

Appendix 3 - Proposed Main Modifications (November 2020 to January 2021) relating to policies V2: Green Belt and I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

Proposed Main Modification (MM) 6: Chapter 2, Vision and Objectives, paragraphs 45 to 48

Submission draft text:

45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, Upton and Wareham to support its strategic policy of spreading housing development across the District.

46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around two of the District's towns and one of its larger villages, where there is a strong demand for housing. Suitable Alternative Natural Greenspaces (SANGs) at Lytchett Matravers and Wareham will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land.

47 The Council has considered alternative strategies for delivering homes and is satisfied that the proposals to remove land from green belt (which spreads development more evenly across the District) are justified and there are exceptional circumstances because:

- removing land around Lytchett Matravers, Upton and Wareham will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District;
- the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
- there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan;
- a spread of homes across the District will better meet housing needs (than focussing all development in the least constrained west of the District) and provide a resilient housing land supply;
- a greater spread of development will more evenly spread the impacts on infrastructure;
- there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
- there will be improved access and recreational use of some

remaining green belt by developing SANGs, which will compensate for removing land from the green belt elsewhere; and

- all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

48 Green belt boundaries, and settlement boundaries, around Lytchett Matravers, Upton and Wareham will be altered to remove land from the green belt and enlarge existing settlements. These changes are shown on the relevant policies maps.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification is required to ensure that the supporting text is consistent with the spatial strategy relating to the delivery of homes and a holiday park at Morden.
- To ensure that the local plan is justified. The proposed Main Modification summarises the exceptional circumstances for changes to Green Belt boundaries at Morden and the justification for considering release of land from the Green Belt here.

Amended text:

45 The Purbeck Local Plan proposes to remove land from the green belt at Lytchett Matravers, Upton and Wareham **Morden Park** to support its strategic policy of spreading housing development across the District **and to enable delivery of a Suitable Alternative Natural Green Space (SANG) at Morden Park.**

46 Removing land from the green belt will allow new homes to be delivered in sustainable locations around ~~two~~ **one** of the District's **Purbeck's** towns and one of its larger **key service** villages, where there is a strong demand for housing. **Releasing land at Morden Park for a holiday park will facilitate delivery of a strategic SANG.** ~~Suitable Alternative Natural Greenspaces (SANGs)~~ at Lytchett Matravers and Wareham **Morden Park** will improve levels of accessibility into the green belt and help to offset some of the impacts of removing land **from the Green Belt.**

47 The Council has considered alternative strategies for delivering homes and **strategic SANGs in the north of Purbeck.** It is satisfied that the proposals to remove land from **the** green belt (which spreads development more evenly across the District **and facilitates delivery of SANG**) are justified and there are exceptional circumstances because:

- removing land around Lytchett Matravers **and** Upton ~~and~~

Wareham will not irrevocably damage the strategic function and purpose of the green belt and will focus some development in the most sustainable locations (in terms of access to facilities) in the District;

- the majority of homes that will be delivered through the Purbeck Local Plan will not be delivered on green belt;
- there is limited brownfield land available for housing development in the District but what is available contributes to meeting housing need through windfall projections in the Plan;
- a spread of homes across the District will better meet housing needs (**rather** than focussing all development in the least constrained west of the District) and provide a resilient housing land supply;
- a greater spread of development will more evenly spread the impacts on infrastructure;
- there will be effective use of land by delivering homes at an optimum density which respects a site's setting and allows other objectives to be satisfied;
- there will be improved access and recreational use of some remaining green belt by developing SANGs **at Lytchett Matravers and Morden Park**, which will compensate for removing land from the green belt elsewhere;
- **releasing land from the green belt at Morden Park will act as enabling development for delivery of a strategic SANG, which will in turn mitigate the effects of new homes on protected heathland in the north of Purbeck;** and
- all neighbouring councils have stated that they are unable to help the Council meet its housing needs.

48 Green belt boundaries, and settlement boundaries, around Lytchett Matravers **and** Upton ~~and Wareham~~ will be altered to remove land from the green belt and enlarge existing settlements. **Green belt boundaries at Morden Park will be altered to remove land for a holiday park.** These changes are shown on the relevant policies maps.

Proposed Main Modification (MM) 7: Chapter 2, Vision and Objectives, Policy V2

Submission draft policy:

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, Upton and Wareham to support sustainable development. The impact of removing land from the green belt should be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers and at Wareham.

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Justification for proposed Main Modification:

- To ensure that the local plan is consistent with national planning policy. The proposed Main Modification outlines requirements for delivery of SANGs (to act as compensatory improvements for release of land from the Green Belt).
- To ensure that the local plan is effective and consistent. The proposed Main Modification limits unnecessary duplication between national and local planning policy (the deleted section in second part of the local plan policy is in practice a duplicate of national planning policy relating to the Green Belt at paragraph 134 of the National Planning Policy Framework) and ensures that the local plan is consistent with national planning policy.
- To ensure that the local plan is effective. The proposed Main Modification ensures that the first part of the policy is clearly written and unambiguous.

Amended policy:

Policy V2: Green belt

Green belt boundaries have been amended at Lytchett Matravers, Upton and **Morden Park** ~~Wareham~~ to support sustainable development. The impact of removing land from the green belt ~~should~~ **must** be offset with the creation of suitable alternative natural greenspace (SANG) at Lytchett Matravers ~~and at Wareham~~. **The development of a holiday park at Morden Park as identified on the policies map will only be permitted as enabling development for a strategic SANG.**

The Council will work in partnership with landowners, Natural England and other relevant stakeholders to ensure that appropriate land is identified and delivered for SANG. It will also ensure that there are suitable arrangements for the management of the SANG, and that SANG will be available for use prior to completion of associated residential development.

The Council will protect the green belt, as designated on the policies map, to:

- a. prevent the spread of the Poole, Bournemouth and Christchurch conurbation;
- b. safeguard the countryside from encroachment;
- c. preserve the setting and special character of Wareham;
- d. prevent neighbouring settlements of Holton Heath, Lytchett Matravers, Lytchett Minster, Morden (East and West), Organford, Sandford, Upton and Wareham merging.

Proposed Main Modification (MM) 76: Chapter 6, Infrastructure, paragraphs 256 and 257

Submission draft text:

- 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 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;
- 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.
- 257 Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans, to be agreed with both Natural England and the Council.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies those circumstances under which a SANG and holiday park may come forward and to ensure holiday park only comes forward as an enabler of a Strategic SANG.

Amended text:

- 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~~ **would**, by way of compensatory mitigation measures, meet the identified need for a strategic SANG in this part of the District. **The Green Belt boundaries at Morden Park as altered through this plan allow the land to be re-developed as a holiday park.** ~~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 SANG would provide the exceptional circumstances required to amend the green belt boundary for the adjacent siting~~ **to enable the development** of an adjacent holiday park. ~~The Council will need to be satisfied that the proposal;~~

- 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.~~

257 Any future holiday park and/or SANG project would require agreement on delivery of the proposals, including management plans and costings, to be agreed with both Natural England and the Council. **The holiday park promoters will be required to fund a masterplan for the delivery of a SANG and holiday park of up to 100 units to include development proposals, management plans and costings that is agreed with Dorset Council and Natural England prior to a planning application being made.**

Proposed Main Modification (MM) 77: Chapter 6, Infrastructure, Policy I5

Submission draft policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England.

Justification for proposed Main Modification:

- To ensure that the local plan is effective. The proposed Main Modification clarifies those circumstances under which a SANG and holiday park may come forward and to ensure holiday park only comes forward as an enabler of a Strategic SANG.

Amended policy:

Policy I5: Morden Park strategic suitable alternative natural green space (SANG) and holiday park

The area shown on the policies map will be developed as a strategic SANG and holiday park subject to agreement between the applicant, the Council and Natural England. **The holiday park will only be permitted to facilitate the delivery of the SANG. The SANG must be completed and open for use before use of the holiday park begins.**

The SANG will need to be designed and managed following criteria to be agreed with Dorset Council and Natural England. The key features include:

- Stock proof fencing to enable free running dogs;**
- New woodland planting;**
- Dog access to the stream;**
- Footpath routes;**
- Visitor management and monitoring;**
- Hardening up of boundaries to divert the public from heathland;**
- Possible grazing compartments; and**
- New car park to intercept users which may be up to 30 spaces over time.**

This list is not exhaustive.

A masterplan must be submitted with the planning application for the holiday park and SANG. This masterplan must include a management plan for the holiday park including:

- i. Restoration of ancient woodland;**
- j. Restoration of heathland to the west of the lake and stream;**
- k. Biodiversity gains;**
- l. Eradication of rhododendron; and**
- m. Measures to manage visitor access to sensitive areas.**

This list is not exhaustive.

The promoter of the holiday park will need to demonstrate that the holiday park can support the SANG provision in perpetuity.