. Developers questioned whether the viability study supported the affordable housing requirements and the impact of forthcoming legislation which would require starter homes as part of the affordable housing provision. There have been no updates to national guidance to reflect the introduction of starter homes into the definition of affordable housing, but the Council will have due regard, should it happen.

Key action: consider the need for any updates/additional viability studies that may be needed, as a result of national planning updates.

444. Wool Parish Council believes it is unfair to build market housing in Wool, and then build affordable housing elsewhere. People in Wool deserve and need affordable and social housing. This is a reaction to an idea that has been mooted with the landowner to spread affordable housing delivery more across south west Purbeck at other sites in the landownership. The landowner has expressed an interest in exploring this further and has stated through the consultation that it would consider becoming a Registered Provider and providing affordable homes outside the parish of Wool as part of its proposed development at Wool. However, no decision has been taken yet.

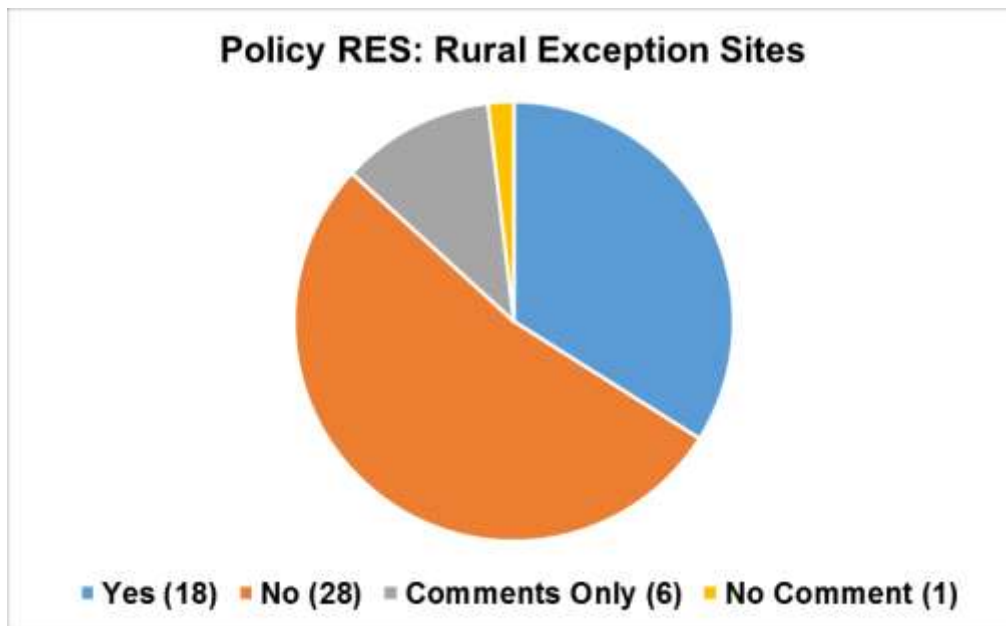
Key action: Continue to work with the Lulworth Estate to investigate the potential for the provision of part of Wool's potential affordable housing allocation to be delivered elsewhere within the same landownership.

Policy RES – Rural Exception Sites

445. The key proposed change is the introduction of further clarity as to the market housing and affordable housing split allowed on rural exception sites, but with an element of flexibility where viability is questioned. This is in line with up-to-date viability evidence.

Respondents were asked if they agreed with the proposed policy updates and to provide explanatory comments.

Quantitative results



Comments

446. The majority of responses did not address the main change, which was to add clarity on what level of market housing might be expected to make a site viable. Many people were concerned about having any market housing at all; where they may be located; the scale of them; and whether the affordability could be maintained. The principle of rural exception sites is set out in national guidance and criteria relating to the scale, location and maintaining affordability in perpetuity are set out in the current policy which are all carried forward.

447. For a full summary of issues raised, please see appendix 50. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

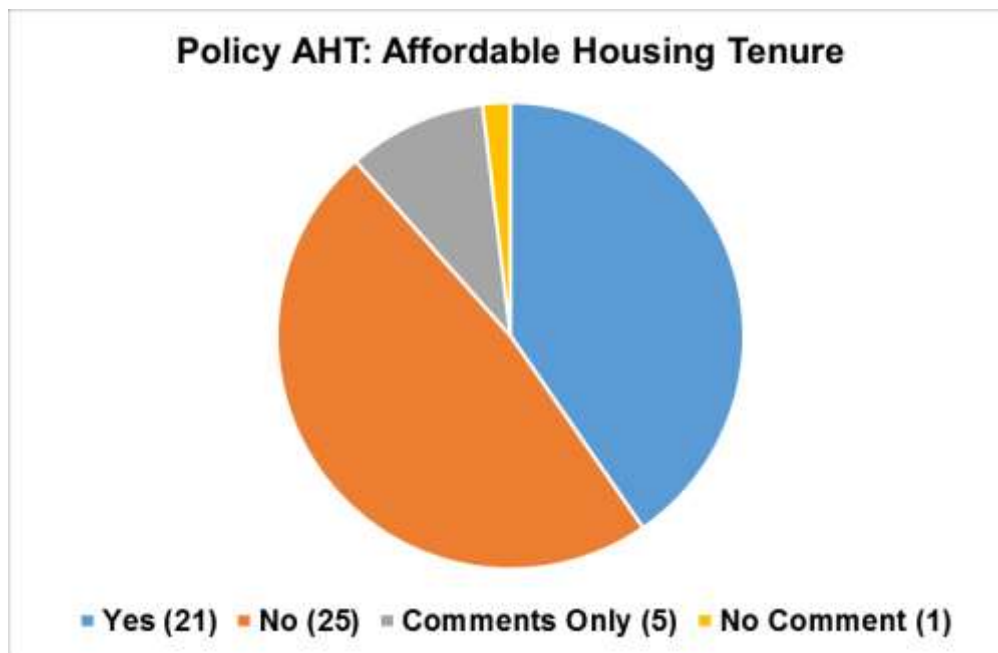
448. There are no key issues requiring action.

Policy AHT – Affordable Housing Tenure

449. The key proposed change is the updated tenure split, which is in line with the updated Eastern Dorset SHMA. The policy retains its flexibility by inferring that the tenure split is indicative and can be negotiable.

Do you agree with the proposed updates to the policy?

Quantitative results



450. The majority of support was from individuals. Support also came from South West HARP (Housing Association Registered Providers) Planning Consortium. Objection was mainly from individuals, some parish councils and developers.

Comments

451. The range of responses include both extremes, from all affordable housing should be social rented to we should be encouraging more people on to the housing ladder. The main concern is that local salaries are not sufficient for shared ownership, starter homes or even affordable rents. However, the SHMA indicates that the proposed mix (of 77% social rented / affordable rented housing and 23% intermediate housing to rent or purchase) is appropriate.
452. For a full summary of issues raised, please see appendix 51. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
453. The main substantive issue raised is the imminent legislation which will introduce starter homes in to the affordable housing definition, most likely with a percentage requirement.

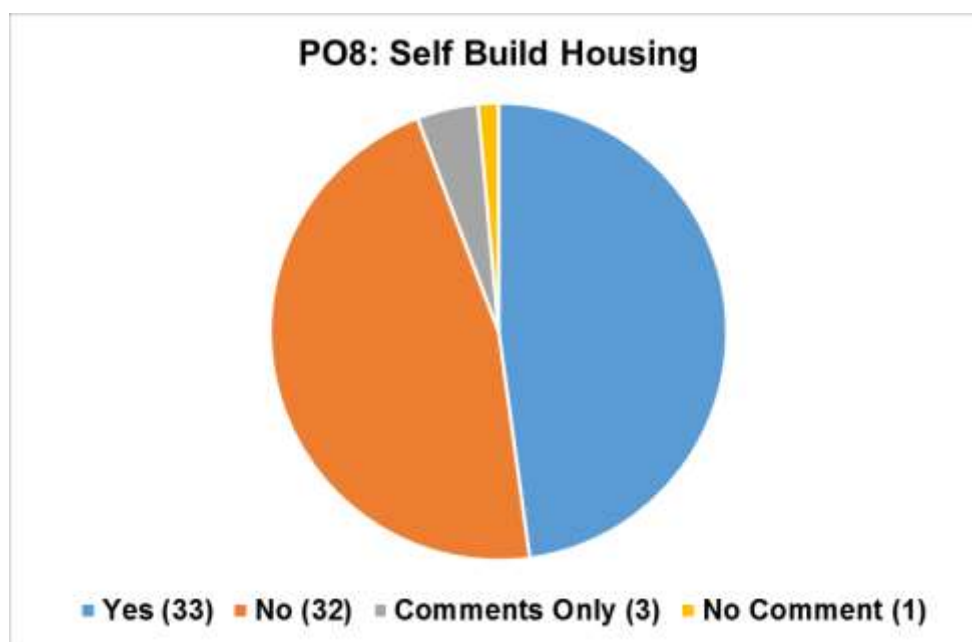
Key action: consider the need for any updates/additional viability studies that may be needed, as a result of national planning updates.

Preferred Option 8 – Self Build Housing

454. The government is keen for self-build housing to become a more popular choice. The Council is yet to receive any steer as to how identified needs would be met, but took the opportunity to consult on options, should the government introduce national policy or guidance. The majority of respondents to the issues and options consultation felt that the best way for the Council to facilitate self-build projects would be to allocate a portion of settlement extension sites.

Do you agree with the proposal for development sites of 20 or more units to provide an allowance for 5% self build housing?

Quantitative results



455. Support was generally from individuals and some town and parish councils. No other statutory body responded to this question. Agents featured strongly amongst objectors.

Comments

456. In general, there were concerns over the robustness of the evidence base and impacts that the proposal would have on developers. These issues are discussed below.

Key issues and actions

457. There is concern that the evidence for the amount of self build housing is not robust.

Key action: review the evidence behind the proposal to require 5% self build plots on sites of 20 or more dwellings.

458. Developers are particularly concerned about a potential lack of uptake of plots that they may ear-mark for self-builders.

Key action: consider a policy that allows the main developer to develop the plots if they are not sold within a specific timeframe, as long as they have been marketed thoroughly by the developer.

459. Developers and agents are concerned about the impact self build housing plots may have on viability, particularly in combination with other obligations.

Key action: consider whether there is a need for further viability work.

460. The Home Builders' Federation has asked the Council to refer to the East Devon Inspector's Final Report January 2016, which expresses reservations about this type of policy (para 46). Officers have read the report and found that it has a reservation based on seeing a self-builder as a rival, which is not particularly accurate.

Key action: consider a policy that requires the self-builder to use it as their primary residence for a period of time.

461. An agent has suggested there should be a requirement to demonstrable a need for plots in a particular area at the time a planning application is submitted. Without this, allocated sites may not deliver amount of housing expected. The Council agrees this is worth considering.

Key action: consider a policy that requires a demonstrable need for plots in a particular area at the time a planning application is submitted.

462. An agent recommends the terminology 'self' and 'custom build housing' should be used in the policy to better reflect national guidance. The Council agrees.

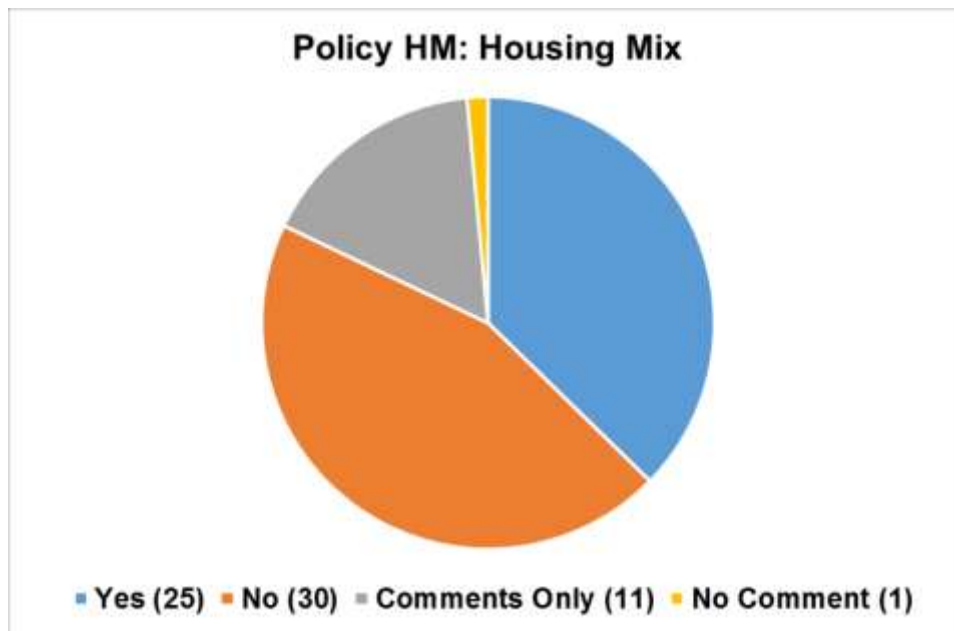
Key action: ensure any policy wording is aligned to terminology used in national guidance.

Policy HM – Housing Mix

463. National planning policy and guidance require councils to deliver a wide range of housing. This includes housing for families with children; older people; and people with disabilities. The Council has produced a housing background paper, which looks at how different housing needs can be met through the Local Plan.

Question: do you agree with the proposed policy?

Quantitative results



464. A mixture of support and objection for this policy came from town and parish councils and individuals. There is particularly strong opposition from developers.

Comments

465. There was general support from parish and town councils for a policy but some suggested the final mix should be determined on a site by site basis after consultation with the local town or parish council. There are opposing views where some believe the policy is too flexible but others, particularly those in the development business, believe it is too prescriptive.

466. For a full summary of issues raised, please see appendix 53. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Key issues and actions

467. Developers and the Home Builders' Federation have raised questions on the strength of the evidence behind the amount of self-build and bungalows required.

Key action: review the evidence of the amount of self-build and bungalows required.

468. The Home Builders' Federation says that the element of self-build housing would need a release mechanism if there is a delay in finding a self-builder or a self-builder completing. The Council has recognised this issue under PO8 (self-build housing).

Key action: consider a policy that allows the developer to develop the plots if they are not sold within a specific timeframe, as long as they have been marketed for self-build thoroughly by the developer.

469. Several agents raised an issue that there is a potential overlap between the function of bungalows, specialist C3 housing and care homes. The Council believes that the distinction between all three is clear in the preamble to the policy and the housing background paper, but there is a degree of overlap when it comes to revised Policy D's requirements for accessible and adaptable dwellings. This policy update requires 10% of all sites of 11 or more homes to be accessible and adaptable for elderly, disabled and wheelchair users. The Council should therefore make clear if Policy D's requirements could be covered by the bungalows in Policy HM or the C3 specialist accommodation, or if Policy D's requirements should apply to a range of the housing mix.

Key action: consider to what extent updated Policy D's requirements for adaptable and accessible dwellings overlap with the requirements of Policy HM. Make clear if Policy D's requirements could apply to one element of the housing mix (e.g. just bungalows) or a range of the housing mix.

470. Developers and agents have expressed concerns at the potential combined impact of the requirements of the policy on viability of development. The Council has tested each requirement, but has not made clear that the cumulative combination has been tested.

Key action: Review viability evidence to ensure this covers the combined impact of policy requirements on the viability of development.

Preferred Option 9 – Care Homes

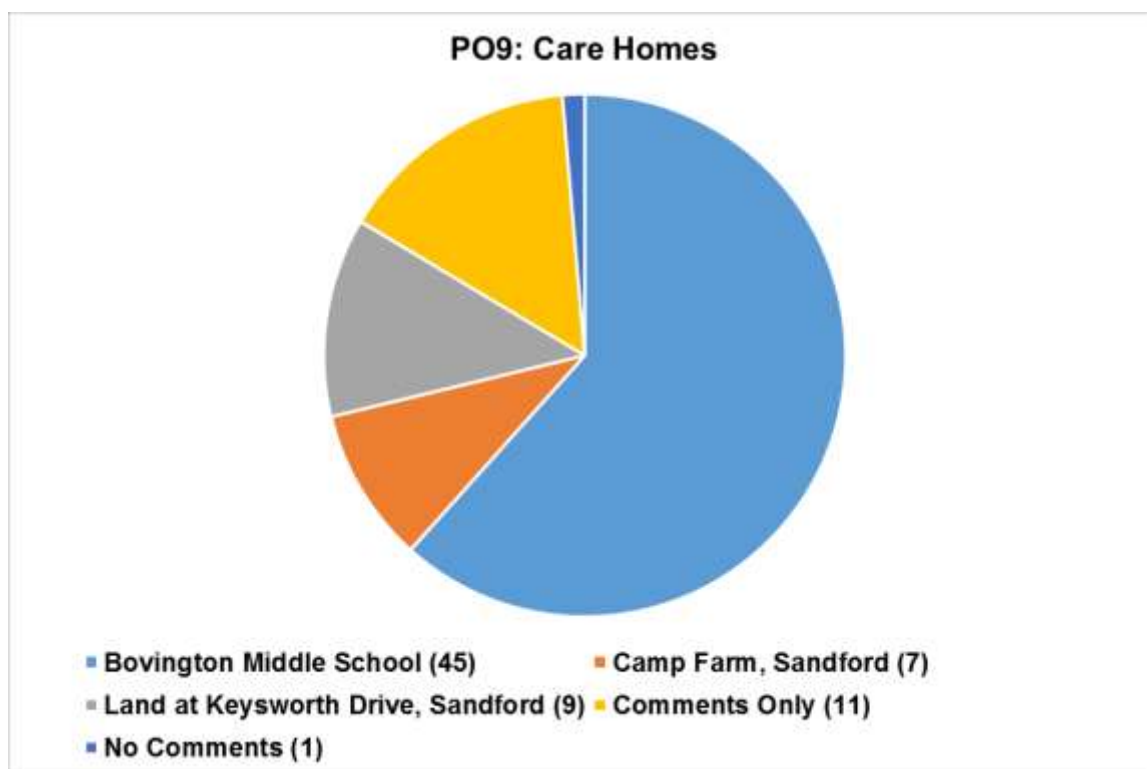
471. The NPPF and PPG require councils to deliver a wide range of housing including care homes. In order to meet care home needs, the Council will need to identify a site for a 50-bed care home. The Council consulted on 3 options for sites.

Question: Which of the sites being considered for a care home do you prefer: Bovington Middle School; land at Keyworth Drive, Sandford; Camp Farm, Sandford?

Comments

472. Bovington Middle School is the most popular site, as it was selected by the majority people and organisations who expressed a preference. In addition, some chose it in combination with either Camp Farm or land at Keyworth Drive, Sandford. Those parish councils which responded favoured Bovington. Landowners and agents favoured their own, or their client’s site, which included a proposal for an alternative site at Moreton Station. Dorset County Council welcomed the proposal for a 50 unit care home at Bovington but would like other uses to be considered appropriate to the location, e.g. employment.

Quantitative results



473. There were opposing opinions on the number of care home units the Council is planning for but that may be down to a misunderstanding of the function of care homes with more generalised housing for older people and retirement housing, e.g. because of the ageing population the Council is going to need more than 50, and conversely there may be too many with recent development at Sandford Middle School and West Street,

Wareham. West Street in Wareham is general retirement housing not a care home. There are also opposing views on whether dementia is increasing or decreasing.

474. There are no key issues or actions.

475. For a full summary of issues raised, please see appendix 54. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

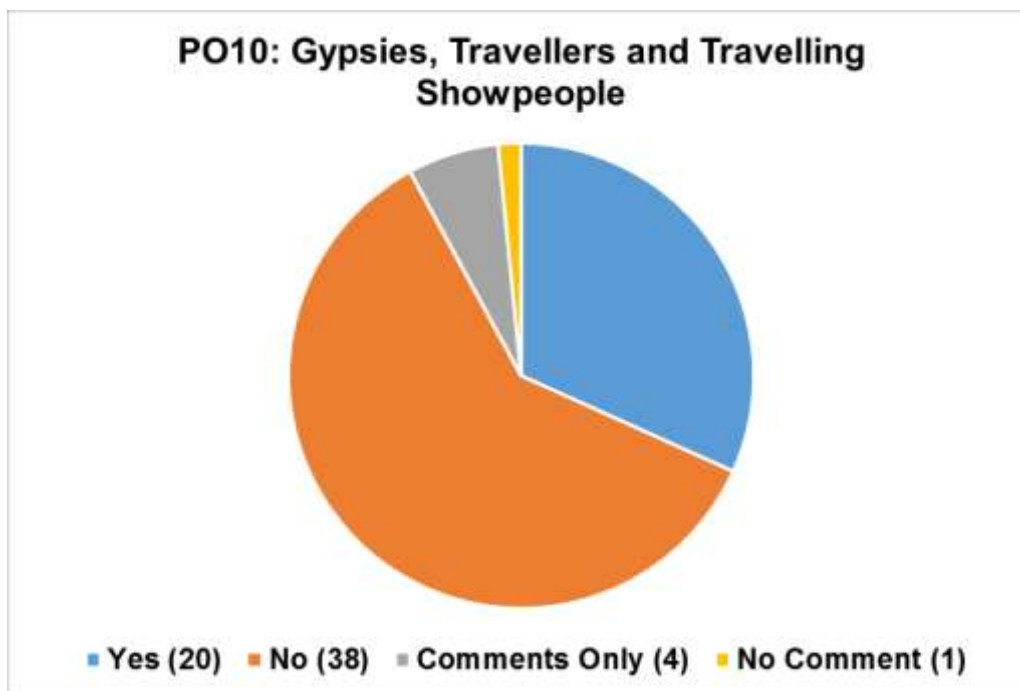
Preferred Option 10 – Gypsies, Travellers and Travelling Showpeople

476. The Council has undertaken extensive work to seek to identify sites in the district for gypsies, travellers and travelling showpeople. This work has not yet led to the identification of any deliverable sites in the district. The Council needs to do everything it can to identify deliverable sites, and will continue to investigate potential options alongside the preparation of the Partial Review.

477. In the meantime, the Council is proposing to prepare a criteria-based policy, to allow sites for gypsies, travellers and travelling showpeople to come forward.

Question: Do you agree with the proposal to develop a criteria based policy allowing sites for gypsies, travellers and travelling showpeople? Respondents were also asked for suggestions for criteria, as well as general comments.

Quantitative results



Comments

478. For a full summary of issues raised, please see appendix 55. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

479. Much of the reaction was to query the need or appropriateness of the Council meeting our statutory duty to provide sites for gypsies, travellers and travelling showpeople. However, some suggestions were made for criteria for any sites that may come forward or be identified. This included suggestions for criteria relating to numbers, impact on local communities, a local connection (similar to housing needs register), on a regular route that travellers go on, well screened, with a tariff to cover any maintenance costs,

have full utilities and reasonable access to shops, medical facilities and primary schools.

Key action: The Council will consider the suggestions made as part of a criteria based policy.

480. In addition, Borough of Poole Council raised concerns about Purbeck District Council's proposed approach to this issue, and suggested that the Council should include a policy approach that requires developers of settlement extensions to provide a proportion of all homes to meet gypsy and traveller needs. Purbeck District Council did previously consult on this option during the Partial Review Issues and Options consultation, and responses indicated that such an approach could delay or even risk the delivery of settlement extension sites for housing. However, there could be merit in the Council exploring this option further, including investigating whether a similar policy approach has been used successfully elsewhere.

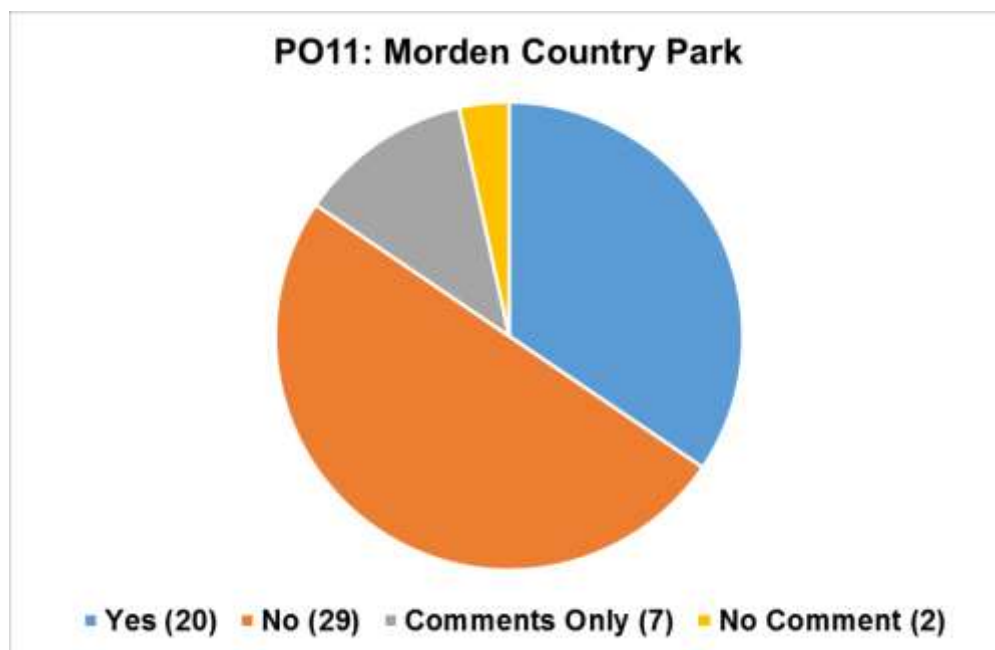
Key action: Prepare a background paper to investigate options for gypsy, traveller and travelling showpeople provision, including investigating policy approaches used elsewhere. Background paper to be presented to the Partial Review Advisory Group with a recommendation as to how to address accommodation needs for gypsies, travellers and travelling showpeople.

Preferred Option 11 – Morden Country Park

481. The planning inspector who examined the PLP1 remarked that land at Morden, which is located within the green belt, may be suitable for use as a country park open to the public with some tourist accommodation. Morden Park Corner is ideally situated to provide this.
482. The Council's preferred option is to allocate land at Morden for public open space and around 80-100 holiday chalets. This is subject to agreement of a delivery mechanism for the strategic SANG. Opening part of the land to the public will be beneficial because it will act as a strategic SANG. Natural England would like the Council to identify a strategic SANG in north Purbeck, as it would help direct people away from internationally-protected conservation sites elsewhere. This land is located within the green belt, but the Council considers that the provision of a strategic SANG offers very special circumstances that can justify development within the green belt.

Question: Do you agree with the proposal to allocate land for holiday chalets and public open space, subject to the agreement of a delivery mechanism for the strategic SANG?

Quantitative responses



Comments

483. Agents for the Charborough estate have written in support of the proposal and highlighting the role of tourism in promoting a strong rural economy, the opportunity to establish fresh economic stimulus in the north of the Purbeck District, with significant environmental benefits, the potential to mitigate recreation pressure on the internationally significant Jurassic Coast in accordance with Dorset Destination Management Plan 2014, and help Purbeck build upon its position as a leading visitor

destination through the promotion of visitor experiences of exceptional quality and distinction, amongst many other benefits.

484. The name of the site has been queried as the proposals are for more of a holiday park with SANG, rather than a traditional country park. The benefits are seen mainly as economic and the need to improve the roads around Morden Park Corner as part of the proposal.
485. The consultation drew out two key substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendix 56. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
486. The first key substantive issue concerned the increased traffic and the ability of the surrounding road infrastructure to cope, including as far as the A351 in one instance. The agent for the landowner states that Morden Park has safe and convenient access to the B3075 Morden Road. The requirement to improve this junction has been seen as one of the benefits of this proposal in this consultation and the issues and options consultation. Dorset County Council has indicated that a full transport assessment will be required and a traffic scheme will need to be designed and agreed by the landowner and Dorset County Council.

Key action: If this proposal goes forward the Council will continue to work with Dorset County Council and the landowner to develop an appropriate traffic scheme.

487. The other key substantive issue, raised by RSPB and Dorset Wildlife Trust, and a few individuals is concerns on the potential impact caused by the proposal on valuable wildlife habitat, mainly due to its proximity to designated wildlife sites. Suggestions have been made for alterations to the layout of the site, survey work to be done prior to allocating the site and taking forward the SANG element only. A couple of respondents suggested that access should go further than the current SANG outline to take in the lake edge and through the holiday park.
488. Natural England is generally supportive of the current proposal subject to agreeing the details of the SANG design and maintenance as well as habitat restoration objectives within the park.

Key action: If this proposal goes forward the Council will continue to work with Natural England to agree details of SANG design and maintenance.

Preferred Option 12 – Open Space and Green Infrastructure

489. The Council's preferred option is to consider open space and green infrastructure provision on each of the proposed housing sites on a case by case basis. Further detail on open space requirements for each site will be developed as the Partial Review progresses, and this could include provision of new open spaces and/or upgrading existing facilities.
490. The Council plans to prepare a Green Infrastructure Strategy for the district. Green infrastructure comprises a network of multi-functional green space, both within the town and in the countryside, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Benefits of a high quality green infrastructure network include the provision of opportunities for outdoor exercise, supporting biodiversity and supporting adaptation to climate change.
491. The Purbeck Green Infrastructure Strategy will map the existing Green Infrastructure network and identify opportunities for improvement. This will help to inform proposals for green spaces as part of the proposed large housing sites identified earlier in this document.
492. The Council asked for suggestions for new or improved open spaces that could be provided alongside the proposed development sites. 52 comments were received.

Comments

493. Many of the respondents have taken the opportunity to re-iterate their objections to development, particularly in AONB, green belt and agricultural fields, and these matters are dealt with in earlier sections of this report.
494. The consultation drew out a number of substantive issues and actions. These are summarised below. For a full summary of other issues raised, please see appendix 57. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.
495. The first key issue is general support for a case by case assessment of the open space and green infrastructure requirements, particularly from agents and developers.

Key action: to continue to assess open space and green infrastructure requirements on a case by case basis, but taking account of wider strategic issues, as highlighted below.

496. A requirement for a strategic approach has been highlighted, including looking at ways of linking open spaces.

Key action: develop the Purbeck Green Infrastructure Strategy

497. A number of specific suggestions were made for some of the sites under consideration including the position of open space within a development and the need for improvements to facilities that are at maximum capacity on occasion.

Key action: consider suggestions for open space and green infrastructure as part of the site templates for the sites that go forward to the next stage of the plan

Issue 2 – Existing Policies

498. Even though the PLP1 was only adopted in 2012, a lot has changed in terms of national guidance that needs to be reflected in local policies and new evidence has emerged that makes some policies out of date. In addition, the Council has found that some policies could benefit from wording changes that would strengthen them. The result is that a large number of policies require updating.

Respondents were asked to comment on any of the updates and/or alterations to existing policies as set out in the background paper.

Comments:

499. Responses were received for a number of proposed revisions to existing policies, including Community Facilities, Countryside, Design, Flood Risk, Landscape, Historic Environment and Heritage, Military Needs, Poole Harbour and Tourist Accommodation and Attractions.

500. There were suggestions that outdoor sports facilities and railways had their own free standing policies and that examples are not used to avoid excluding other facilities and services. A couple of agents for landowners welcomed the revision to the countryside policy which enables small scale development of small settlements, including those without a settlement boundary. There was general support for the Flood Risk policy updates, including from the Environment Agency.

501. For a full summary of issues raised, please see appendix 58. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

502. One consultee raised a possible discrepancy between the space standard assumptions in the viability report and those in the Technical Housing Standards - Nationally Described Space Standard (2015).

Key action: the Council will consider the requirement of any potential updates of the viability study.

503. Concerns were raised that the Flood Risk Policy might permit development in areas subject to a flood risk.

Key action: the Council will consult with the Leading Local Flood Authority about possible further revision of the policy.

504. The Defence Infrastructure Organisation (MOD) has requested that the site currently allocated for military housing in PLP1 but proposed for de-allocation because the MOD has no need of it currently is protected in some way for potential future use as military housing if circumstances require it.

Key action: the Council will consider the best way of retaining the potential for military housing in the future.

505. Historic England believes the current Policy LHH fails to provide the necessary strategic, robust and comprehensive policy to form a clear and effective positive

strategy for the conservation, protection and enhancement of the historic environment as explicitly required by the NPPF. It has suggested appropriate wording.

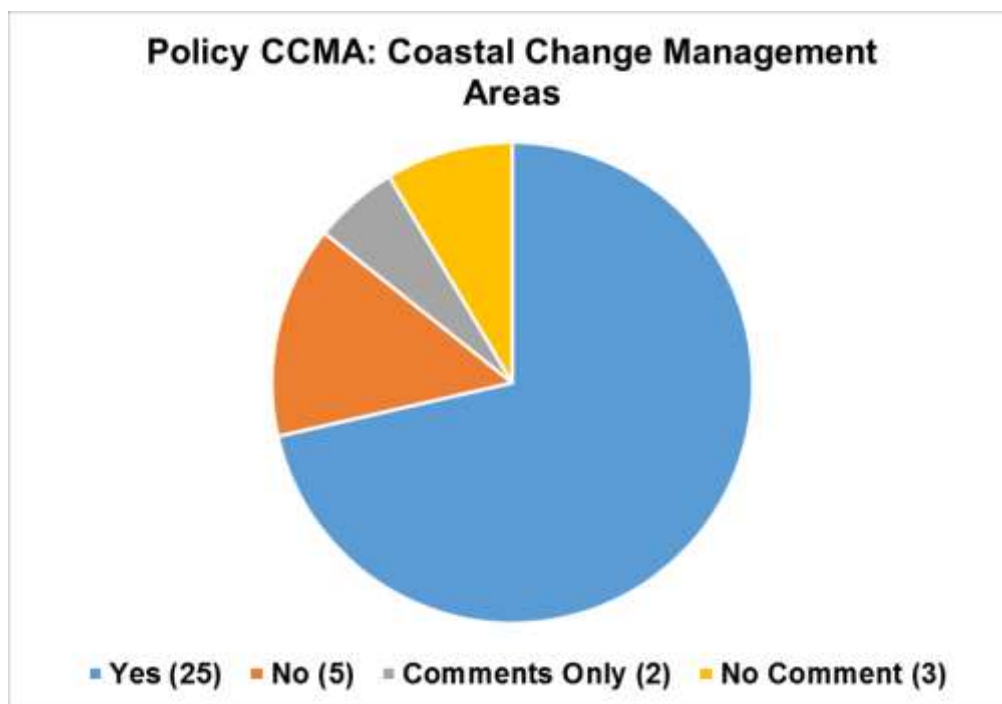
Key action: the Council will consider updating the policy to meet the requirements of NPPF.

Policy CCMA – Coastal Change Management Areas

506. In response to the National Planning Policy Framework and Planning Practice Guidance requirements, the Council has developed a draft policy on coastal change management areas. This builds on the Shoreline Management Plans' areas likely to be affected by coastal change.

Question: do you agree with the proposed policy?

Quantitative responses



Comments

507. The consultation did not draw out any key substantive issues or actions. Only a few respondents made comments. The Environment Agency supported the inclusion of the policy. The MOD supports the flexibility of the policy to permit MOD installations within the designated areas. The National Trust requests clarification around the possibility of moving existing facilities within a designated area to a less vulnerable area within the Coastal Change Management Area. Swanage Town Council welcomes the clarity, particularly as Swanage is within in a sensitive area. There are some concerns about the validity of the Shoreline Management Plan that the CCMA is reliant on.

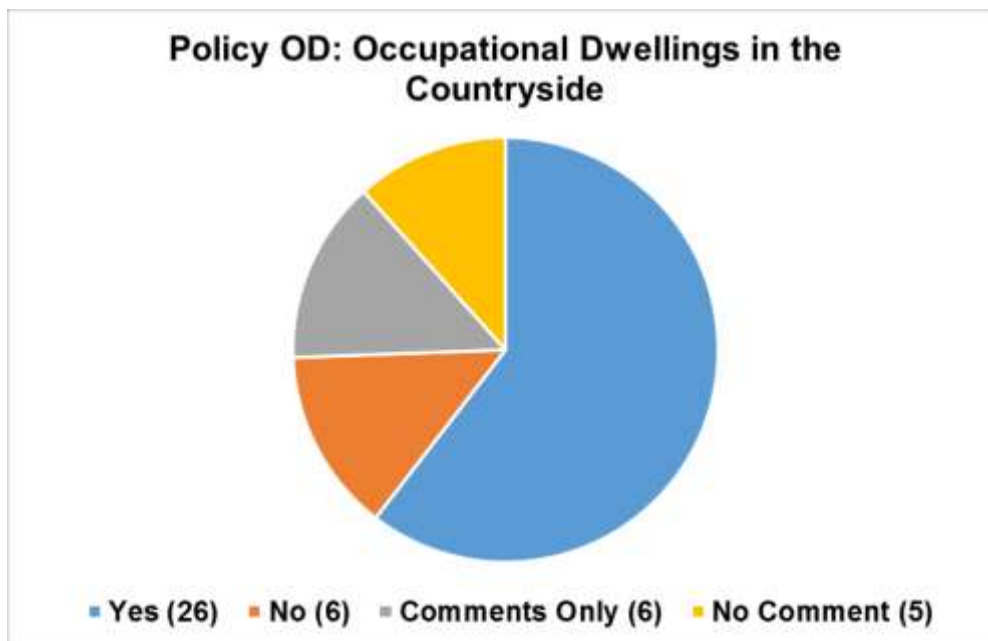
508. For a summary of all the issues raised, please see appendix 59. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

Policy OD – Occupational Dwellings in the Countryside

509. When the NPPF was published, Planning Policy Statement 6 which dealt with occupational dwellings in the countryside was deleted but the Council continues to receive applications for rural workers dwellings. Therefore the Council is proposing to introduce a criteria-based policy to guide decisions.

Question: Do you agree with the proposal to introduce a criteria based policy to determine applications for occupational dwellings in the countryside?

Quantitative responses



Comments

510. The consultation drew out two key substantive issues and actions. In addition to these there were concerns over whether there was a need for such a policy for agricultural workers, whether the Council should be focussing on housing for the local community in general and that they had not heard of the policy before. Swanage Town Council feels that town and parish councils should have more influence on such housing.

511. For a full summary of other issues raised, please see appendix 60. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

512. Natural England wishes to add clarification to the supporting text to avoid any misinterpretation that this policy may over-ride the protection for Dorset Heathlands.

Key action: consider additional text to clarify the protection affordable by the Dorset Heathlands policy.

513. There are concerns that any such dwellings remain as such in the long-term and particularly that they do not end up as holiday lets.

Key action: consider applying conditions at planning permission stage to control future uses of any permitted occupational dwellings in the countryside.

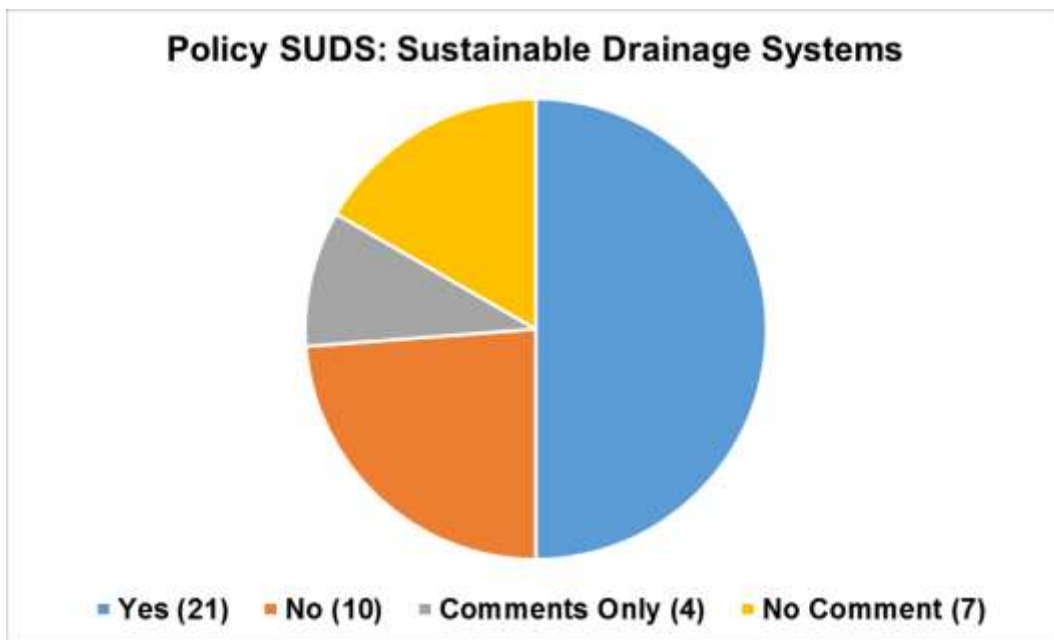
Policy SUDS – Sustainable Drainage Systems

514. Planning Practice Guidance says it could be helpful for councils to set out local situations where particular sustainable drainage systems (SUDS) would not be appropriate.

Question: do you agree with the draft SUDS policy (which outlines when SUDS may not be appropriate)?

Comments

515. The consultation drew out one key substantive issue and action. Wessex Water and the Environment Agency support inclusion of the policy. West Lulworth Parish Council suggests development should not be allowed in areas where SUDS are not appropriate. A number of individuals have raised a number of issues, including general concerns about increased flooding, site specific flooding issues and the appropriateness of using SUDS in areas with a high water table.



516. For a full summary of the issues raised, please see appendix 61. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

517. The local lead flood authority (Dorset County Council) states that the current wording of this policy is ambiguous and should include reference to what to do if SUDS are inappropriate.

Key action: work with the local lead flood authority to clarify the policy.

Issue 3 – Other Planning Issues

518. The Partial Review Options Document covered a comprehensive range of planning issues. The Council also offered the opportunity for respondents to raise anything it may have missed.

Question: Are there any other planning-related issues that you feel the Partial Review should address?

Comments

519. Many of the issues raised under this question were raised on a site specific basis. Some comments were about the consultation process and these are dealt with in the 'method' section of this report.

520. The consultation drew out a number of key substantive issues and actions, which are summarised below. For a full summary of other issues raised, please see appendix 62. To see responses verbatim, these can be viewed online at <https://purbeck-consult.objective.co.uk/portal>.

521. There is general concern about the capacity of local services and infrastructure to cope with additional development, including suggestions for additional shopping, leisure and car parking.

Key action: where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.

522. Of particular concern is the road infrastructure.

Key action: commission further evidence to set out the immediate transport implications of options, in terms of the strategic road network. This should include looking closer at additional growth potential at Bere Regis.

523. Wareham Town Trust questions the capacity of the environment to accommodate the development proposed.

Key action: consider commissioning a district-wide environmental capacity study.

524. Dorset County Council has highlighted the fact that some settlement extensions conflict with Mineral Safeguarding Areas and Mineral Consultation Areas.

Key action: continue to work with Dorset County Council to ensure mineral planning is taken into account when planning for development.

525. The Environment Agency has suggested some changes and additions to the Strategic Flood Risk Assessment and other supporting documents.

Key action: consider the suggestions made by the Environment Agency in relation to the SFRA and other supporting documents.

526. Natural England highlights that the Council needs to bring forward proper policy consideration for the Poole Harbour Nutrient Neutrality SPD as well as the Poole Harbour Recreation avoidance strategy.

Key action: continue to work in partnership with neighbouring authorities to finalise a nitrogen reduction Supplementary Planning Document and develop a recreation Supplementary Planning Document.

527. Dorset Wildlife Trust has requested that the soon to be published ecological network maps be incorporated in the plan.

Key action: consider including Dorset Wildlife Trust's ecological network maps in the local plan evidence base when they are published.

528. An agent for a local landowner proposed an additional policy around the development associated with decommissioning of Winfrith as well as restoration of the site to open heathland. They suggest the policy wording could be based on the Bournemouth, Dorset and Poole Draft Waste Plan (July 2015).

Key action: work with relevant stakeholders to consider the merits of including a new site-specific policy to support the on-going decommissioning programme for Winfrith.

529. A couple of land agents have raised concerns over the Sustainability Appraisal including suggesting that the approach taken in the Sustainability Appraisal work is not justified, as it fails to justify the preferred development strategy Preferred Option 3, when considered against the reasonable alternatives.

Key action: review the general approach to the SA to make sure that it is clear how the SA has informed policy choices.

530. Wessex Water suggests policy wording in relation to water supplies, sewage and waste water.

Key action: consider the suggestions made by Wessex Water in relation to water supplies, sewage and waste water.

531. Wareham Town Trust suggests there may be other areas more suitable for development. Town trust happy to discuss alternative and more sustainable sites in Wareham.

Key action: discuss with Wareham Town Trust its suggestions for alternative and more sustainable development sites in Wareham.

532. Concern was raised that sporting provision tends to be largely directed at young men and requested that some thought be given to sporting choices of women and the elderly wanting to take exercise.

Key action: incorporate the results of the Built Sporting Facilities Strategy to identify potential new sports provision.

533. An Agent highlighted the forthcoming changes to national guidance including recommendations of the Local Plan Expert Group if implemented, and any requirement relating to Starter Homes once in effect.

Key action: incorporate any changes to national policy and guidance as they arise.

534. The Woodland Trust is concerned about elements of review that could result in damage and loss of ancient woodland.

Key action: contact the Woodland Trust to ascertain what its areas of concern are.

Purbeck student survey

535. The Council recognises how important the views of young people are in the development of the district. Anyone of any age was able to respond to the main Partial Review options consultation and some young people did respond. But in order to capture the viewpoints of a young-only audience, the Council decided to set up an online survey for the exclusive use of local young people.
536. An officer and district councillor met with pupils of the Purbeck School to discuss which topic areas they would like covered in the student survey. The officer then put the questions together and published them on the consultation portal. The Purbeck School and Lytchett Minster School were then issued with a password to access the questions. This meant that only pupils were able to respond.
537. The survey received responses from 57 individuals. Respondents ranged in age from year 7 (aged 12) to year 13 (aged 18) and came from a range of locations, from rural villages of Purbeck to the larger towns. A handful live on the periphery of Purbeck, e.g. in Creekmoor, but most live in the district.
538. The results of this survey do not form part of the formal consultation, but do give a valuable insight into the feelings of youngsters in the district, particularly as it highlights the types of homes they feel are needed; affordability issues; and the jobs, services and infrastructure young people might like to see. In terms of the latter, these results could form a useful reference point for developers.

Question 1: Housing - What type of homes does Purbeck need to build and where? Think about the type of people living in them, the number of people living in each home, their age, and how much the homes should cost.

General comments

539. The Council received several clear messages from the 52 students who responded to this question. They wanted family-sized accommodation with large gardens that is cheap for local people to afford, as it can be a struggle for young families to be able to afford to live locally. Many felt that the number of retirees in Purbeck is increasing and it will get worse because families cannot afford to live here. However, they did recognise that a balance is needed, with a range of housing for different needs, from bungalows for the elderly, to properties for first-time buyers.
540. In terms of where to develop, several felt that development should reflect its local surroundings, whether on the edges of towns or villages. Others said that brownfield land should be used. Some specifically stated that their preferred location would be around the Lytchetts, Upton, Moreton Station and Bovington. Others believed that development sites should have good access to Poole.
541. Many said that there is a balance to be had, where the landscape should not be harmed in order to build new homes.

Officer response

542. The range of views reflects the diversity of opinions that the Council received from the main consultation, although there was a notable feeling that homes are required. A common message from the main consultation was that development is not needed / should not happen in Purbeck, but only one out of the 52 students said there should be no development. This indicates an overall impression that development is needed, but it must be of the right type and not to the detriment of the environment. Through the Partial Review, the Council will endeavour to deliver the right mix of homes in the right locations, making sure that any environmental impacts can be mitigated.

Question 2: Jobs - Is the creation of more jobs in Purbeck important to you? If so, what kind of jobs would you like to see created, and why?

543. 53 students responded to this question. Several noted the competition for jobs locally and that they are generally low paid. There was a feeling that there should be a wide variety of opportunities, including on-the-job training / apprenticeships and employment that uses the skillsets of local people, or new industries that encourage more people to locate in Purbeck. Others recognised that jobs should come alongside housing, or people would end up commuting.

544. Many thought of their own situation, wishing to earn extra pocket money, but without many opportunities to do so locally, e.g. retail jobs.

545. Others focussed more on the jobs that would come alongside with infrastructure. For example there were several suggestions for doctors, emergency services, supermarkets and retail (particularly clothing).

Officer response

546. In general, it seems that job creation is important to the respondents. This appears to be from the point of view of their current needs for part-time work, as well as looking towards leaving education and seeking full time employment. The Council aims to increase job provision in the district, for example through Dorset Green, which is now a nationally-recognised enterprise zone. Elsewhere, the Council intends to allocate more land for employment at various locations across the district.

Question 3: Roads and Transport - Do you think the existing roads and public transport, such as bus services, can support 3,000 new homes in Purbeck? If not, what improvements need to be made?

547. 53 students responded to this question.

548. Several felt that additional housing would mean the roads would not cope, as there is enough traffic already. Some suggested that larger roads should be built.

549. Many more opinions were about increasing sustainable transport choices, e.g. more trains, buses (although they are already overcrowded), bus stops and car sharing, in order to reduce people's carbon footprints. Linked to this is the common opinion that cycle routes need improving, particularly in terms of safety and number, and pavements need to be wider. Some noted the attraction of private cars, so they need to be made less attractive, for example with increased bike hire and much cheaper public transport

Officer response

550. It is interesting to see that most responses to this question were about ways to improve sustainable travel. This is a key aspect of planning and the Council will ensure that development provides sustainable travel choices, wherever possible.

Question 4 - Natural Environment - People are attracted to Purbeck for the natural environment. While the 3,000 homes will see sites that are currently fields built on do you still think there will be a good balance between built up areas and the natural environment in Purbeck?

551. 57 students responded to this question and opinion seemed to be divided. For example, many felt that 3,000 homes would ruin the countryside and cause harm to tourism, farming, biodiversity and cause pollution. However, others felt that the map the Council provided showed there would be plenty of green space left, including SANGs.

Officer response

552. The differences in opinion were interesting, particularly in light of the response to the first question, where the majority seemed to feel that development is needed. However, some respondents took a pragmatic view, accepting that a balance is needed: as long as important views are kept and there are still lots of green spaces, development would be acceptable. Should any of the proposed development sites come forward, the Council will make sure that they are well designed and integrate into their surroundings. Development would also open up lots of countryside for public access.

Question 5: Sustainability - If 3,000 homes were to be built in Purbeck up to 2033 and the money generated through the developments were able to improve existing services and facilities, or provide new ones, do you think this would be a good idea? If so, what community improvements would you like to see?

553. 45 students responded with a variety of suggestions. Some are within the remit of planning, for example improving roads and public transport; providing a shopping centre / shops; leisure centres; investment in the emergency services; public toilets; and parks, skate parks and other places for youngsters to use. Other suggestions are not under the control of the Council, such as animal care or suggestions for young people to try carol singing in care homes.

554. Shops and shopping were a particularly frequent request – not just for clothes, but for groceries, as one Swanage resident noted that it is a long drive to Poole to do a weekly food shop. Their suggestion was for a large supermarket in Purbeck.

Officer response

555. Development will have an impact on existing local services and infrastructure and it may also create a need for new infrastructure, such as cycle lanes, schools and play areas. It is up to the development to pay for any improvements or provide anything brand new that is required. It is clear that there is a perceived lack of infrastructure for local young people at the moment and development could be a way to help address

this. Developers will have access to this report and therefore should be aware of the types of facilities young people in Purbeck are after.

Key action: continue close liaison with local schools and ensure the views and needs of young people are taken into consideration, wherever possible.

Actions arising from the consultation

556. This report has identified a number of actions arising as a result of issues raised during the consultation. This section provides a full list of all the actions arising for each section of the consultation document. Actions are only included once in this list, so actions which relate to more than one section of the consultation document are only included under the earlier section. The Council will now undertake further work to look into each of the matters arising, and this will help inform next steps for the Partial Review.

Preferred option 1: plan period

- Consider appropriate phasing of development as work progresses on the Partial Review.

Preferred option 2: meeting objectively assessed housing needs

- Consider updating the SHMA in light of new data. Ensure economic projections are clearly available. Require any SHMA update to set out clearly if it includes unmet housing need between 2006 – 2013.
- Consider commissioning a district-wide environmental capacity study.
- Update site selection background paper to make clearer how agricultural land grades are being taken into account.
- Ensure that future iterations of the Habitats Regulations Assessment give clearer consideration to air quality.
- Update character area development potential (windfall / infill) study.

Alternative option 1: delivering more than the objectively assessed housing need

- All relevant actions are already set out under preferred option 2 above.

Issue 1: impact of second homes

- Prepare a background paper on second homes in Purbeck, specifically citing any negative social and economic impacts; looking at variations across the district; setting the context for the St Ives legal challenge; looking at Council resource requirements; implications for development viability and impacts for the private rented sector. This would be used to inform a recommendation as to whether a new policy should be included in the Partial Review.
- Work with the Council's housing and legal teams to investigate the possibility of restricting the resale of council houses under the right to buy.

Preferred option 3: development strategy

- Commission further evidence to set out the immediate transport implications of options, in terms of the strategic road network. This should include looking closer at additional growth potential at Bere Regis.

- Update the green belt review or create a new background paper to explain the 'exceptional circumstances' test and consider safeguarding land for future plans. Recommendations should be considered by the Partial Review Advisory Group.
- Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.
- Work with Morden Parish Council and the local landowner to identify suitable land for an allocation or a rural exception site.
- Prepare a background paper to demonstrate how the Council has addressed national planning policy for the historic environment; how the significance of all the affected assets has been understood; and how the site contributes to that significance and the subsequent impact (degree of harm). This should inform: the principle of the allocation; the capacity and strategic design response, including positive improvements / enhancements; and the detail required to be included in the Local Plan if the principle is acceptable.
- Reconsider development at West Lane, Stoborough (SHLAA reference 6/02/0221) in terms of flood risk.
- Include further details on SANGs at the next stage of the Partial Review in site templates.
- Include a housing trajectory in the Partial Review pre-submission document to set out how development will be phased and to demonstrate how the Council will maintain a five-year supply.
- Continue commitment to working closely with neighbouring councils and consider the joint production of evidence, such as a phasing plan and strategic green belt review with Borough of Poole.
- Consider the information submitted in support of allocating land at Herston Fields (SHLAA ref. 6/20/1325).
- Arrange a meeting with the fire authority to discuss the impact in the south west and what, if anything, may be needed to ensure an adequate service is provided.

Site 1: Wool

- Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.
- Seek confirmation from the developer about linking the SANG to the development and securing the Scheduled Ancient Monument area to improve linkage and allow nitrogen neutrality. This, and key requirements for the SANG, will be in any site templates in the Partial Review.
- Work with Natural England and the developers to ascertain to what extent the site to the south west of the Dorset Green roundabout (SHLAA ref. 6/27/0546) can be developed.
- Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

- Publish the Wool Transport Study in the Council's evidence base.
- Take initial steps with the developer to scope a masterplan.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority, and use the updated SFRA to inform the appropriate extent of development, if this site is taken forward. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Forward technical studies provided by the developer to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in the Local Plan Partial Review, should this site be taken forward.
- Ascertain if the information submitted on ancient woodland would prevent development from coming forward / require mitigation measures to be set out in the plan.
- Liaise with Dorset Wildlife Trust to determine the location of any conservation verges that are of concern, issues and mitigation required.
- Ensure that the Habitats Regulations Assessment fully takes river pollution into account.
- Enquire with Magnox and the Nuclear Decommissioning Authority as to whether or not development could have an effect on the UKAEA waste pipeline.
- Use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Clarify with Wool Parish Council which existing community facilities require upgrading and work with the Parish Council to set out clear requirements for the site within the site template, should this site be taken forward.

Site 2: Lytchett Minster

- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority, and use the updated SFRA to inform the appropriate extent of development, if this site is taken forward. Carefully consider the findings of the Environment Agency commissioned flood study and work closely with the developer to ensure appropriate flood mitigation measures are delivered, should this site be taken forward.
- Establish the most suitable location of the SANG in consultation with Natural England and confirm the location for nitrogen neutrality, should this site be taken forward.
- Liaise with appropriate organisations to ensure an assessment is carried out on the southern-most point of the site with regards to bird sensitivity.
- Liaise with appropriate bodies with regards to the provision of water supply, sewerage and drainage systems. Ensure that appropriate requirements are set out clearly within the Partial Review, should this site be taken forward.

- Ensure design of proposed development ties in with existing village and is sympathetic to the setting of the conservation area and listed buildings, should this site be taken forward.
- Ensure the necessary minerals assessment is carried out by the developer, should this site be taken forward.
- Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
- Set out requirements for school provision in the Partial Review, should this site be taken forward.
- Outline infrastructure requirements for the proposed development in the Partial Review accompanied by a comprehensive viability assessment, should this site be taken forward.
- Update site selection background paper to make clearer how agricultural land grades are being taken into account.
- Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
- Encourage developers to provide an appropriate housing mix as identified by the SHMA. Ensure that development proposals are viability tested.

Site 3: West Wareham

- Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.
- Ensure that SANG connectivity issues can be overcome, and set out clear requirements for the SANG in the Partial Review, if this site is taken forward.
- Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Forward technical studies provided by the developer to the relevant bodies. Work with specialists to ensure that all relevant site requirements are set out clearly in any site template, should this site be taken forward.
- Clarify with Natural England if the SANG size in this instance is required.
- Discuss mitigating impacts on the level crossing at Wareham station with Network Rail and Dorset County Council Highways.
- Use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

- Investigate to see if there are any existing links or links that could be provided between the SANG and Lytchett Minster / Lytchett Matravers as part of a wider mitigation strategy.
- Work with Dorset County Council to update the Purbeck Transport Strategy.
- Ensure that the Infrastructure Delivery Plan includes consideration of cemetery provision.

Site 4: Moreton Station

- Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.
- Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Clarify Dorset County Council Education's position on 350 homes at Moreton Station. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Reconsider the caravan site's suitability for development through the SHLAA (reference 6/17/1306) and consider relocating the caravan site.
- Continue to work with West Dorset District Council and Dorset County Council to ensure that development in the wider area (both minerals and housing) is effectively planned, and cumulative impacts are fully taken into account.
- Involve Dorset Wildlife Trust in discussions about the potential SANG area, to ensure that impacts on the Site of Nature Conservation Interest can be mitigated.

Site 5: Lytchett Matravers

- Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting, should these sites be taken forward.
- Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
- Establish the most suitable location of the SANG in consultation with Natural England and confirm the location for nitrogen neutrality, should these sites be taken forward.
- Ensure appropriate ecological surveys have been conducted on site.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with developers to ensure appropriate flood mitigation measures are delivered, should these sites be taken forward.

- Liaise with appropriate bodies with regards to the provision of water supply, sewerage and drainage systems. Ensure that appropriate requirements are set out clearly within the Partial Review, should this site be taken forward.
- Ensure appropriate transport mitigation measures are provided alongside the development, should these sites be taken forward.
- Set out requirements for school provision in the Partial Review, should these sites be taken forward.
- Outline infrastructure requirements for the proposed development in the Partial Review accompanied by a comprehensive viability assessment, should these sites be taken forward.
- Outline employment requirements for the proposed development, should these sites be taken forward.
- Encourage developers to provide an appropriate housing mix as identified by the SHMA.

Site 6: North Wareham

- Consider the appropriate extent of the site and the potential impact of the allotments' relocation.
- Ensure appropriate minerals assessments are carried out by the developer.
- Liaise with the Wareham Neighbourhood Plan group with regards to most appropriate use of land in North Wareham.
- Consider assessing occupancy data of the Westgate development.
- Encourage developers to provide an appropriate housing mix as identified by the SHMA.
- Ensure the design and landscaping of the proposed development ties in with the existing town and rural setting. Consider issues of noise and traffic disturbance through a Sustainability Appraisal.
- Establish the most suitable location, size and functionality of the SANG in consultation with Natural England and to confirm the location for nitrogen neutrality, should this site be taken forward.
- Consider the extent of the proposed housing site to ensure limited impact on protected sites, should this site be taken forward.
- Discuss with colleagues in Environmental Health to ascertain whether an environmental health assessment is required.
- Ensure appropriate ecological surveys have been conducted on site.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
- Liaise with appropriate bodies with regards to the provision of water supply and drainage systems.
- Carry out an assessment on water quality impacts within the Frome catchment.

- Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
- Ensure the proposed housing site is safely accessible to key areas and that any future risk that growth in the area brings to the level crossing is mitigated against.
- Set out requirements for school provision in the Partial Review, should this site be taken forward.
- Outline infrastructure requirements for the proposed development and consider their effective delivery.
- Liaise with the County Archaeologist to seek opportunities for development to contribute towards potential improvements to scheduled ancient monuments, including their condition, interpretation and access.
- Consider including approximate distance measurements in future reports, to illustrate the distances of sites to existing facilities and services.
- Consider additional land to the north if this has not already been considered.
- Consider revisiting the SHLAA to address landscape comments and consider whether any further assessment is need.
- Establish reasons for rejecting past plans and whether they are still applicable today.
- Investigate Carey Road site further to consider the potential suitability of the site.
- Consider updating the Sustainability Appraisal to reflect points raised in response to the consultation.

Site 7: Upton

- Ensure the design and landscaping of the proposed development ties in with the existing rural setting, should this site be taken forward.
- Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
- Consider the proportion of employment space required, should this site be taken forward.
- Ensure any possible noise and pollution impacts from the bypass are mitigated against and to ensure appropriate screening is established, should this site be taken forward.
- Assess whether extending the site is necessary and to establish the most suitable extent of the SANG in consultation with Natural England and to confirm the location for nitrogen neutrality, should this site be taken forward.
- Liaise with the RSPB with regards to public access to the SPA.
- Ensure appropriate ecological surveys have been conducted on site and liaise with appropriate organisations to carry out an assessment of over-wintering birds on the site.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered, should this site be taken forward.

- Liaise with Wessex Water to establish any sewerage infrastructure implications, should this site be taken forward.
- Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
- Seek opportunities to enhance walkable connections to neighbouring settlements and ensure the proposed housing site is safely accessible to key areas, should this site be taken forward.
- Set out requirements for school provision in the Partial Review, should this site be taken forward.
- Outline infrastructure requirements for the proposed development in the Partial Review accompanied by a comprehensive viability assessment, should this site be taken forward.
- Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
- Review the Sustainability Appraisal and consider whether any changes are needed in light of the points raised [in relation to SANG provision, bunding, landscape, green belt, pollution and consumption of natural resources].

Site 8 – Langton Matravers

- Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.
- Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Request a view from Natural England on the principle of developing in this AONB location. Require the developer to demonstrate the appropriate density for the site. Require the developer to demonstrate how the land to the south of The Hyde could be developed without harming the transition from the village to the surrounding countryside. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.
- Work with Natural England and the developer to ascertain what level of heathland mitigation would be required for development in this location.
- Approach Langton Matravers Parish Council to identify possible available sites. Update character area development potential (windfall / infill) study.

- Use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.

Site 9: Harmans Cross

- Should the Council take this site forward, prepare a site template for inclusion in the Partial Review that sets out the key requirements.
- Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Ensure that the developer investigates mitigation of surface water drainage and that development would not cause any off-site worsening for adjacent land. Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Require site to mitigate adverse impacts on public views, if site is taken forward. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.
- Use Wessex Water's comments to inform the site requirements, to be set out in a site template, should the site be taken forward.
- Identify which trees and hedges would require retention and protect specimens with TPOs.

Alternative Option 2: maximise housing in south west Purbeck

- Update site selection background paper to make clearer how agricultural land grades are being taken into account.

Site 10: AO2 – Moreton (actions in addition to those identified in site 4)

- Update site selection background paper to make clearer how agricultural land grades are being taken into account.

Site 11: AO2 - Lytchett Matravers (actions in addition to those identified in site 5)

- Ensure appropriate transport mitigation measures are provided alongside the development, should these sites be taken forward.
- Ensure sufficient school places are available in the area prior to a new phase of housing becoming occupied.
- Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Alternative Option 3 – Maximise housing in north east Purbeck

- Ensure the design of the proposed developments tie in with the existing communities and rural setting.
- Outline infrastructure requirements for the proposed developments.
- Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
- Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.
- Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.

Site 12: AO3 - Lytchett Matravers

- Ensure the design and landscaping of the proposed development ties in with the existing village and rural setting, should these sites be taken forward.
- Update the Green Belt Review or create a new background paper to explain the 'exceptional circumstances' test and consider the identification of safeguarded land to prevent the release of further Green Belt land at the end of the plan period.
- Establish the most suitable location and extent of the SANGs in consultation with Natural England and to confirm the location for nitrogen neutrality.
- Ensure appropriate ecological surveys have been conducted on site.
- Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
- Liaise with Wessex Water to establish any drainage and sewerage infrastructure implications.
- Ensure appropriate transport mitigation measures are provided alongside the development, should these sites be taken forward.
- Set out requirements for school provision in the Partial Review, should these sites be taken forward.
- Outline infrastructure requirements for the proposed development and consider their effective delivery.
- Encourage developers to provide an appropriate housing mix as identified by the SHMA.
- Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
- Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.
- Identify appropriate landscape mitigation measures if this option is taken forward.

- Consider whether any amendments are needed to the Sustainability Appraisal in light of the comments raised [relating to assessing the totality of development, not the individual issues which differ by site].

Site 13: AO3 - Langton Matravers (additional actions not identified in site 8)

- Use Dorset County Council's comments to inform the site requirements, to be set out in a site template, should the site be taken forward. Clarify Dorset County Council Education's position for 28 dwellings at Langton Matravers.
- Request a view from Natural England on the principle of developing in this AONB location and clarify the Dorset AONB Team's position on this site. Require the developer to demonstrate the appropriate density for the site. Produce an AONB background paper to discuss developing sites in the context of the requirements of national planning policy. The paper should include recommendations on AONB sites for consideration by the Partial Review Advisory Group.

Possible Additional Option – Rounding off settlement boundaries

- Produce a background paper identifying potential areas for rounding off and an estimation of the windfall it could deliver. This will require testing with key relevant consultees (e.g. Natural England), as mitigating impacts (including cumulative ones) will be essential in taking such an option forward. Sites identified should also not prejudice minerals operations. Consideration should also be given to the proportion of affordable housing this would deliver. Present the background paper to the Council's Partial Review Advisory Group with an appropriate recommendation.
- Consider how best to involve town and parish councils in any adjustments to settlement boundaries.
- Work with Morden Parish Council and the local landowner to identify suitable land for an allocation or a rural exception site.

Site 14 – Possible Alternative Site

- Liaise with the Lytchett Matravers Neighbourhood Plan group with regards to development opportunities.
- Investigate whether there may be other ways to provide an element of funding to parishes, where low CIL rates are proposed for large strategic sites.
- Ensure the necessary minerals assessment is carried out by the developer.
- Ensure the design and landscaping of the proposed development ties in with the rural setting and is sympathetic to the setting of any listed buildings, should this site be taken forward.
- Establish the most suitable location and extent of the SANG in consultation with Natural England, should this site be taken forward.
- Ensure this possible alternative site is subject to the same assessment as the other proposed sites, including being assessed through the Green Belt Review.

- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.
- Liaise with Wessex Water to establish any drainage and sewerage implications.
- Ensure appropriate transport mitigation measures are provided alongside the development, should this site be taken forward.
- Set out requirements for school provision in the Partial Review, should this site be taken forward.
- Outline infrastructure requirements for the proposed development and consider their effective delivery.
- Commission further evidence to set out the immediate transport implications of options, in terms of strategic road network. This should include looking closer at additional growth potential at Bere Regis.
- Encourage developers to provide an appropriate housing mix as identified by the SHMA.
- Consider commissioning a district-wide environmental capacity study and an update to the SHMA to ensure the most up to date information is used to identify the objectively assessed housing need.
- Investigate these sites [to the north and north west of Lytchett Matravers] further and approach the respective landowners if either site has potential for consideration.
- Consider previous site assessments when undertaking the detailed site assessment for this site.

Preferred Option 4 – Employment Land

- Ensure the design of the proposed employment sites tie in with the existing rural setting.
- Outline infrastructure requirements for the proposed employment sites.
- Ensure a transport assessment is carried out to assess the traffic impact of the development.
- Ensure appropriate ecological surveys have been conducted on site.
- Liaise with Dorset County Council with regards to impacts and further actions related to minerals.
- Consider potential to provide an element of employment provision on proposed housing sites.

Site 15 – Expansion of Holton Heath Trading Park

- Ensure the design of the proposed employment site ties in with the existing rural setting.
- Ensure appropriate site surveys are conducted prior to development to ensure site safety.
- Conduct an appropriate historic environment assessment prior to deciding whether to confirm the allocation of the site.

- Ensure a transport assessment is carried out to assess the traffic impact of the development, and a resultant travel plan is produced.
- Liaise with Dorset County Council to establish intentions regarding the rail network.
- Liaise with Dorset County Council as to the possibility of delivering a waste transfer facility/vehicle depot on the proposed site.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

Site 16 – Expansion of Sandford Lane Industrial Estate

- Liaise with developer to discuss the extent of the site.
- Outline infrastructure requirements for the proposed employment sites.
- Ensure a transport assessment is carried out to assess the traffic impact of the development, including parking provision and suitable points of access, and a resultant travel plan is produced.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered, and work with the lead local flood authority to agree appropriate policy wording.

Site 17 – Corfe Castle Depot

- Ensure the design of the proposed employment site ties in with the existing historic setting, if this site is taken forward.
- Outline infrastructure requirements for the proposed employment sites.
- Ensure a transport assessment is carried out to assess the traffic impact of the development, including suitable points of access and adequate parking provision.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered. Liaise with the Dorset AONB Team to ensure that development would not harm the AONB. The Council will need to be confident that these issues can be addressed if this site is to be taken forward into the Partial Review.

Site 18 – Amendment of safeguarded employment area at Dorset Green

- Assess the performance of the Enterprise Zone on a regular basis.
- Review the Prince's Trust document to help inform the preparation of a site template for the Dorset Green site.
- Liaise with Dorset County Council as to the possibility of delivering a waste transfer facility/vehicle depot on the proposed site.
- Consider safeguarding of the Police headquarters and adjoining sports pitch for community uses, depending on the outcome of the current planning application at the sports pitch.

- Ensure a transport assessment is carried out to assess the traffic impact of the development and suitable points of access.
- Liaise with Natural England as to the further work required to reach agreement about the habitat restoration works proposed in the NDA area as well as the biodiversity requirements for the priority present habitats within the Enterprise Zone.
- Update the Strategic Flood Risk Assessment (SFRA) with input from the Lead Local Flood Authority. Work closely with the developers to ensure appropriate flood mitigation measures are delivered.

Preferred Option 5 – Retail

- Consider the provision of retail space in the possible alternative site 14 if it is progressed.
- Ensure a transport assessment is carried out to assess the traffic impact of any proposed retail units, including the provision of parking.
- Consider the provision of a small-scale food shop to serve Moreton Station.
- Consider the provision of retail space and a local centre at Camp Farm, Sandford.
- Consider retail provision closer to Wareham town centre.

Preferred Option 6 – Heathland Mitigation

- The Council will continue to work with Natural England to ensure the policy is robustly applied.
- Check with Natural England and Footprint Ecology that there is no relevant recent evidence that needs to be considered.
- Check with Natural England about any possibility of re-development of existing tourism sites to update their accommodation offer.
- Officer will ask the town council [Swanage] for details of any incidents [relating to damage to local heaths caused by public access for recreation].

Preferred Option 7 – Norden Park and Ride

- Ensure any park and ride facilities are suitably linked to the necessary locations in the district, are accessible to all possible users and are appropriately linked by cycle and pedestrian routes.
- Ensure a transport assessment is carried out to assess the traffic impact of the development.
- Ensure the design of the proposed park and ride site ties in with the existing rural setting.
- Ensure appropriate assessments are conducted.
- Discuss with Dorset County Council as to whether it might be possible to explore a park and ride at Holton Heath and/or Wareham station.
- Liaise with Dorset County Council to ensure that an appropriate assessment of need and demand has been carried out.

Policy AH – Affordable Housing

- Consider amending policy AH to exempt military housing from the requirement to provide general affordable housing.
- Consider the need for any updates/additional viability studies that may be needed, as a result of national planning updates.
- Continue to work with the Lulworth Estate to investigate the potential for the provision of part of Wool's potential affordable housing allocation to be delivered elsewhere within the same landownership.

Policy RES – Rural Exception Sites

There are no key issues requiring action.

Policy AHT – Affordable Housing Tenure

- Consider the need for any updates/additional viability studies that may be needed, as a result of national planning updates.

Preferred Option 8 – Self Build Housing

- Review the evidence behind the proposal to require 5% self build plots on sites of 20 or more dwellings.
- Consider a policy that allows the main developer to develop the plots if they are not sold within a specific timeframe, as long as they have been marketed thoroughly by the developer.
- Consider whether there is a need for further viability work.
- Consider a policy that requires the self-builder to use it as their primary residence for a period of time.
- Consider a policy that requires a demonstrable need for plots in a particular area at the time a planning application is submitted.
- Ensure any policy wording is aligned to terminology used in national guidance.

Policy HM – Housing Mix

- Review the evidence of the amount of self-build and bungalows required.
- Consider a policy that allows the developer to develop the plots if they are not sold within a specific timeframe, as long as they have been marketed for self-build thoroughly by the developer.
- Consider to what extent updated Policy D's requirements for adaptable and accessible dwellings overlap with the requirements of Policy HM. Make clear if Policy D's requirements could apply to one element of the housing mix (e.g. just bungalows) or a range of the housing mix.
- Review viability evidence to ensure this covers the combined impact of policy requirements on the viability of development.

Preferred Option 9 – Care Homes

There are no key issues or actions.

Preferred Option 10 – Gypsies, Travellers and Travelling Showpeople

- The Council will consider the suggestions made as part of a criteria based policy.
- Prepare a background paper to investigate options for gypsy, traveller and travelling showpeople provision, including investigating policy approaches used elsewhere. Background paper to be presented to the Partial Review Advisory Group with a recommendation as to how to address accommodation needs for gypsies, travellers and travelling showpeople.

Preferred Option 11 – Morden Country Park

- If this proposal goes forward the Council will continue to work with Dorset County Council and the landowner to develop an appropriate traffic scheme.
- If this proposal goes forward the Council will continue to work with Natural England to agree details of SANG design and maintenance.

Preferred Option 12 – Open Space and Green Infrastructure

- Continue to assess open space and green infrastructure requirements on a case by case basis, but taking account of wider strategic issues, as highlighted below.
- Develop the Purbeck Green Infrastructure Strategy.
- Consider suggestions for open space and green infrastructure as part of the site templates for the sites that go forward to the next stage of the plan.

Issue 2 – Existing Policies

- The Council will consider the requirement of any potential updates of the viability study.
- The Council will consult with the Leading Local Flood Authority about possible further revision of the [flood risk] policy.
- The Council will consider the best way of retaining the potential for military housing in the future.
- The Council will consider updating the [landscape, historic environment and heritage] policy to meet the requirements of NPPF.

Policy CCMA – Coastal Change Management Areas

There are no key issues or actions.

Policy OD – Occupational Dwellings in the Countryside

- Consider additional text to clarify the protection afforded by the Dorset Heathlands policy.

- Consider applying conditions at planning permission stage to control future uses of any permitted occupational dwellings in the countryside.

Policy SUDS – Sustainable Drainage Systems

- Work with the local lead flood authority to clarify the policy.

Issue 3 – Other Planning Issues

- Where any site is taken forward, the Council will prepare a site template for inclusion in the Partial Review that sets out key requirements.
- Commission further evidence to set out the immediate transport implications of options, in terms of the strategic road network. This should include looking closer at additional growth potential at Bere Regis.
- Consider commissioning a district-wide environmental capacity study.
- Continue to work with Dorset County Council to ensure mineral planning is taken into account when planning for development.
- Consider the suggestions made by the Environment Agency in relation to the SFRA and other supporting documents.
- Continue to work in partnership with neighbouring authorities to finalise a nitrogen reduction Supplementary Planning Document and develop a recreation Supplementary Planning Document.
- Consider including Dorset Wildlife Trust's ecological network maps in the local plan evidence base when they are published.
- Work with relevant stakeholders to consider the merits of including a new site-specific policy to support the on-going decommissioning programme for Winfrith.
- Review the general approach to the SA to make sure that it is clear how the SA has informed policy choices.
- Consider the suggestions made by Wessex Water in relation to water supplies, sewage and waste water.
- Discuss with Wareham Town Trust its suggestions for alternative and more sustainable development sites in Wareham.
- Incorporate the results of the Built Sporting Facilities Strategy to identify potential new sports provision.
- Incorporate any changes to national policy and guidance as they arise.
- Contact the Woodland Trust to ascertain what its areas of concern are.

Purbeck student survey

- Continue close liaison with local schools and ensure the views and needs of young people are taken into consideration, wherever possible.

Additional action agreed at Council meeting on 13 December 2016

- Write to the Secretary of State for Communities and Local Government informing him of the planned review of the Partial Review process.