

# Purbeck Local Plan

Submission January 2019

Schedule of possible modifications to  
Purbeck Local Plan pre-submission draft  
(2018)



Thriving communities in balance  
with the natural environment



## Contents

<b>Background</b> .....	<b>3</b>
<b>What are modifications?</b> .....	<b>3</b>
<b>The Council’s approach to modifications to the Purbeck Local Plan pre-submission draft (October 2018)</b> .....	<b>3</b>

## Appendices

Appendix 1: Schedule of modifications.....	5
--	---

## Background

1. The Council is committed to preparing a new local with ambitious strategies to support sustainable growth and prosperity across the District up to 2034. The Council does not wish to delay work on its new local plan unnecessarily in order to put in place the policies needed to help deliver its strategies and fulfil its commitment to review the Purbeck Local Plan Part 1 (adopted 2012). The Council's local development scheme sets an ambitious timetable for review of its adopted local plan. At the start of 2018 the Council organised a Regulation 18 consultation on alternative strategies for meeting the District's housing needs (January to March 2018). After this consultation was completed it has updated key pieces of evidence, completed drafting its new local plan and publishing the Purbeck Local Plan pre-submission draft on 22nd October 2018. The Regulation 19 public inspection period ended on the 3rd December 2018. After completing its preparations the Council submitted the Purbeck Local Plan for examination on 28th January 2019.

## What are modifications?

2. Council's should only submit a local plan for examination if they think that the document is ready. Planning laws and national planning policy outline the legal / procedural requirements which must be considered when preparing and drafting new local plans. National planning policy describes the tests for soundness. Modifications are changes to a published draft local plan that materially affect its policies.
3. The Council is satisfied that the Purbeck Local Plan (2018 – 2034) is ready for examination, the 'Self-assessment of soundness' and 'Outline of procedural and legal compliance' provide detailed justification for the Council's decision to submit the local plan for examination. Despite this the Council has invited the Inspector who examines the Purbeck Local Plan to:  
  
recommend modifications of the document that would make it one that—
  - (a) satisfies the requirements mentioned in subsection (5)(a), and
  - (b) is sound. (Planning and Compulsory Purchase Act 2004, section 20, 7C)

## The Council's approach to modifications to the Purbeck Local Plan pre-submission draft (October 2018)

4. There are a number of 'matters', mostly raised through the responses to the pre-submission draft local plan, which are summarised in a schedule in this document. The Council decided that further consultation on changes to the draft local plan, made in response to these 'matters, prior to submission would introduce unnecessary delay. The Council invites the Inspector who examines its local plan to consider whether these 'matters' need to be discussed, and resolved, during the examination in order to make the local plan legally compliant or sound. The Council has listed a number of possible modifications in this document to address the 'matters' raised in the responses and to provide the starting point for any discussions at examination.
5. The Council recognises that the suggested schedule of modifications:
  - may need to be updated (with amendments or additions) following the examination to take account of discussions;

## Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

---

- will need to be subject to Sustainability Appraisal and Habitats Regulation Assessment; and
  - will need to be subject to further public consultation.
6. The Council notes that the precise arrangements for further consultation will need to be agreed (taking account of 'Procedural Practice in the Examination of Local Plans (2016), bullet points at paragraph 5.27).
7. The table below sets out the Council's proposed modifications to the Purbeck Local Plan pre-submission draft (October 2018). As explained above at this stage these are for information only and the Council considers the plan sound without them. The table sets out: (i) the main modification number; (ii) the policy to be changed; (iii). At this stage, the Council considers that all these possible changes would be 'main modifications' should the Inspector be minded to recommend that the changes are made.

## Appendix 1: Schedule of modifications

Modification number	Policy / Paragraph reference	Modification <u>Additional wording - Green and underlined</u> , <del>deletions – red and scored through</del>	Reason	Effect / Action
MM1. Raised through Local Plan Members Working Group	Policy V1: Spatial strategy for sustainable communities - part 4.	Amend the first sentence of this part of the policy to delete the reference made to small sites policy H8 so as read: “Subject to meeting all other relevant policies within the Purbeck Local Plan, the Council will consider favourably development proposals on sites identified in policies H4-H8Z .....”	Clarity of drafting – as currently drafted policy V1 implies that all planning permissions for small sites will be permitted. H8 is a criteria based policy that does not allocate any actual sites.	In accordance with the plan-led system and s38 (6) of PCPA 2004, favourable consideration will apply to proposals identified in the development plan.
MM2. (PLPP748) Bournemouth Borough Council and (PLPP746) Borough of Poole	Policy V2: Green belt, clause a. Subject to the provisions of national planning policy, the Council will protect the green belt, as designated on the policies map, to: a. prevent the spread of the Poole, Bournemouth and	Subject to the provisions of national planning policy, the Council will protect the green belt, as designated on the policies map, to: a. <u>Check the unrestricted sprawl prevent the spread of the south east Dorset built-up area Poole, Bournemouth and Christchurch conurbation.</u>	Borough of Poole and Bournemouth Borough Council consider inclusion of the policy unnecessary due to the NPPF's strong green belt policies, however if the policy is continued, the	Revised proposed wording more closely reflects the first of the five green belt purposes outlined in para 134 a) of the NPPF.

Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

	Christchurch conurbation;		amendment is sought.	
MM3. (PLPP437) Royal Society for the Protection of Birds (RSPB)	<p>Policy E5: Sustainable drainage systems (SuDs)</p> <p>Where needed, sustainable drainage systems should be designed taking account of:</p> <p>d. the character and nature of the proposed development;</p> <p>e. the characteristics (including risks from flooding, geology, water table and surface features of land) of the site and its surroundings;</p> <p>f. costs of the drainage system and arrangements for ongoing maintenance and operation over the lifetime of the development; and</p> <p>g. opportunities to reduce the causes and impacts of flooding on site or elsewhere.</p>	<p>Add an extra clause h:</p> <p>Where needed, sustainable drainage systems should be designed taking account of:</p> <p>d. the character and nature of the proposed development;</p> <p>e. the characteristics (including risks from flooding, geology, water table and surface features of land) of the site and its surroundings;</p> <p>f. costs of the drainage system and arrangements for ongoing maintenance and operation over the lifetime of the development; <del>and</del></p> <p>g. opportunities to reduce the causes and impacts of flooding on site or elsewhere; <del>and</del> <u>h. opportunities for maximising biodiversity benefit.</u></p>	<p>To better reflect national planning policy. The NPPF (para 175d) states that opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.</p>	<p>Revised proposed wording reflects paragraph 175 of the NPPF.</p>

## Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

MM4. PDC update.	Paragraph 117	Update housing trajectory graph to reflect the latest available information on delivery and phasing supplied by the site owners and developers for allocated sites.	Alter trajectory in light of changes to Redbridge Pit / Moreton Station delivery.	Ensures that the housing trajectory is based on most up to date available information.
MM5. (PLPP445) Home Builders Federation	Policy H3, clause g - 'include details of charging points for electrical vehicles and the infrastructure needed to achieve superfast broadband connectivity for the new homes;'	Amend policy H3 clause g to read: 'include details of <del>charging points for electrical vehicles and the infrastructure needed to achieve superfast broadband connectivity for the new homes</del> and, where possible, details of charging points for electrical vehicles;'	Site specific consultation may be required by energy suppliers to ensure capacity and viability assessment at £500 per dwelling may not be sufficient.	No major effect, but will ensure any adverse costs to implement won't impact on housing delivery.
MM6. (PLPP304) Martin Miller on behalf of The Moreton Estate	H4 clause b - 'provide improvements to the station / travel interchange, to include an additional shelter for customers travelling on the railway, secure cycle parking and improvements to the pedestrians crossing over the railway line;'	Amend policy H4 clause b to read: ' <del>make a financial contribution toward</del> provide improvements to the station / travel interchange, to include an additional shelter for customers travelling on the railway, secure cycle parking and improvements to the pedestrians crossing over the railway line;'	Not clear that improvements are necessary to make the development acceptable / directly related to the development. Considered desirable in the Infrastructure delivery plan / improvements delivered together with other organisations.	Provides clarification on delivery mechanisms for station and travel interchange improvements.



Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

<p>MM7. (PLPP174) Mr &amp; Mrs Dunlop (Lytchett Matravers)</p>	<p>Policy H8 - Small sites next to existing settlements. 'Where proposals would be in the green belt, only limited infilling, on sites positioned in-between existing buildings, within and around the edges of towns and villages will be permitted.'</p>	<p>Amend last paragraph of policy H8 to read: 'Where proposals would be in the green belt, only limited infilling, on sites positioned <u>directly</u> in-between existing buildings, within <del>and around the edges of</del> towns and villages will be permitted. Existing towns and villages are listed under 'settlement hierarchy' in the glossary of the Purbeck Local Plan.'</p>	<p>To ensure compliance with NPPF is not misinterpreted – 'limited infilling in villages.' If there is an infill site on the edge (and within a settlement) it can still be acceptable.</p>	<p>To ensure policy compliance with NPPF. No significant effect in terms of outcome of the policy.</p>															
<p>MM8. (PLPP55) Mrs Lesley Elliot</p>	<p>Paragraph 185. 'The Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord.'</p>	<p>Amend second sentence of paragraph 185 to read: 'The Council defines a principal residence as a property that is the occupier's only or main residence, where the residents spend the majority of their time when not working away from home. This includes tenants renting a property from a landlord <u>and homes occupied by military personnel as their principal residence when not posted away from home.</u>'</p>	<p>For avoidance of doubt, to provide clarification that military personnel would not be disadvantaged by the policy.</p>	<p>No significant effect in terms of outcome of the policy.</p>															
<p>MM9. (PLPP473) Natural England and (PLPP776) Dorset Local Enterprise Partnership</p>	<p>Policy EE1: Employment land supply  Reference to strategic employment site ES2 (Dorset Innovation Park) in the policy table – hectare figures given for total site extent and</p>	<table border="1"> <thead> <tr> <th>Reference</th> <th>Site Name</th> <th>Parish</th> <th>Total Site Extent (ha)</th> <th>Estimated Remaining Availability (ha)</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Strategic employment sites</b></td> </tr> <tr> <td><b>ES2</b></td> <td><b>Dorset Innovation Park (Enterprise Zone)</b></td> <td><b>Wool and Winfrith</b></td> <td><del>50ha</del> <u>43.4ha</u></td> <td><del>40.0*</del> <u>38.4</u></td> </tr> </tbody> </table>	Reference	Site Name	Parish	Total Site Extent (ha)	Estimated Remaining Availability (ha)	<b>Strategic employment sites</b>					<b>ES2</b>	<b>Dorset Innovation Park (Enterprise Zone)</b>	<b>Wool and Winfrith</b>	<del>50ha</del> <u>43.4ha</u>	<del>40.0*</del> <u>38.4</u>	<p>Natural England's response expressed concern that the Council had not demonstrated a need for the land and that re-development as part of Dorset</p>	<p>No significant effects as the Council is allocating / safeguarding enough employment land to meet the District's identified need for additional</p>
Reference	Site Name	Parish	Total Site Extent (ha)	Estimated Remaining Availability (ha)															
<b>Strategic employment sites</b>																			
<b>ES2</b>	<b>Dorset Innovation Park (Enterprise Zone)</b>	<b>Wool and Winfrith</b>	<del>50ha</del> <u>43.4ha</u>	<del>40.0*</del> <u>38.4</u>															

Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

	estimated remaining availability.	<b>Total provision</b>	<del>118.4</del> <u>111.8</u>	<del>47.0</del> <u>45.4</u>	Innovation Park would prevent the site's restoration as heathland.	employment land over the plan period.
MM10. (PLPP473) Natural England	Policy EE1 - at the bottom of the table states - *(including 10ha post 2023)	Delete reference at bottom of the table in policy EE1 - <del>*(including 10ha post 2023)</del>			Natural England's response expressed concern that the Council had not demonstrated a need for the land and that re-development as part of Dorset Innovation Park would prevent the site's restoration as heathland.	No significant effects as the Council is allocating / safeguarding sufficient employment land to meet the District's identified need for additional employment land over the plan period.
MM11. (PLPP473) Natural England	Paragraph 209 –  'The LDO is intended to be in place for the duration of the Enterprise Zone status of 25 years, which was designated in April 2017. The site is planned to expand after the decommissioning of the current Magnox site and a further 10ha being developed which already has Enterprise Zone status.'	Amend paragraph to read:  'The LDO will be in place for the duration of the Enterprise Zone status of 25 years, which was designated in April 2017. The LDO covers the initial 40ha of Dorset Innovation Park. The site is planned to expand after the decommissioning of the current Magnox site and a further <del>10ha</del> <u>3.4ha</u> being developed which already has Enterprise Zone status. <u>This comprises of land acquired by Tradebe, an existing on site waste management company, and a 0.5 ha area surrounded on three sides by the LDO boundary. The remaining 7.6 hectares of Enterprise Zone land adjoining the railway line is not being allocated for employment use in this Plan.'</u>			Natural England's response expressed concern that the Council had not demonstrated a need for the land and that re-development as part of Dorset Innovation Park would prevent the site's restoration as heathland.	No significant effects as the Council is allocating / safeguarding enough employment land to meet the District's identified need for additional employment land over the plan period.

## Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

<p>MM12. (PLPP463) Royal Society for the Protection of Birds (RSPB)</p>	<p>Policy EE2: Planning for employment</p>	<p>Amend the first sentence of the second paragraph of policy EE2 to read: 'New employment uses and the expansion of existing employment uses will be encouraged in rural areas through the conversion of buildings or well-designed new buildings, if the size, appearance and layout of the proposal does not harm the character of the surrounding landscape, <u>or have an adverse impact on biodiversity.</u> The diversification of agricultural or rural businesses to help rural regeneration and improve the sustainability of communities will be permitted provided any impact can be satisfactorily mitigated.'</p>	<p>To better reflect national planning policy. NPPF (para 175) makes clear that in determining applications harm to biodiversity should be avoided.</p>	<p>Ensures explicit consideration is given to the need for new or expanded employment uses to safeguard biodiversity interests.</p>
<p>MM13. (PLPP288 and PLPP285) Dorset County Council</p>	<p>Policy EE2: Planning for employment</p>	<p>Revise EE2 to add an additional clause d to read: <u>'d. or meets an identified need for waste management infrastructure.'</u>  (Delete <del>and,</del> at the end of clause b and at end of clause c replace <del>;</del> with <u>;</u>)</p>	<p>Revise EE2 to enable permission of waste management transfer facilities on land with existing B1, B2 and B8 employment uses.</p>	<p>Recognition that a waste facility is an appropriate use within an allocated employment site.</p>
<p>MM14. (PLPP11) Wareham Neighbourhood Plan Group</p>	<p>Paragraph 215</p>	<p>Amend paragraph wording to read: 'Wareham's town centre is also defined but the Neighbourhood Plan Group is looking to <del>extend</del> <u>revise</u> this boundary through their plan to <u>better reflect recent changes of use</u> and increase the potential for Wareham. The Wareham Neighbourhood Plan Group anticipates completing its plan sometime in 2019.'</p>	<p>To align with Wareham Neighbourhood Plan and avoid unintended consequences of local plan policy superseding neighbourhood plan policy due to timing of the</p>	<p>Need to ensure consistent approach taken in both plans in terms of depicting the extent of the town centre boundary for Wareham.</p>

Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

			respective examinations.	
MM15. (PLPP664) Woodland Trust	Policy I3: Green Infrastructure, trees and hedgerows	<p>Add an additional clause e to policy I3 so as to read:</p> <p>‘New development will, commensurate with its size and location, be expected to protect and strengthen the existing green infrastructure network by .....</p> <p>c. connecting together and enriching biodiversity and wildlife habitats; <del>and</del></p> <p>d. improving connections, green corridors and links between different components of the green infrastructure network; <u>and</u></p> <p><u>e. replacing and planting additional trees and hedgerows where appropriate.</u>’</p>	Policy should include a robust statement requiring the retention, replacement and provision of additional trees and hedgerows.	Proposed addition to policy will ensure that new development replaces existing and, where appropriate, provides additional, trees and hedgerows.
MM16. PDC update	Paragraph 253	<p>Amend paragraph so as to read:</p> <p>‘The Purbeck Built Sports Facilities Assessment (2017) showed that Purbeck has adequate but out-dated sports facilities; the Council will work in partnership with facility owners to identify opportunities to enhance and improve existing provision.</p> <p>A <u>rural</u> Dorset wide playing pitch strategy is also in preparation and will be completed by July 2019. <u>The playing pitch strategy will consider the quality and quantity of the current facilities and identify where there is a current shortfall in provision.</u> The requirement for local play and other open space facilities will be considered on a site by site basis. <u>Where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected</u> to meet the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.’</p>	To provide clarification by adding reference to emerging evidence and the current policy position with regards recreation, sport and open space.	No significant effect other than making reference to emerging evidence and providing clarification on how the policy will be implemented.

Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

<p>MM17. (PLPP307) Martin Miller on behalf of The Moreton Estate</p>	<p>Policy I4: Recreation, sport and open space 'New Facilities Residential development will be required to make provision for formal and informal recreation, sport and/or open space facilities on-site to achieve the identified Fields in Trust benchmark guidelines.'</p>	<p>Amend first sentence of the first paragraph in policy I4 to read:  'New facilities Residential development will be required to make provision for formal and informal recreation, sport and/or open space facilities on-site <del>to achieve the identified</del> <u>following</u> Fields in Trust benchmark guidelines.'</p>	<p>To ensure consistency with the drafting of policy H3 clause f which requires development on allocated sites to 'provide suitability designed green space following the Fields in Trust 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard for England.'</p>	<p>No significant effect other than ensuring consistency between wording and the implementation of policies in the plan.</p>
<p>MM18. PDC update</p>	<p>Paragraph 256 The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, offers the potential to meet the identified need for a strategic SANG in this part of the District. The proposal is at an early stage and is in the green belt. The Council's green belt review concludes that the provision of a strategic</p>	<p>Amend paragraph 256 to read: <u>'Much of the north of the District is in green belt. The provision of a strategic SANG would be likely to provide the very special circumstances required to allow development in the green belt.</u> The Council is aware of a proposal for the siting of a holiday park at the junction of the A35 and B3075 roads which, by way of compensatory mitigation measures, <u>could</u> offers the potential to meet the identified need for a strategic SANG in this part of the District. <u>Other potential developments may be able to demonstrate the very special circumstances required, (to approve otherwise inappropriate development in the green belt), through the provision of a strategic SANG.</u> The proposal <u>for the holiday park</u> is at an early stage and is in the green belt. <del>The Council's green belt review concludes that the provision of a strategic SANG would provide the exceptional circumstances required to amend the green belt</del></p>	<p>To ensure that development within the green belt only happens in very special circumstances.</p>	<p>Proposed change to the policy would have the effect of broadening the ambit of the policy to enable the consideration of a broader range of potential developments in the green belt (in addition to the holiday park proposal) that might be capable of demonstrating a case for very special</p>

Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

	<p>SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting of a holiday park. The Council will need to be satisfied that the proposal;</p> <p>a. has the potential to make positive and beneficial use of the green belt;  b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;  c. enhances biodiversity within the proposed holiday park; and,  d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.</p>	<p><del>boundary for the adjacent siting of a holiday park.</del> The Council will need to be satisfied that any proposal;</p> <p>a. has the potential to make positive and beneficial use of the green belt;  b. increases access to the countryside for informal recreation in a location that provides an alternative to valuable heathland habitat nearby;  c. enhances biodiversity within the proposed holiday park; and,  d. provides sufficient heathland mitigation both for the holiday park and small scale residential development in the area.'</p>		<p>circumstances through provision of a strategic SANG.</p>
<p>MM19. PDC update</p>	<p>Paragraph 257</p>	<p>Amend paragraph 257 to read:  'Any future <del>holiday park</del> <u>development demonstrating very special circumstances</u> and/or SANG project would require</p>	<p>To ensure development in the green belt only</p>	<p>See entry given for para 256 above for effect.</p>

## Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

		agreement on delivery of the proposals, including management plans, to be agreed with both Natural England and the Council.'	happens in very special circumstances.	
MM20. PDC update	Policy I5: Morden Park strategic suitable alternative natural greenspace (SANG)	Amend policy to read: 'Policy I5: <del>Morden Park s</del> Strategic suitable alternative natural greenspace (SANG) <del>and holiday park.</del> <del>The area shown on the policies map will be developed as a</del> <u>A</u> strategic SANG <del>and holiday park</del> will be developed in the north of the District through an enabling development at <u>Morden or elsewhere</u> subject to agreement between the applicant, the Council and Natural England.'	To ensure that, as part of any suitable enabling development, a SANG is delivered in the north of the District.	See entry given for para 256 above for effect.
MM21. (PLPP116) Swanage Railway Trust	Policy I7 clause a - 'the use cannot reasonably be met within a settlement, and the facility: i. meets an identified need; ii. is located close to a settlement in an accessible location; and iii. its impact on landscape, environment and local character is minimised.'	Amend clause a. of policy I7 to read: 'the use cannot reasonably be met within a settlement, and the facility: i. meets an identified need; ii. is <u>where appropriate</u> located close to a settlement <u>or</u> in an accessible location; and iii. its impact on landscape, environment and local character is minimised.'	To permit community facilities/services in remote rural areas that are not necessarily closely related to an existing settlement (e.g. improvements to Swanage Railway).	To address the matter raised and accord with NPPF para 108a, <b>it is only need to insert the word 'or' in the policy.</b> No significant effect in terms of outcome of the policy.
MM22. (PLPP473) Natural England	Implementation and monitoring table relating to Policy H8: Small sites next to existing settlements. 'Progress on delivery of housing numbers delivered in relation to	Amend entry for policy H8 in the third column of the local plan policies monitoring table to read: 'Progress on delivery of housing numbers delivered in relation to the small sites policy to be reported in the authority monitoring report. <u>Monitor the number and spatial distribution of homes permitted on small sites to ascertain whether the cumulative impacts of development are likely to</u>	Natural England expressed concern that cumulatively new homes permitted on small sites could have significant effects	No significant effects subject to effective monitoring of the implementation of the small sites policy.

## Schedule of possible modifications to Purbeck Local Plan pre-submission draft (2018)

---

	the small sites policy to be reported in the authority monitoring report.'	<u>have significant effects on European sites that would require mitigating.'</u>	on European sites.	
--	--	---	--------------------	--